 Reigate & Banstead BOROUGH COUNCIL Banstead Horley Redhill Reigate	TO:		PLANNING COMMITTEE
	DATE:		31 July 2019
	REPORT OF:		HEAD OF PLACES AND PLANNING
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AGENDA ITEM:	9	WARD:	Horley Central and South

APPLICATION NUMBER:		19/00957/F	VALID:	16 May 2019
APPLICANT:		Amora Homes Limited	AGENT:	
LOCATION:		LAND TO THE REAR OF 48 BRIGHTON ROAD AND REAR OF 10 CHURCH ROAD, HORLEY		
DESCRIPTION:		Two proposed dwellings to the rear of 48 Brighton Road.		
All plans in this report have been reproduced, are not to scale, and are for illustrative purposes only. The original plans should be viewed/referenced for detail.				

SUMMARY

This is a full application for the erection of two detached dwellings to the rear of 48 Brighton Road and 10 Church Road in Horley, including a new driveway with access from Brighton Road following the demolition of the garage at no. 48 Brighton Road

The application follows on from a recent refusal on the site for a similar scheme (18/02628/F) that was refused due to the limited space around the new access drive, parking spaces and proposed houses, and the cramped nature with limited opportunity for soft landscaping. This application seeks to address these concerns with additional landscaping (including front gardens), larger plots, a greater separation distance between the two properties, amended parking layout and the reduction in the size of the proposed dwellings.

The effect of the amendments to the scheme from that refused would be that the dwellings appeared within a more soft landscape environment, rather than hard up to the access drive and parking spaces. This, together with the reduced footprint of the dwellings would soften their visual impact making them appear more in keeping with the character of the area.

The two new properties have been designed in a similar style to the donor property and others along this stretch of Brighton Road. Increased landscaping has also been provided to soften the visual impact of the development. The proposed dwellings would be located to the rear of the established building line but the principle of this is not objectionable in policy terms subject to criteria being met and the pattern follows recent developments between Church Road and Massetts Road

rear of Pine Gardens. This is the first garden site within this stretch of properties with the Air Balloon public house and car park located immediately north and so the properties would not appear isolated and incongruous within a back garden environment as a result.

It is considered that the proposed new dwellings would be sufficiently sighted from neighbouring properties to minimise any harmful loss of amenity to those properties and the utilisation of the additional garden land of 10 Church Road ensures a depth of garden commensurate with the surrounding character and as an additional buffer to neighbouring properties.

The County Highway officers have assessed the scheme and have no concerns in terms of traffic generation and parking. They have advised that vehicles would be able to enter and exit the site in forward gear (subject to conditions) and are satisfied with the visibility onto Brighton Road. In addition, the tree officer has assessed the development in terms of impact on trees and future landscaping and has no objections subject to conditions.

RECOMMENDATION

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

Consultations:

Highway Authority: The proposed development has been considered by the county highway authority in terms of the likely net additional traffic generation, access arrangements and parking provision who consider it acceptable subject to conditions relating to the modified vehicular access, space laid out for parking, electrical car charging points and the provision of a Construction Transport Management Plan.

SES Water: no comments received

Horley Town Council: Objects due to overdevelopment and unsuitability of creating another access to the very busy A23, with the pub car park and congestion from vehicles queuing at the traffic lights.

Tree Officer: Recommends full tree protection condition and landscaping condition.

Representations:

Letters were sent to neighbouring properties on 22 May 2019, and 12 July 2019. A site notice was posted on 04 June 2019. Nine letters of representation from local residents have been received raising the following concerns:

Issue	Number	Response
Increase in traffic and congestion	7	See paragraph 6.12/6.13
Lack of parking	6	See paragraph 6.14
Overshadowing	1	See paragraph 6.7
Overlooking	5	See paragraph 6.9
Overdevelopment	5	See paragraph 6.3
Inconvenience during construction	6	This is not a material planning consideration
Loss of private view	3	This is not a material planning consideration
No need for the development	3	The application is assessed on its own merits

A letter of support from the owner of 48 Brighton Road (the applicant) has also been received. A further letter of support from a local resident has also been received.

1.0 Site and Character Appraisal

- 1.1 The site is currently occupied by a substantial detached Victorian / Edwardian property set in a long plot. In addition the rear half of the long garden at 10 Church Road also forms part of the planning application. To the south of the site along Brighton Road are properties of a similar style in smaller plots. To the east is mixed residential along Church Road, the majority of which have

long gardens. To the north is a large public house and its car park. There is a belt of trees along the northern boundary that could be affected by the proposal. The site is relatively flat

- 1.2 The site is on the east side of the A23, Brighton Road and the donor property has existing access from that road. Then site is within the urban area and there are no protected trees on site.

2.0 Added Value

- 2.1 Improvements secured at the pre-application stage: Advice was given on a scheme (previous to the last application) which did not incorporate any land from 10 Church Road and concern was raised in terms of the lack of amenity space and the potential for two new houses on the site.
- 2.2 Further improvements could be secured: Conditions will be placed on the grant of permission in regard to the materials used, removal of permitted development rights for extensions, removal of permitted development rights for additional windows, obscure glazing to first floor side facing windows, construction management plan, parking, electrical charging points, tree protection condition, landscaping condition.

3.0 Relevant Planning and Enforcement History

- 3.1 88/11840/F - EXTENSION TO GARAGE – granted (for 48 Brighton Road)
- 3.2 74P/0654 - PROPOSED SINGLE STOREY EXTENSION. – approved with conditions (for 10 Church Road)
- 3.3 18/02628/F - Two proposed dwellings to the rear of 48 Brighton Road. – refused.

4.0 Proposal and Design Approach

- 4.1 This is a full application for the erection of two detached three bedroom dwellings in land to the rear of 48 Brighton Road and 10 Church Road in Horley.
- 4.2 Access would be provided from Brighton Road, using the existing access from no.48. A new access Road along the northern boundary would be created following the removal of the attached garage to no.48.
- 4.3 Space has been provided within the site for 2 car parking spaces per property along with cycle storage and bin stores for each property.
- 4.4 The application follows on from the previously refused application and the buildings have been reduced in depth by 300mm, the gardens increased in scale, increased landscaping and greater separation distances between the two properties.

4.5 A design and access statement should illustrate the process that has led to the development proposal, and justify the proposal in a structured way, by demonstrating the steps taken to appraise the context of the proposed development. It expects applicants to follow a four-stage design process comprising:

- Assessment;
- Involvement;
- Evaluation; and
- Design.

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

Assessment	The statement states that the applicants have used the host dwellings side elevation as the building line for the proposed houses which face out of the site towards the boundary with the adjacent large car park to the local public house. They effectively complete perimeter development to the area block rather than being strictly defined as backland development.
	<p>The dwellings are designed over 2 floors with all views from habitable rooms directed North and South away from surrounding properties.</p> <p>We have incorporated provision for 2no parking bays per dwelling to ensure no excess pressure is put on the surrounding public roads.</p> <p>The driveway will be made up of permeable Geogrid to reduce the visual impact and protect the boundary trees. Separate bin stores for waste and recycling along with covered cycles stores are provided and hidden by the dwellings.</p>
Involvement	No community consultation took place.
Evaluation	The statement does not include any evidence of other development options being considered.
Design	The size of the proposed dwellings has been thoroughly considered to match the host property and surrounding houses in relation to size, height, style and prominent features such as ground floor bay windows. The revised scheme has addressed concerns raised by the planning committee and will create 2no family dwellings in an urban residential area.

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),
CS15 (Affordable Housing)

5.3 Reigate & Banstead Borough Local Plan 2005

Trees and Landscaping	Pc4
Housing	Ho9, Ho13, Ho14, Ho16
Movement	Mo5, Mo7

5.4 Other Material Considerations

National Planning Policy Framework	
Supplementary Planning Guidance	Surrey Design Local Distinctiveness Design Guide Householder Extensions and Alterations
Other	Human Rights Act 1998

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.

6.2 The main issues to consider are:

- Impact on local character
- Neighbour amenity
- Trees and Landscaping
- Highway and parking matters
- CIL
- Affordable housing

Impact on local character

6.3 The proposal would introduce two additional dwellings to land to the rear of 48 Brighton Road and 10 Church Road. In terms of the principle of the development, it is considered that the plot sizes are of an acceptable scale within the surrounding area and are commensurate with a number of the plot and garden sizes in properties to the south. In addition, the proposed plot sizes have increased by 11sqm from the previous refused scheme. Whilst the proposal would introduce a backland form of development, whereas the existing pattern of development is one of linear frontage development along road frontages, the principle of backland development is not objectionable in

policy terms subject to key criteria being met. In this case, the proposal is not considered to introduce an isolated, alien form given the site is the first garden and adjacent to the Air Balloon public house car park. Furthermore the general pattern of the proposal is not considered to be dissimilar to that established nearby between Church Road and Massetts Road.

- 6.4 The proposed properties have been set away from the donor properties and other properties and are at least 23.5m away from other properties in the locality, thereby maintaining the relatively spacious feel of this part of Brighton Road. The addition of the rear garden of 10 Church Road to the application site ensures a reasonable rear garden depth for the proposed dwellings. In order to maintain this spacious separation, a condition will be added to the permission removing the permitted development rights for future extensions and loft conversions (Classes A, B, and C of the GPDO 2015). This application introduces small front gardens to the new houses, increasing the degree of spaciousness to the scheme and therefore this is considered acceptable.
- 6.5 The properties take their design cues from the substantial Victorian /Edwardian dwellings along Brighton Road (of which the donor property forms part of this larger group). The materials shown on the plans are in keeping with the palette of materials that are used in the donor property and it is considered pertinent to add a condition requiring the submission of the materials in order to ensure that the buildings are in keeping with the local character and the donor property.
- 6.6 Amended plans have been received reducing the first floor of the rear of the properties as well as moving the new driveway away from the donor property on Brighton Road. These changes do not impact on the character of the proposal; the impact of the proposed properties has been slightly reduced by the reduction at first floor level and the resultant reduction in roof size. The proposal is therefore considered acceptable in terms of design and character and in accordance with policies Ho9, Ho13 and Ho14 of the Reigate and Banstead Borough Local Plan 2005.

Neighbour amenity

- 6.7 As stated above, the proposed dwellings would be situated at least 23.5m from neighbouring properties. Whilst there would be a change of view from some of these properties, it is not considered that the change of outlook would cause significant harm. The properties are situated sufficient distances away from neighbouring properties to not appear dominant or overshadow there properties. In addition, the height of the proposed properties is at a lower level than the donor property and is at a similar level to the ridge heights at the houses in Church Road.
- 6.8 In the grounds of 12 Church Road, to the south of the site, is a detached single storey annexe. The rear gardens of the new plots are approximately 11.5m in depth. Whilst concern has been raised in terms of overlooking, the rear windows would look at the flat roof of the annexe. It is considered

appropriate to impose a condition requiring the boundary treatment to be provided to the council before occupation in order to mitigate against noise and disturbance, as well as overlooking to the annexe. However, distances of 10 metres have commonly been deemed acceptable with regards overlooking of neighbouring garden areas and that is exceeded in this case.

- 6.9 The majority of the new dwellings' windows are positioned to the north and south of the properties. To the north are the new access drive and the car park of the public house. To the south are the new dwellings' gardens and then views across to other gardens in the distance. It is not considered that the views from these windows would cause a material loss of amenity to neighbouring properties due to the distances involved as well as the angles. Any first floor side facing windows are shown on the plans as obscure glazed and fixed shut (excepting a fanlight opening 1.7m above finished floor level) and this is considered appropriate to condition. In addition, permitted development rights for additional windows will be removed by condition in order to control any future overlooking. On this basis the proposal is considered acceptable in terms of its impact on neighbouring amenities and in accordance with policies Ho9, Ho13 and Ho14 of the Reigate and Banstead Borough Local Plan 2005.

Trees and Landscaping

- 6.10 Due to the presence of trees along the northern boundary with the public house, the Council's tree officer has been consulted and his comments are as follows:

"I have undertaken a desk top review of the proposed development and the potential impact on trees, particularly those located off site. The arboricultural information is not fresh and is the same information produced to support the refused application, although footprints and incursions into the RPAs remain similar. The information supplied despite it not directly relating to this current application is sufficient to allow for an informed and balanced decision to be taken in respect of the arboricultural and landscape matters.

"However there are certain areas of the submitted arboricultural information which are generic and do not provide sufficient information in respect of qualified arboricultural supervision and monitoring should the application be approved. The application details do not provide information on the service or drainage routings. It is common for these matters to be designed post decision and will need to be taken fully into consideration in respect of potential incursions into the root protection areas of trees located off site. Imposing a finalised tree protection condition will allow these factors to be taken into account by the retained arboricultural consultant and is considered to be justified and appropriate in these circumstances. I also consider that imposing a condition to secure meaningful landscape.

"As previously stated there will need to be a collaboration between the engineer and retained arboricultural consultant to resolve the construction of the access drive which must be robust enough to withstand the rigours of the construction activity and processes and is shown to be low invasive 'No-Dig'

solutions, although this may be problematic when introducing underground service routings which may have to adopt trenchless solution although this will be at a significant cost.”

- 6.11 It is considered therefore that subject to the conditions outlined above being complied with, the proposal is acceptable in its tree and landscape impacts and complies with Policy Pc4.

Highway matters

- 6.12 The proposed development has been considered by the county highway authority in terms of the likely net additional traffic generation, access arrangements and parking provision and recommends that conditions relating to the modified vehicular access, space laid out for parking, electrical car charging points and the provision of a Construction Transport Management Plan are added.
- 6.13 The County Highway Authority has carried out a site visit and are satisfied that the proposed modified access is adequate with regards to ensuring entry and exit in forward gear with adequate visibility splays in both directions. Whilst there is no on site turning for refuse vehicles, there is already on street refuse collection and servicing already established along this stretch of Brighton Road and therefore the County Highway Authority has no objection to refuse collection for these proposed dwellings occurring on street.
- 6.14 The application would provide for two car parking spaces per dwelling and this would be acceptable and comply with policy.

CIL

- 6.15 The Community Infrastructure Levy (CIL) is a fixed charge which the Council will be collecting from some new developments from 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.

Affordable Housing

- 6.16 Core Strategy Policy CS15 and the Council's Affordable Housing SPD require financial contributions towards affordable housing to be provided on housing developments of 1-9 units. However, the publication of the 2018 NPPF has made clear that such contributions should not be sought from non-major schemes such as this and therefore the Council is not presently requiring financial contributions from proposals such as this resulting in a net gain of fewer than 10 units.

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
Arb / TPP	TPP-02	A	13.05.2019
Arb / TPP	TPP-01	A	13.05.2019
Elevation Plan	115	A	13.05.2019
Floor Plan	202	B	10.07.2019
Floor Plan	201	B	10.07.2019
Site layout plan	105	B	10.07.2019
Location Plan	100	A	16.05.2019
Existing plans	203		13.05.2019
Proposed plans	110	C	10.07.2019
Floor Plan	200	B	13.05.2019
Elevation Plan	300	B	13.05.2019
Elevation Plan	301	B	13.05.2019

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 above slab level shall take place until samples of the materials to be used in the construction of the external surfaces, including fenestration and roof, have been submitted to and approved in writing by the Local Planning Authority, and on development shall be carried out in accordance with the approved details.

Reason: To ensure that a satisfactory external appearance is achieved of the development with regard to Reigate and Banstead Borough Local Plan 2005 policies Ho9 and Ho13.

4. No development shall commence including any partial demolition or groundworks preparation until a detailed, scaled Tree Protection Plan (TPP) and the related Arboricultural Method Statement (AMS) is submitted to and approved in writing by the Local Planning Authority (LPA). These shall include details of the specification and location of exclusion fencing, ground

protection and any construction activity that may take place within the Root Protection Areas of trees (RPA) shown to scale on the TPP, including the installation of any service routings. The AMS shall also include a supervisory regime for their implementation & monitoring with an agreed reporting process to the LPA.. All works shall be carried out in strict accordance with these details when approved.

Reason: To ensure good arboricultural practice in the interests of the maintenance of the character and appearance of the area and to comply with British Standard 5837:2012 'Trees in Relation to Design, demolition and Construction – Recommendations' and policies Pc4 and Ho9 of the Reigate and Banstead Borough Local Plan.

5. No development shall commence above slab level on site until a scheme for the landscaping and replacement tree planting of the site including the retention of existing landscape features has been submitted and approved in writing by the local planning authority. Landscaping schemes shall include details of hard landscaping, 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 programme.

All hard and soft landscaping work shall be completed in full accordance with the approved scheme, prior to 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 Pc4 and Ho9 of the Reigate and Banstead Borough Local Plan 2005 and the recommendations within British Standard 5837.

6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no extensions permitted by Classes A, B, or C of Part 1 of the Second Schedule of the 2015 Order shall be constructed (other than those expressly authorised by this permission).

Reason: To control any subsequent enlargements in the interests of the visual and residential amenities of the locality with regard to Reigate and Banstead Borough Local Plan 2005 policies Ho9, Ho13, and Ho16.

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

Reason: To ensure that the development does not affect the amenity of the neighbouring properties by overlooking and to protect the visual amenities of the area in accordance with Reigate and Banstead Borough Local Plan 2005 policy Ho9.

8. No part of the development shall be first occupied unless and until the proposed modified access to Brighton Road has been constructed and provided with visibility zones in accordance with the approved plans and thereafter the visibility zones shall be kept permanently clear of any obstruction over 0.6m high.

Reason: In order that the development should not prejudice highway safety nor cause inconvenience to other highway users and to meet the objectives of the NPPF (2012), and to satisfy policies Mo5 and Mo7 of the Reigate and Banstead Borough Local Plan (2005).

9. 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 and turning areas shall be retained and maintained for their designated purposes.

Reason: In order that the development should not prejudice highway safety nor cause inconvenience to other highway users and to meet the objectives of the NPPF (2012), and to satisfy policies Mo5 and Mo7 of the Reigate and Banstead Borough Local Plan (2005).

10. 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 - 7 kw 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 order that the development should not prejudice highway safety nor cause inconvenience to other highway users and to meet the objectives of the NPPF (2012), and to satisfy policies Mo5 and Mo7 of the Reigate and Banstead Borough Local Plan (2005).

11. No development shall commence until a Construction Transport Management Plan, to include details of:
(a) parking for vehicles of site personnel, operatives and visitors

- (b) loading and unloading of plant and materials
- (c) storage of plant and materials
- (d) programme of works (including measures for traffic management)
- (e) on-site turning of construction vehicles has been submitted to and approved in writing by the Local Planning Authority. Only the approved details shall be implemented during the construction of the development.

Reason: In order that the development should not prejudice highway safety nor cause inconvenience to other highway users and to meet the objectives of the NPPF (2012), and to satisfy policies Mo5 and Mo7 of the Reigate and Banstead Borough Local Plan (2005).

INFORMATIVES

1. 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 bowzers 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.
2. Your attention is drawn to the safety benefits of sprinkler systems as an integral part of new development.
3. The use of a suitably qualified arboricultural consultant is essential to provide acceptable submissions in respect of the arboricultural tree condition (no.4) above. All works shall comply with the recommendations and guidelines contained within British Standard 5837
4. The use of landscape/arboricultural consultant is considered essential to provide acceptable submissions in respect of the above relevant condition (no.5). Replacement planting of trees and shrubs shall be in keeping with the

character and appearance of the locality and have a strong native influence . There is an opportunity to incorporate structural landscape 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 semi Advanced Nursery Stock sizes with initial planting heights of not less than 4.5m with girth measurements at 1m above ground level in excess of 16/18cm.

5. The permission hereby granted shall not be construed as authority to carry out any works on the highway. The applicant is advised that prior approval must be obtained from the Highway Authority before any works are carried out on any footway, footpath, carriageway, or verge to form a vehicle crossover to install dropped kerbs. www.surreycc.gov.uk/roads-and-transport/road-permits-and-licences/vehicle-crossovers-or-dropped-kerbs
6. The developer is advised that as part of the detailed design of the highway works required by the above condition(s), the County Highway Authority may require necessary accommodation works to street lights, road signs, road markings, highway drainage, surface covers, street trees, highway verges, highway surfaces, surface edge restraints and any other street furniture/equipment.
7. Section 59 of the Highways Act permits the Highway Authority to charge developers for damage caused by excessive weight and movements of vehicles to and from a site. The Highway Authority will pass on the cost of any excess repairs compared to normal maintenance costs to the applicant/organisation responsible for the damage.
8. 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).
9. 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. Please refer to: <http://www.beama.org.uk/resourceLibrary/beama-guide-to-electric-vehicleinfrastructure.html> for guidance and further information on charging modes and connector types.
10. The applicant is advised that the Borough Council is the street naming and numbering authority and you will need to apply for addresses.
This can be done by contacting the Address and Gazetteer Officer prior to construction commencing. You will need to complete the relevant application form and upload supporting documents such as site and floor layout plans in order that official street naming and numbering can be allocated as appropriate. If no application is received the Council has the authority to allocate an address. This also applies to replacement dwellings.

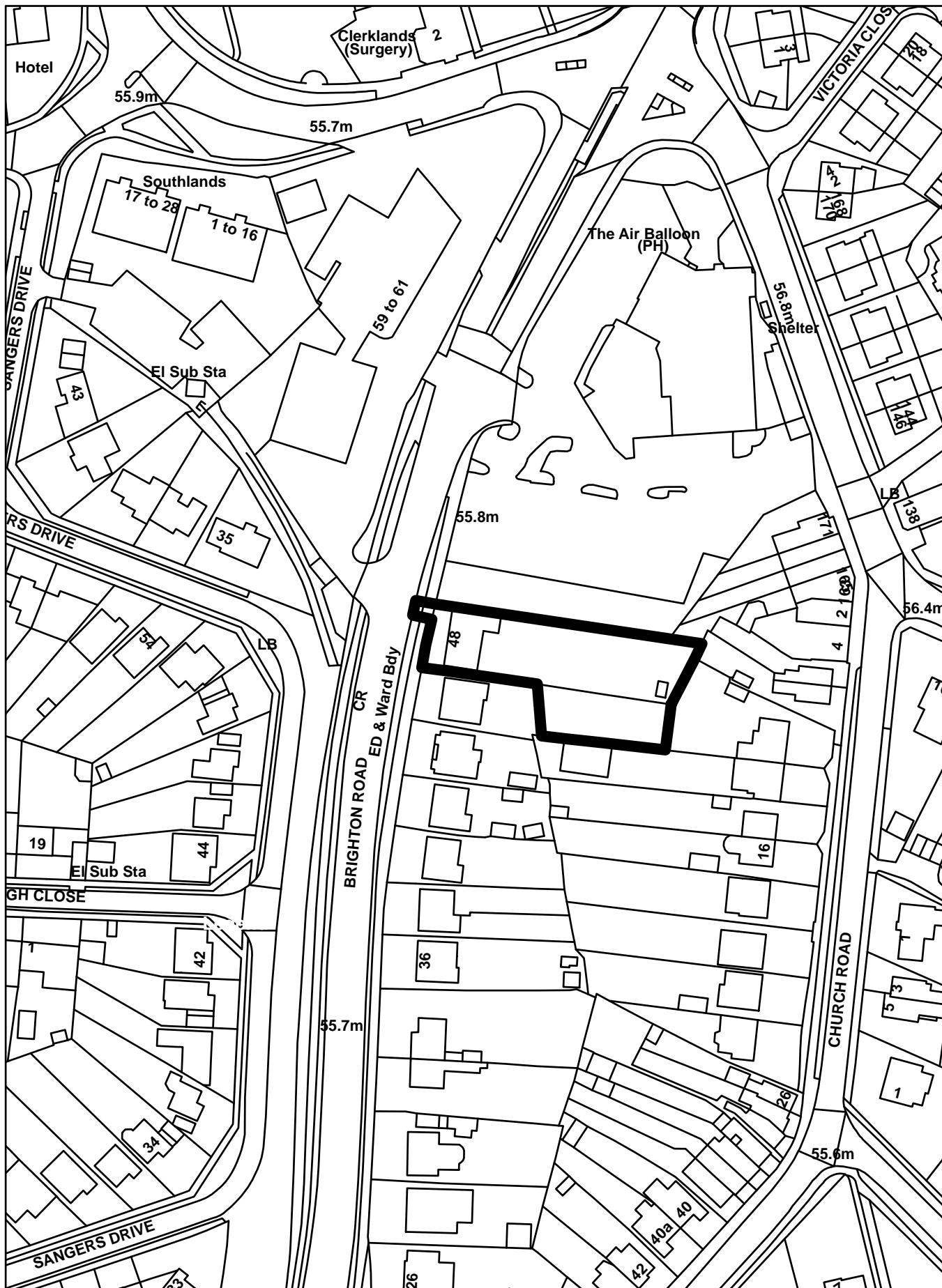
If you are building a scheme of more than 5 units please also supply a CAD file (back saved to 2010) of the development based on OS Grid References. Full details of how to apply for addresses can be found http://www.reigate-banstead.gov.uk/info/20277/street_naming_and_numbering

REASON FOR PERMISSION

The development hereby permitted has been assessed against development plan policies Ho9, Ho13, Ho14, Ho16, Pc4, Mo5 and Mo7, and material considerations, including third party representations. It has been concluded that the development is in accordance with the development plan and there are no material considerations that justify refusal in the public interest.

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.

19/00957/F - Rear Of 48 Brighton Road And Rear Of 10 Church Road, Horley

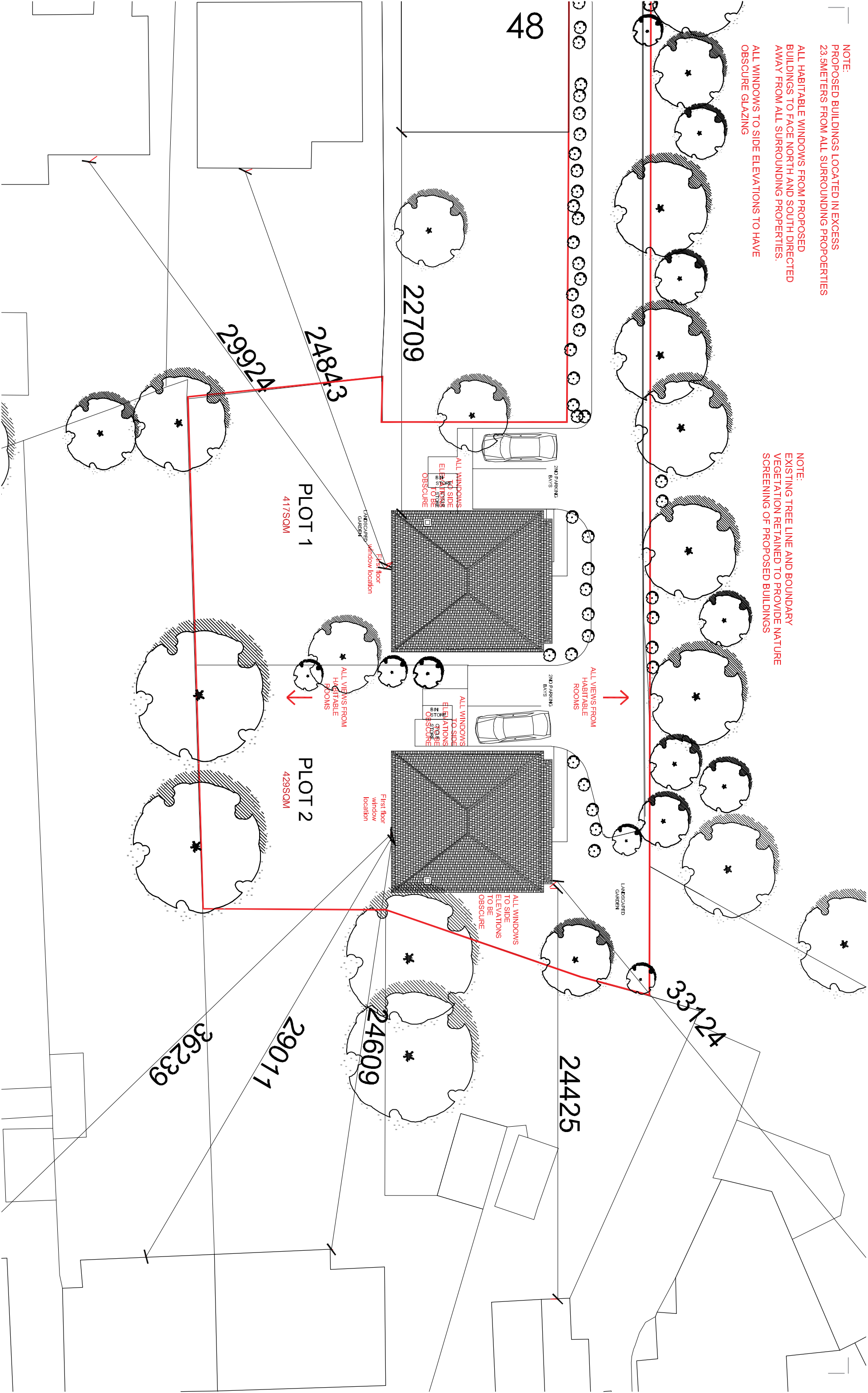


NOTE:
PROPOSED BUILDINGS LOCATED IN EXCESS
23.5METERS FROM ALL SURROUNDING PROPERTIES

ALL HABITABLE WINDOWS FROM PROPOSED
BUILDINGS TO FACE NORTH AND SOUTH DIRECTED
AWAY FROM ALL SURROUNDING PROPERTIES.

ALL WINDOWS TO SIDE ELEVATIONS TO HAVE
OBSCURE GLAZING

NOTE:
EXISTING TREE LINE AND BOUNDARY
VEGETATION RETAINED TO PROVIDE NATURE
SCREENING OF PROPOSED BUILDINGS



GENERAL NOTES :

- 1- THIS DRAWING IS THE COPYRIGHT OF BENTLEYS & CARTER AND IS NOT TO BE REPRODUCED IN ANY WAY OR FORM WITHOUT PRIOR WRITTEN CONSENT
- 2 - Do not scale from this drawing
- 3 - All dimensions to be verified on site prior to any works starting and any discrepancies to be reported to Bentley's & Carter drawings
- 4 - This drawing is to be read in conjunction with relevant consultants and specialist drawings
- 5 - All works to comply with the relevant British Standards, Codes of Practice and Building Regulations

REVISION :

REVISION :	DESCRIPTION :
A	SCHEME UPDATED
B	SCHEME UPDATED

PROJECT :

2 NEW DWELLINGS AT 48 BRIGHTON ROAD, HORLEY,
SURREY RH6 7HD

DRAWING :

SITE ANALYSIS - DISTANCE TO NEIGHBOURING BUILDINGS

DRAWING STATUS :

PLANNING SUBMISSION

JOB NO. :

AL1 - 0075

DRAWING NO. :

105

REVISION :

B

SCALE :

1/200 @ A3

DATE :

SEPTEMBER 18

DRAWN BY :

PC

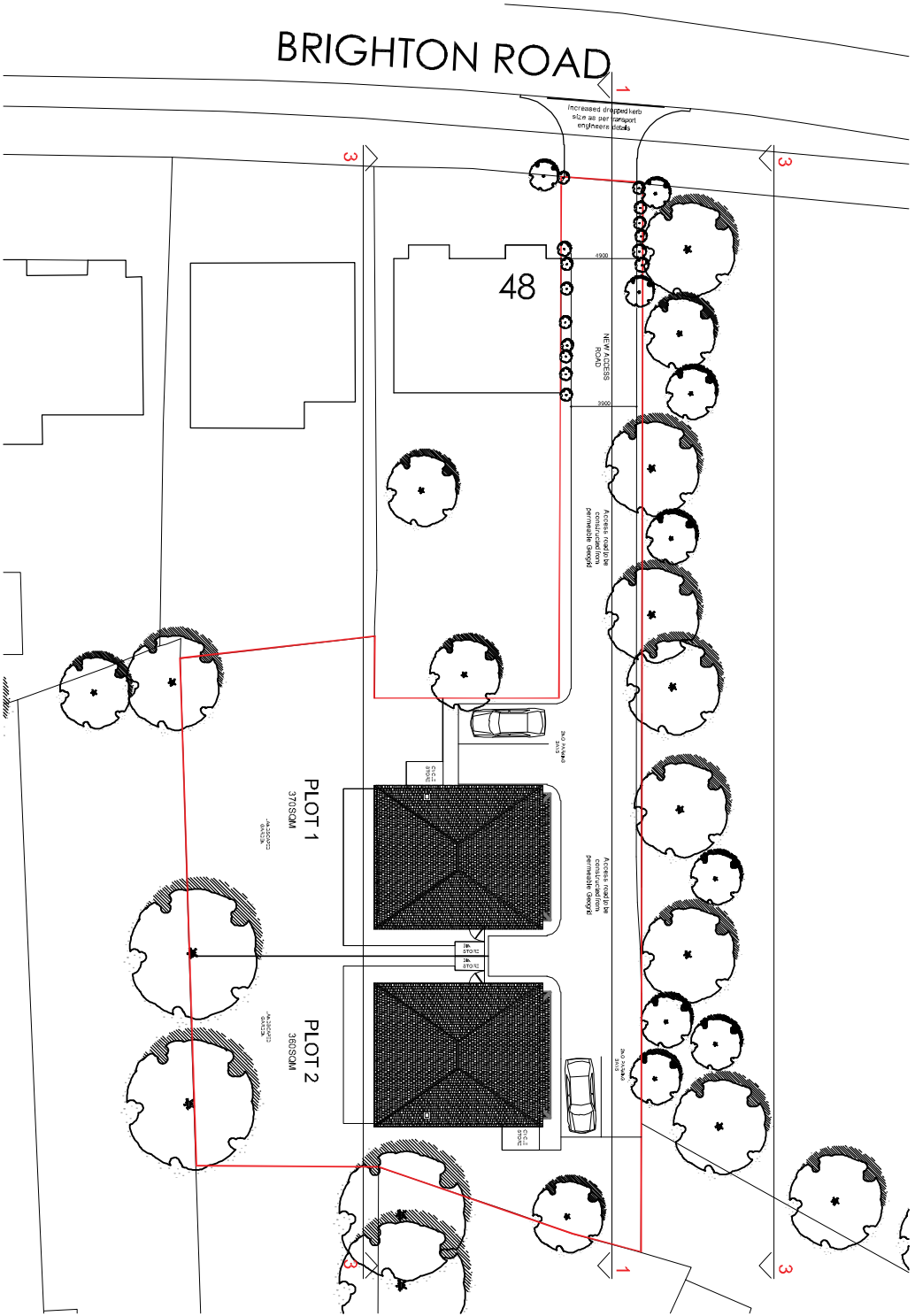
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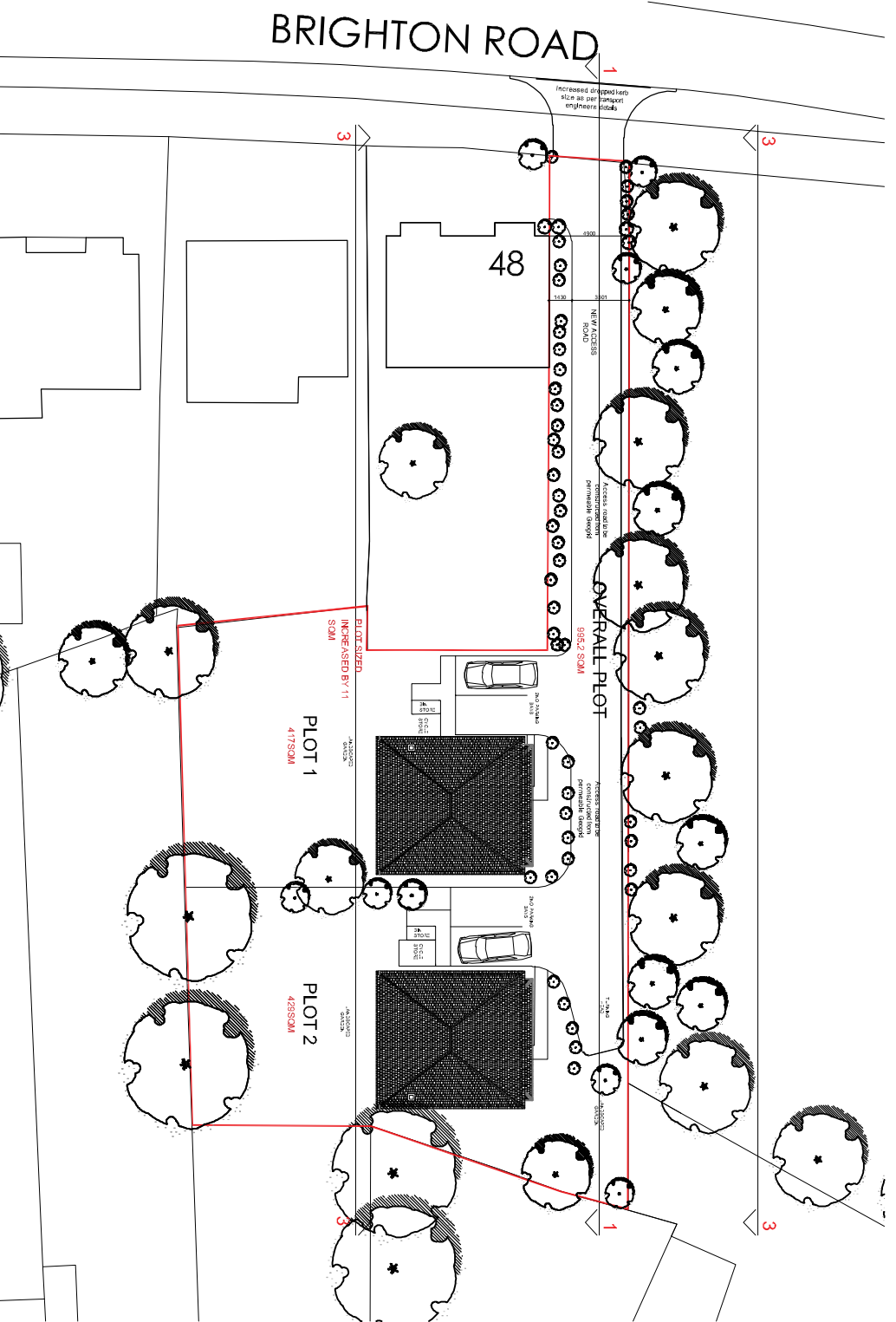


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PREVIOUS SCHEME



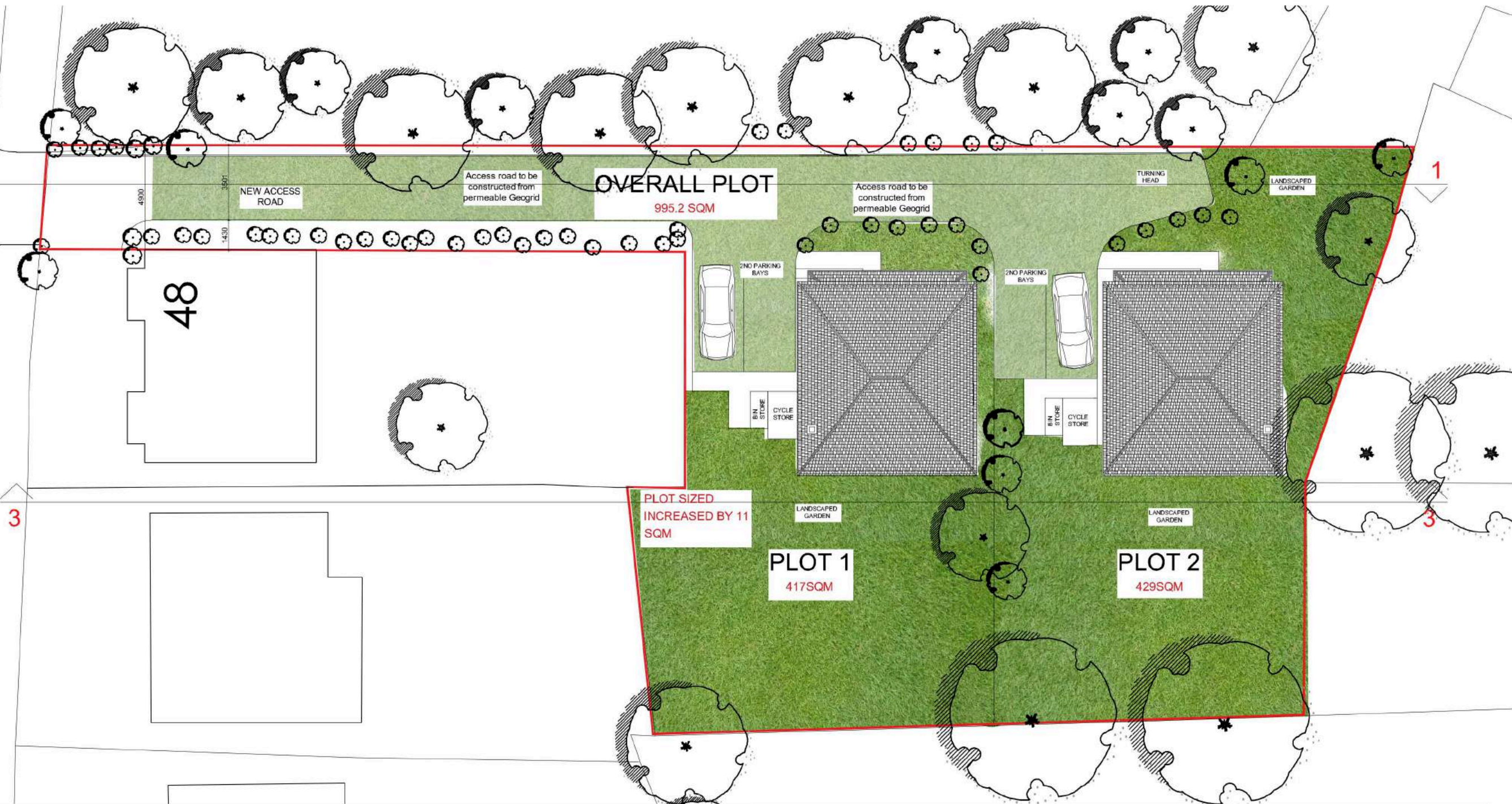
PROPOSED SCHEME

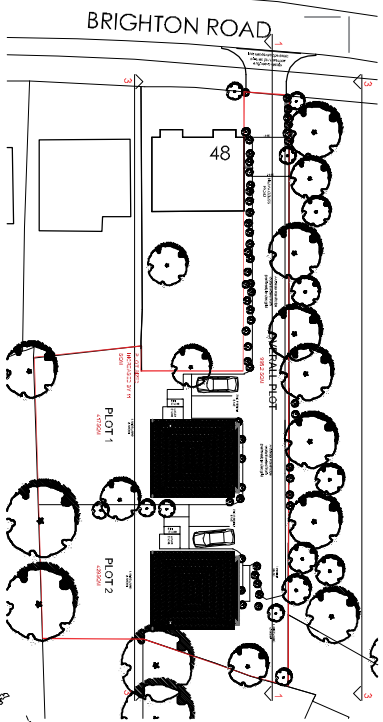
<div><div></div><div><div>BENTLEYS & CARTER</div><div>ARCHITECTURAL DESIGNERS</div><div>4 RECTORY LANE</div><div>WOODMANSTERNE</div><div>BANSTEAD</div><div>SM7 3PP</div><div>t: 01737 560233</div><div>e: info@bentleysandcarter.com</div><div>w: www.bentleysandcarter.com</div></div></div>		<div><div>SCALE :</div><div><div>0</div><div>5m</div><div>10m</div><div>15m</div></div></div>	
<div><div>GENERAL NOTES :</div><div>1 - THIS DRAWING IS THE COPYRIGHT OF BENTLEYS & CARTER AND IS NOT TO BE REPRODUCED IN ANY WAY OR FORM WITHOUT PRIOR WRITTEN CONSENT</div><div>2 - Do not scale from this drawing</div><div>3 - All dimensions to be verified on site prior to any works starting and any discrepancies to be reported to Bentleys & Carter drawings</div><div>4 - This drawing is to be read in conjunction with relevant consultants and specialist drawings</div><div>5 - All works to comply with the relevant British Standards, Codes of Practice and Building Regulations</div></div>		<div><div>REVISION :</div><div>A</div><div>SCHEME UPDATED</div></div>	
<div><div>PROJECT :</div><div>2 NEW DWELLINGS AT 48 BRIGHTON ROAD, HORELEY, SURREY RH6 7HD</div></div>		<div><div>JOB NO :</div><div>AL1 - 0075</div></div>	
<div><div>DRAWING :</div><div>SITE ANALYSIS PREVIOUS - PROPOSED SCHEME</div></div>		<div><div>DRAWING NO :</div><div>101</div></div>	
<div><div>DRAWING STATUS :</div><div>PLANNING SUBMISSION</div></div>		<div><div>SCALE :</div><div>1 : 400 @ A3</div></div>	
<div><div>REVISION :</div><div>A</div></div>		<div><div>DRAWN BY :</div><div>PC</div></div>	
		<div><div>CHECKED :</div><div>FA</div></div>	



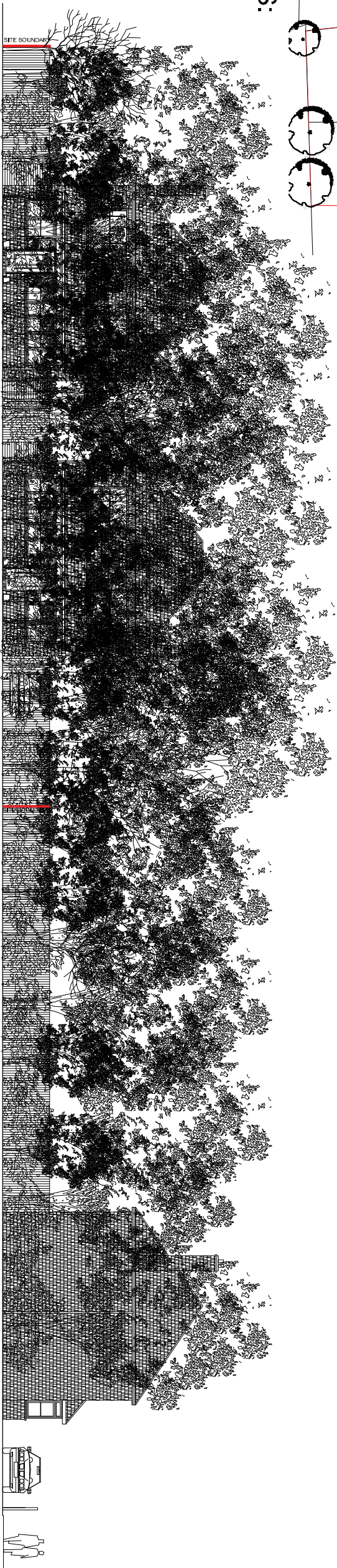
BRIGHTON ROAD

Increased dropped kerb size as per transport engineers details

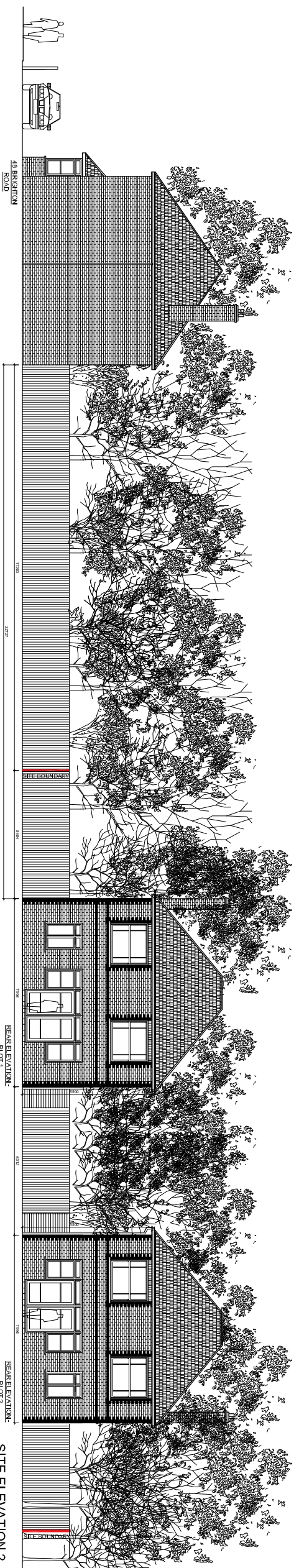




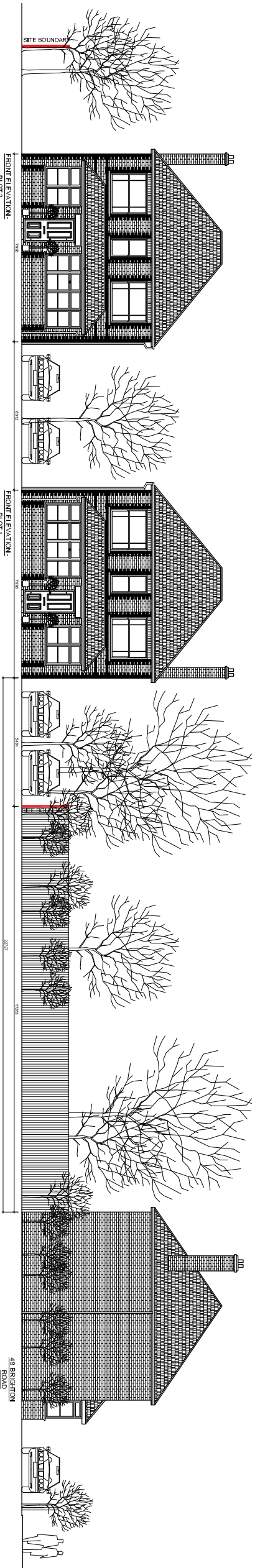
SITE PLAN NTS:



SITE ELEVATION 3



SITE ELEVATION 2



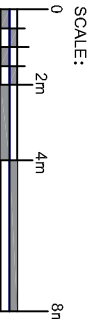
SITE ELEVATION 1



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REVISION:

A	DESCRIPTION:
---	--------------

PROJECT:
2 NEW DWELLINGS AT 48 BRIGHTON ROAD, HORLEY,
SURREY RH6 7HD

DRAWING:
SITE ELEVATIONS PROPOSED

DRAWING STATUS:
PLANNING SUBMISSION

JOB NO.:
AL1 - 0075

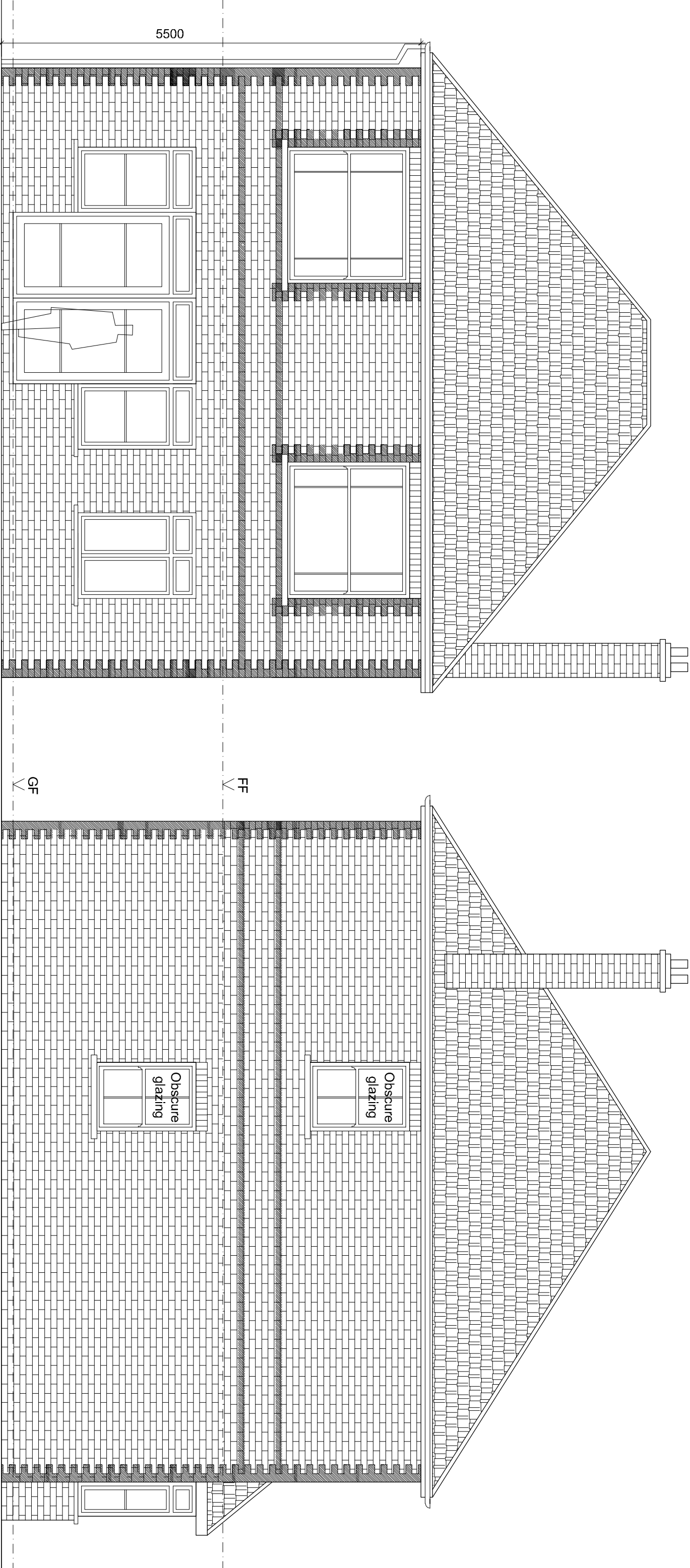
DRAWING NO.:
115

REVISION:
A

SCALE:
1/200 @ A3

DATE:
SEPTEMBER 18

DRAWN BY: PC
CHECKED: FA

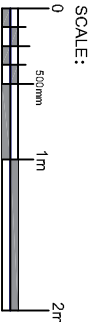


SIDE (REAR)
ELEVATION PLOT 2

SIDE (EAST)
ELEVATION PLOT 2



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REVISION :

A	DESCRIPTION :
B	FIRST FLOOR REDUCED IN DEPTH SCHEME UPDATED

PROJECT :
2 NEW DWELLINGS AT 48 BRIGHTON ROAD, HORLEY,
SURREY RH6 7HD

DRAWING :
REAR AND SIDE WEST ELEVATIONS PROPOSED

DRAWING STATUS :
PLANNING SUBMISSION

JOB NO. :
AL1 - 0075

DRAWING NO. :
301

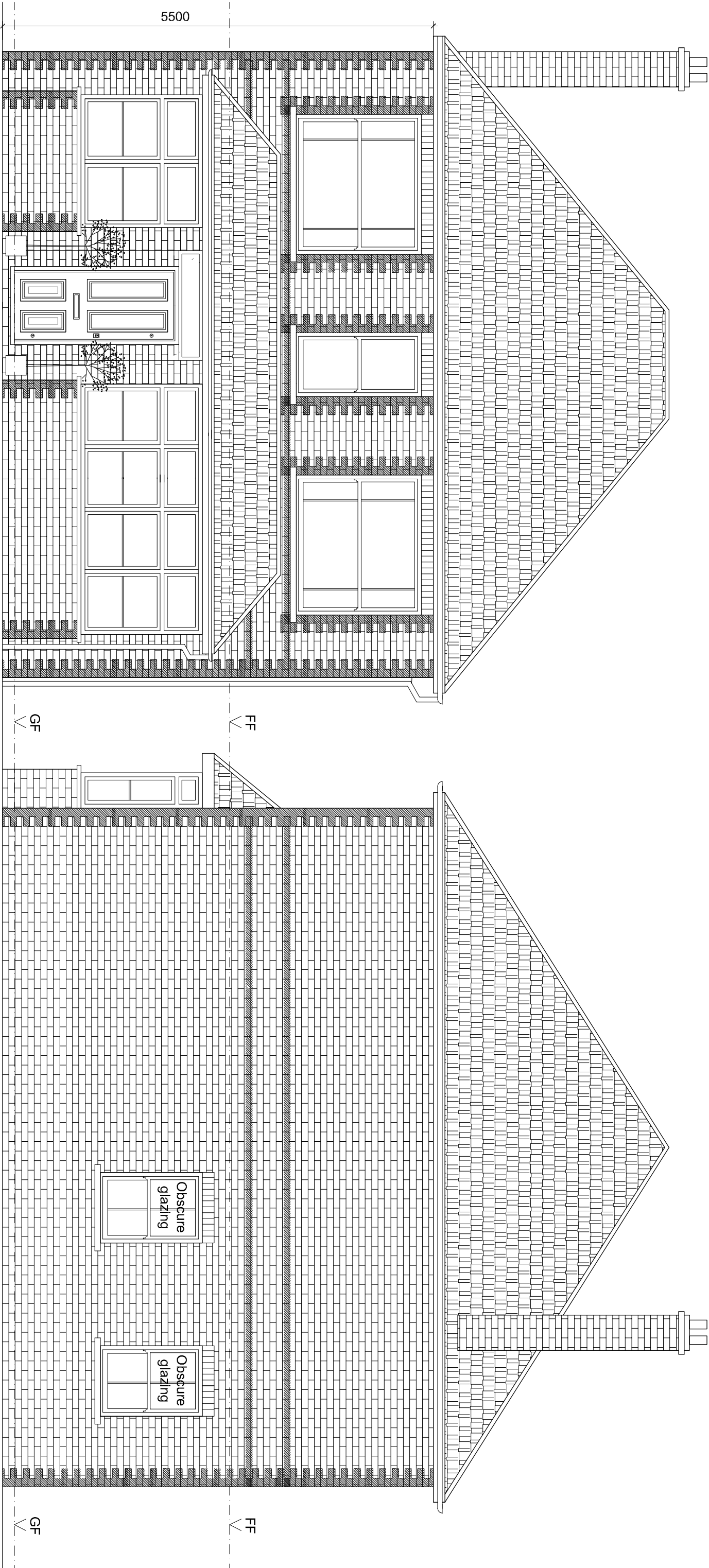
REVISION :
B

SCALE :
1/50 @ A3

DATE :
SEPTEMBER 18

DRAWN BY :
PC

CHECKED :
FA



FRONT (NORTH)
ELEVATION PLOT 2

SIDE (WEST)
ELEVATION PLOT 2



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SCALE:



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REVISION:

A	B
FIRST FLOOR REDUCED IN DEPTH	SCHEME UPDATED

PROJECT:

2 NEW DWELLINGS AT 49 BRIGHTON ROAD, HORLEY,
SURREY RH6 7HD

DRAWING:

FRONT AND SIDE EAST ELEVATIONS PROPOSED

DRAWING STATUS:

PLANNING SUBMISSION

JOB NO.:

AL1 - 0075

DRAWING NO.:

300

REVISION:

B

SCALE:

1/50 @ A3

DATE:

SEPTEMBER 18

DRAWN BY:

PC

CHECKED:

FA