 Reigate & Banstead BOROUGH COUNCIL Banstead Horley Redhill Reigate	TO:		PLANNING COMMITTEE
	DATE:		31 st July 2019
	REPORT OF:		HEAD OF PLACES & PLANNING
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AGENDA ITEM:	10	WARD:	Reigate

APPLICATION NUMBER:	17/00046/RM1	VALID:	14 th May 2019
APPLICANT:	Mr & Mrs Christopher & Fenella Whinney	AGENT:	WvH Planning Ltd
LOCATION:	SITE TO THE REAR OF 5 ALDERS ROAD REIGATE SURREY RH2 0EA		
DESCRIPTION:	Submission of reserved matters application for Appearance, Landscaping, Layout and Scale following appeal permission 17/00046/OUT for demolition of residential annexe and erection of a two storey dwelling.		
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.			

This application is referred to Committee in accordance with the Constitution as the application site is owned by a Cllr.

SUMMARY

This is a reserved matters application for appearance, landscaping, layout and scale for the demolition of the existing residential annexe and the erection of a two storey dwelling. Application 17/00046/OUT was allowed on appeal; in allowing the appeal the Inspector noted *'the proposal would provide a generous amount of planting and landscaping, although in tandem it would protect the space around the proposed dwelling and its neighbours, and would be in keeping with the character of the area.'*

The site comprises a large detached dwelling and annexe in a generous sized plot on the north west side of Alders Road, located within the Alma Road and Raglan Road RASC. The layout of the proposal is considered to respect the spacious character of the locality and would maintain generous gaps to side boundaries, akin to pattern of development within the RASC. The proposed dwelling would be of a Huf Haus design, with a gable style roof and low eaves height. The individually designed dwelling would respect the variety of dwellings in the area. Overall, the proposed design and layout of the proposal is considered to reflect the character of the RASC, retaining a verdant and spacious appearance.

The separation distances to neighbouring properties are such that the proposal is not considered to result in a harmful impact upon the amenities of these dwellings in terms of overbearing, domination, loss of light, overlooking or loss of privacy.

The submitted arboricultural method statement and tree protection plan are considered to be acceptable and contain the necessary elements of qualified arboricultural supervision and monitoring. 16 trees are proposed to be removed as part of the proposal of which 9 are removed for justified arboricultural management. The Council's Tree Officer has noted the identified arboricultural and landscape issues can be adequately dealt with by imposing suitably worded conditions. The proposed development provides an opportunity to secure meaningful replacement tree planting within the site.

The County Highways Authority has raised no objection to the proposal subject to recommended conditions.

RECOMMENDATION(S)

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

Consultations:

Highway Authority: The County Highway Authority has undertaken an assessment in terms of the likely net additional traffic generation, access arrangements and parking provision and are satisfied that the application would not have a material impact on the safety and operation of the adjoining public highway. The County Highway Authority therefore has no highway requirements subject to conditions.

Sutton and East Surrey Water Company – no comments received

The Reigate Society – no comments received

Housing – no comments received

Representations:

Letters were sent to neighbouring properties on 22nd May 2019.

5 responses have been received raising the following issues:

Issue	Response
Inconvenience during construction	See paragraph 6.15
Loss of/harm to trees	See paragraph 6.18 – 6.22 and conditions 5 and 6
Noise and disturbance	See paragraph 6.17
Overlooking and loss of privacy	See paragraph 6.10 – 6.14 and condition 7
Overshadowing	See paragraph 6.10 – 6.13
Alternative location/proposal preferred	See paragraph 6.1
Loss of a private view	See paragraph 6.16
Out of character with surrounding area	See paragraph 6.3 – 6.9
Overbearing relationship	See paragraph 6.10 – 6.13
Overdevelopment	See paragraph 6.3 – 6.9
Poor design	See paragraph 6.3 – 6.9
Harm to wildlife habitat	See paragraph 6.25 and informative 7

1.0 Site and Character Appraisal

- 1.1 The site consists of a large detached dwelling and two storey detached annexe, situated within a generous plot on the north western side of Alders Road. The property has an 'in and out' driveway with mature hedging to the front boundary between the two access points. There is a protected tree within the rear garden of the site and the plot adjacent to the application site

has a group tree preservation order to the front and side. The site is relatively flat.

- 1.2 The site is situated within the designated Residential Area of Special Character (RASC), which is characterised by dwellings set in large, spacious plots, with a predominance of tree cover. The street scene and locality is characterised by a predominance of frontage linear development

2.0 Added Value

- 2.1 Improvements secured at the pre-application stage:. The applicant did not approach the Council for pre-application advice
- 2.3 Further improvements could be secured: A condition regarding the use of materials would be attached to a grant of planning permission.

3.0 Relevant Planning and Enforcement History

- | | | | |
|-----|--------------|---|---|
| 3.1 | 17/00046/OUT | Demolition of residential annex and erection of a two storey dwelling. | Refused 20 th
March 2017
Appeal allowed
13 th November
2017 |
| 3.2 | 75/0654 | Conversion of existing two storey dwelling into two dwellings | Refused
25 September
1975 |
| 3.3 | 66/0214 | Erection of ground and first floor extension to garage to provide residential flat for applicant's mother | Approved with
conditions
10th May 1966 |

4.0 Proposal and Design Approach

- 4.1 This is a reserved matters application for appearance, landscaping, layout and scale following appeal permission 17/00046/OUT for demolition of the residential annexe and erection of a two storey dwelling. Access was approved under the earlier outline application that was allowed at appeal. The proposed dwelling would be accessed by the existing north entrance to number 5, with a spur driveway along the north eastern boundary of the site. The existing detached annexe would be demolished to make way for the new driveway into the rear part of the site.
- 4.2 The proposed new dwelling would be sited towards the rear of the donor dwelling, 10.62m from the rear boundary of the site, 10.19m from the north eastern side boundary and 17.17m from the south western side boundary. The dwelling would be one and a half storeys in height with eaves

heights ranging between 3.6m and 4.5m, with a ridge height of 7.46m. The dwelling would have a gable roof, orientated to face north east/south west.

- 4.3 The dwelling would be of a Huf Haus design, with a traditional form by way of the gable style roof, however finished in a more contemporary palette of materials with large sections of glazing, white render walls and a grey concrete tile roof.
- 4.4 A detached garage would be sited to the front (south) of the proposed dwelling. The garage would have a flat roof design, covered with natural pebbles. Parking areas would be provided to the front and north east side of the house.
- 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 character of the surrounding area is assessed as dwellings set in large, spacious plots, with a predominance of tree cover.
	Certain trees have been selected to be retained
Involvement	No community consultation took place.
Evaluation	The statement does not include any evidence of other development options being considered.
Design	The applicant's reasons for choosing the proposal from the available options were informed by the relationship to the existing host property and other adjacent neighbours, relevant current Local Plan policy requirements and to the important guidelines within the NPPF

- 4.7 Further details of the development are as follows:

Site area	0.19 hectares
Proposed parking spaces	4
Parking standard	4 (Local Plan - maximum) 4 (DMP - minimum)
Net increase in dwellings	1

5.0 Policy Context

5.1 Designation

Urban Area
Tree Preservation Order RE1377
Alma Road and Raglan Road Residential area of special character

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

Landscape & Nature Conservation	Pc4
Housing	Ho9, Ho13, Ho14, Ho15, Ho16,
Movement	Mo5, Mo7

5.4 Other Material Considerations

National Planning Policy Framework	
National Planning Practice Guidance	
Supplementary Planning Guidance	Surrey Design Local Distinctiveness Design Guide A Parking Strategy for Surrey Parking Standards for Development Householder Extensions and Alterations Affordable Housing
Other	Human Rights Act 1998 Community Infrastructure Levy Regulations 2010

6.0 Assessment

6.1 The principle of the proposed development has been established through the approval of the appeal against application 17/00046/OUT whereby the Planning Inspectorate allowed the outline application for all matters reserved except for access. This application seeks approval for the reserved matters – landscaping, scale, appearance and layout.

6.2 The main issues to consider are:

- Design appraisal
- Neighbour amenity
- Impact on trees
- Access and parking
- Infrastructure contributions
- Affordable Housing

Design appraisal

- 6.3 The site comprises a large detached dwelling and annexe in a generous sized plot on the north west side of Alders Road, located within the Alma Road and Raglan Road RASC. The Council's Local Distinctiveness Design Guide describes such designated tracts as having spacious plots, being unified in character with consistent mature landscaping and arcadian layout and rural style access roads with no footways/kerbs. The area is distinguished by substantial detached dwellings of various styles in generously sized plots arranged in an informal pattern.
- 6.4 Policy Ho15 of the Local Plan (Residential Areas of Special Character) states that redevelopment will not normally be permitted. Proposals for residential development including infilling must respect and be compatible with the surrounding area and should not result in plot sizes significantly smaller than those prevailing within the surrounding area.
- 6.5 Policy Ho14 of the Local Plan, which relates specifically to back land development, also states that the general pattern and form of development of the area is maintained; that plot sizes should reflect those predominating within the surrounding area; and that the access road should not create undue disruption to the character and appearance of the existing road frontage.
- 6.6 In allowing the appeal (ref: 17/00046/OUT/AP) the Inspector noted *'the proposal would provide a generous amount of planting and landscaping, although in tandem it would protect the space around the proposed dwelling and its neighbours, and would be in keeping with the character of the area.'* The proposed new dwelling would be sited further towards the rear boundary than the indicative site layout plan submitted with the outline planning application and would have a separation distance of between 10.6m and 12.6m to the rear boundary of the site. The gaps to the south west and north east side boundaries would be 17.17m and 10.19m respectively. A flat roofed detached garage is proposed to be sited to the front (south) of the dwelling. The layout of the site is considered to respect the spacious character of the locality and would maintain generous gaps to side boundaries, akin to pattern of development within the RASC.
- 6.7 The design of the new dwelling would be of a Huf Haus design, with a gable roof orientated to face north east/southwest. The elevations would feature large sections of glazing and the remainder made up of white rendered walls. The dwelling would be 7.46m in height with relatively low eaves ranging between 3.6m and 4.5m in height, giving a one and half storey appearance.

The design of the dwelling would be contemporary in style. In the appeal decision the Inspector commented on the character of the area and stated the *'design and style of the properties in the area vary considerably, they are generally large, detached properties'*. The proposal would be individually designed and this would respect the variety of dwellings in the area.

- 6.8 The scale of the dwelling would reflect the pattern of development in the area and create a detached dwelling with generous gaps to boundaries. Landscaping of the plot would involve areas of hardstanding for the driveway and car parking areas to the front of the dwelling and the majority of boundary trees would be retained to preserve the leafy appearance. Details of the landscaping would be secured by condition.
- 6.9 Overall, the proposed design and layout of the proposal is considered to reflect the character of the RASC, retaining a verdant and spacious appearance.

Neighbour amenity

- 6.10 The proposed dwelling would be sited between 10.6m and 12.6m from the rear boundary of the site. No. 3 Sheridan Drive shares the rear boundary with the application site and the rear elevation of this dwelling faces south/south west, at an oblique angle to the shared boundary. The boundary is planted with mature trees and shrubs providing a level of screening. There would be a separation distance of approximately 24.2m at the closest point between the two dwellings and given this level of separation, the proposal is not considered to result in a harmful impact upon the amenities of this property in terms of overbearing, overshadowing, domination or loss of light. No first floor windows are proposed in the north west elevation of the proposed dwelling and the proposal is not therefore considered to result in a harmful degree of overlooking or loss of privacy.
- 6.11 The distance of separation to other properties in Sheridan Drive is greater still than that shared between the site and No. 3, and therefore the proposal is not considered to result in harm to the amenities of dwellings in Sheridan Drive.
- 6.12 The dwelling would have a separation distance of 10.19m to the north east side boundary, shared with Juneberry 7 Alders Road, and 17.17m to the south west side boundary shared with Old Meadows 3 Alders Road. Both side boundaries are planted with mature trees and vegetation providing a good level of screening between the sites albeit some gaps in the tree screening were observed.
- 6.13 The separation distances are such that the proposal is not considered to result in a harmful impact upon the amenities of these dwellings in terms of overbearing, overshadowing domination or loss of light. The orientation of the proposed dwelling would mean that first floor bedroom windows would face towards these dwellings. In the case of No. 7 Alders Road, this dwelling is sited further towards the rear boundary of its plot than neighbouring houses and would have a separation distance of approximately 33.5m to the

proposed dwelling. Turning to No. 3, this dwelling sits towards the front of its plot and the proposed dwelling would look towards the rear most part of the garden of No. 3.

- 6.14 Given the level of separation and mature boundary planting providing a high level of screening, the proposal is not considered to result in harm in terms of overlooking or loss of privacy. Boundary treatments, replacement tree planting and landscaping conditions are recommended to secure this information to ensure the proposal would maintain the high level of privacy these properties enjoy.
- 6.15 Objection was raised on the grounds of inconvenience during the construction period. Whilst it is acknowledged there may be a degree of disruption during the construction phase, the proposal would not warrant refusal on this basis and statutory nuisance legislation exists to control any significant disturbance caused during the construction of the proposal
- 6.16 Objection was received on the grounds of loss of a private view; this is not a material planning consideration.
- 6.17 Concern has been raised from neighbouring properties with regards to the potential noise and disturbance that would occur. The dwelling would be a single dwellinghouse in residential use, and as such the noise and disturbance that would occur would not be significant. Whilst the proposal would increase vehicular activity, resulting in increased noise, it is not considered that the normal domestic occupation of the proposed dwelling would give rise to unacceptable levels of noise and disturbance given the separation distances to neighbouring properties.

Impact on trees

- 6.18 The area has a substantial density of mature trees that make a considerable contribution to the landscape and the RASC.
- 6.19 There are a number of areas which have been designated as RASC's throughout the Borough. These areas have generally low density development with substantial dwellings sizes set into spacious grounds which contain significant, mature trees and vegetation. The landscaping of the development areas were generally an integral part of the overall design. It is normal to expect that large mature trees and shrub cover is maintained, enhanced and improved where possible to maintain the character and appearance of the RASC through the planning process.
- 6.20 The application has been supported by an AIA (arboricultural impact assessment) a TPP (tree protection plan) and a AMS (arboricultural method statement). The revised layout shows the dwelling set back a little further to the rear boundary and the driveway and access remains the same. The arboricultural impact is slightly better in respect of the arboricultural matters and the submitted arboricultural method statement and tree protection plan

are considered to be acceptable and contain the necessary elements of qualified arboricultural supervision and monitoring.

- 6.21 The proposed development will result in some tree loss, confined to the lower categorised trees on site and some trees that would require removal under normal arboricultural management, whether development proceeds or not. Section 7 of the AIA states that 16 trees will be lost to the development, 13 of which are categorised C, of which 9 are removed for justified arboricultural management.
- 6.22 The Council's Tree Officer has noted the identified arboricultural and landscape issues can be adequately dealt with by imposing suitably worded conditions. The proposed development provides an opportunity to secure meaningful replacement tree planting within the site.

Access and parking

- 6.23 The proposed access into the site has been approved by way of the appeal decision. The access would utilise an existing driveway entrance into No. 5 and following demolition of the existing annexe would extend towards the rear part of the site. Parking would be provided to the front and side of the new dwelling.
- 6.24 The County Highway Authority has undertaken an assessment in terms of the likely net additional traffic generation, access arrangements and parking provision and are satisfied that the application would not have a material impact on the safety and operation of the adjoining public highway. The County Highway Authority therefore has no highway requirements subject to conditions regarding space to be laid out for parking and turning so that vehicles may enter and leave the site in forward gear and the requirement for a fast charge socket prior to occupation.

Other matters

- 6.25 Objection was received on the grounds of harm to wildlife habitat. Whilst the proposal would result in the redevelopment of a rear garden, it is not considered likely to result in significant impact on existing wildlife habitats. Bats, their roosts and nesting birds are protected by law, and the protected species legislation applies independently of planning permission. With regard to boundary treatments, secured by recommended condition 7 the developer is encouraged to incorporate measures to promote biodiversity and wildlife and to allow wildlife to move into and out of gardens, such as hedgehog friendly gravel boards, where appropriate. Details of the 'wildlife friendly' measures should be identified within the submission of the details for approval.

Infrastructure Contributions

- 6.26 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 a grant of planning permission. However, an informal assessment would indicate a contribution of around £22,192.00 being required.

Affordable Housing

- 6.27 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, in November 2014, the Government introduced policy changes through a Written Ministerial Statement and changes to the national Planning Practice Guidance which restrict the use of planning obligations to secure affordable housing contributions from developments of 10 units or less. These changes were given legal effect following the Court of Appeal judgement in May 2016.
- 6.28 In view of this, and subsequent local appeal decisions which have afforded greater weight to the Written Ministerial Statement than the Council's adopted policy, the Council is not presently requiring financial contributions from applications such as this resulting in a net gain of 10 units or less. The absence of an agreed undertaking does not therefore warrant a reason for refusal in this case.

CONDITIONS

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
Reason:
To comply with Section 91(1) of the Town and Country Planning Act 1990 as amended by Section 51 (1) of the Planning and Compulsory Purchase Act 2004.
2. The development hereby permitted shall be carried out in accordance with the following approved plans:

Plan Type	Reference	Version	Date Received
Arb / Tree Protection Plan	1902/12/TPP		14.05.2019
Arboricultural Impact Assessment	1902/12/AIA		14.05.2019
Location Plan	b121		14.05.2019
Proposed Plans	b100a		14.05.2019
Site Layout Plan	b120a		14.05.2019
Existing Plans	b140		14.05.2019
Block Plan	b122a		14.05.2019

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.

3. 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 Borough Local Plan 2005 policy Ho9.

4. No development above ground floor slab level shall take place 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 Borough Local Plan 2005 policies Ho9 and Ho13.

5. No development shall commence including groundworks preparation and demolition until all related arboricultural matters including tree protection measures, pre commencement meeting, arboricultural supervision and monitoring are implemented in accordance with the approved details contained in the Arboricultural Method Statement Ref: 1902/12/AMS dated 25th March 2019 and the Tree Protection Plan Ref: 1902/12/TPP dated March 2019.

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.

6. No development shall commence 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, Ho15, Ho9 of the Reigate and Banstead Borough Local Plan 2005 and the recommendations within British Standard 5837.

7. The development shall not be occupied until a plan indicating the positions, design, materials and type of boundary treatment to be erected has been submitted to and approved in writing by the Local Planning Authority. The boundary treatment shall be completed before the occupation of the development hereby permitted.

Reason:

To preserve the visual amenity of the area and protect neighbouring residential amenities with regard to the Reigate and Banstead Borough Local Plan 2005 policies Ho9 and Pc4.

8. 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 area shall be retained and maintained for its designated purposes.

Reason:

In order that the development should not prejudice highway safety nor cause inconvenience to other highway users and in order to meet the objectives of the NPPF (2019), and to satisfy policies Mo5, Mo6 and Mo7 of the Reigate and Banstead Local Plan.

9. The development hereby approved shall not be occupied unless and until the proposed dwelling has been 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 recognition of Section 9 "Promoting Sustainable Transport" in the National Planning Policy Framework 2019 and in order to meet the objectives of the NPPF (2019), and to satisfy policies Mo5, Mo6 and Mo7 of the Reigate and Banstead Local Plan.

10. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, (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 property by overlooking and to protect the visual amenities of the area in accordance with Reigate and Banstead Borough Local Plan 2005 policy Ho9.

11. The first floor doors shown on the north east and south west side elevations shall not open outwards and shall be constructed with a guard to prevent external access from them.

Reason:

To ensure they are not usable for access to any balcony, terrace or verandah in order to protect the amenities of neighbouring properties with regards Policy Ho9 and Ho13 of the Reigate and Banstead Borough local Plan 2005.

INFORMATIVES

1. Your attention is drawn to the safety benefits of installing sprinkler systems as an integral part of new development. Further information is available at www.firesprinklers.info.
2. The applicant is encouraged to provide renewable technology within the development hereby permitted in order to reduce greenhouse gas emissions.
3. The applicant is advised that prior to the initial occupation of any individual dwelling hereby permitted, a 140 litre wheeled bin conforming to British Standard BSEN840 and a 60 litre recycling box should be provided for the exclusive use of the occupants of that dwelling. Prior to the initial occupation of any communal dwellings or flats, wheeled refuse bins conforming to British Standard BSEN840, separate recycling bins for paper/card and mixed cans, and storage facilities for the bins should be installed by the developer prior to the initial occupation of any dwelling hereby permitted. Further details on the required number and specification of wheeled bins and recycling boxes is available from the Council's Neighbourhood Services on 01737 276501 or 01737 276097, or on the Council's website at www.reigate-banstead.gov.uk. Bins and boxes meeting the specification may be purchased from any appropriate source, including the Council's Neighbourhood Services Unit on 01737 276775.
4. You are advised that the Council will expect the following measures to be taken during any building operations to control noise, pollution and parking:
 - (a) Work that is audible beyond the site boundary should only be carried out between 08:00hrs to 18:00hrs Monday to Friday, 08:00hrs to 13:00hrs Saturday and not at all on Sundays or 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.

- 5. The use of landscape/arboricultural consultant is considered essential to provide acceptable submissions in respect of the above relevant conditions. Replacement planting of trees and shrubs shall be in keeping with the character and appearance of the locality. 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 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.
- 6. The use of a suitably qualified arboricultural consultant is essential to provide acceptable supervision and monitoring in respect of the arboricultural issues in respect of the above condition. All works shall comply with the recommendations and guidelines contained within British Standard 5837.
- 7. With regard to boundary treatments, secured by recommended condition 7 the developer is encouraged to incorporate measures to promote biodiversity and wildlife and to allow wildlife to move into and out of gardens, such as hedgehog friendly gravel boards, where appropriate. Details of the 'wildlife friendly' measures should be identified within the submission of the details for approval.
- 8. The use of landscape/arboricultural consultant is considered essential to provide acceptable submissions in respect of the above relevant conditions. Replacement planting of trees and shrubs shall be in keeping with the character and appearance of the locality. 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 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.

REASON FOR PERMISSION

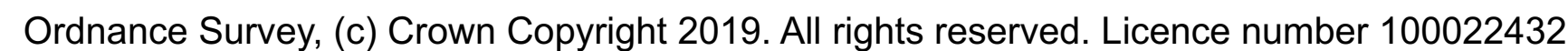
The development hereby permitted has been assessed against development plan policies Pc4, Ho9, Ho13, Ho14, Ho15, Ho15, Mo5 and Mo7 and material considerations, including third party representations. It has been concluded that the development is in accordance with the development plan and there are no material considerations that justify refusal in the public interest.

Proactive and Positive Statements

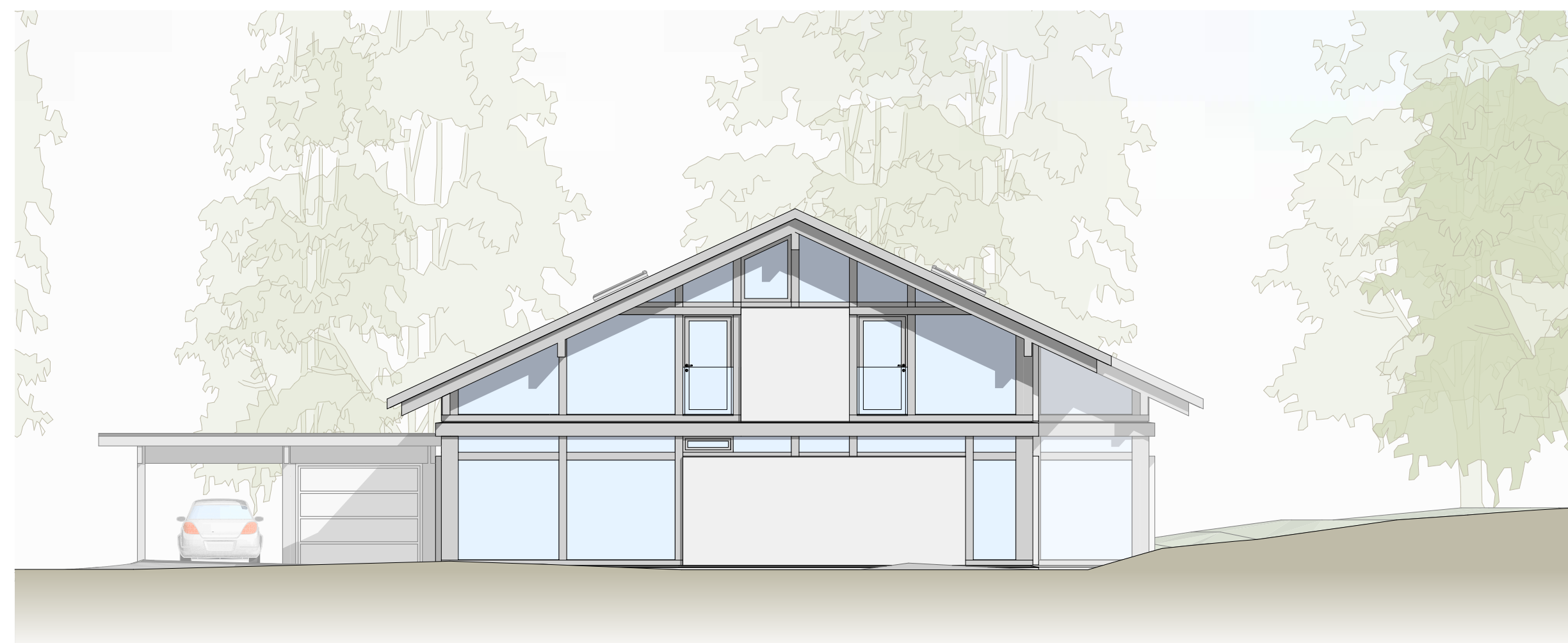
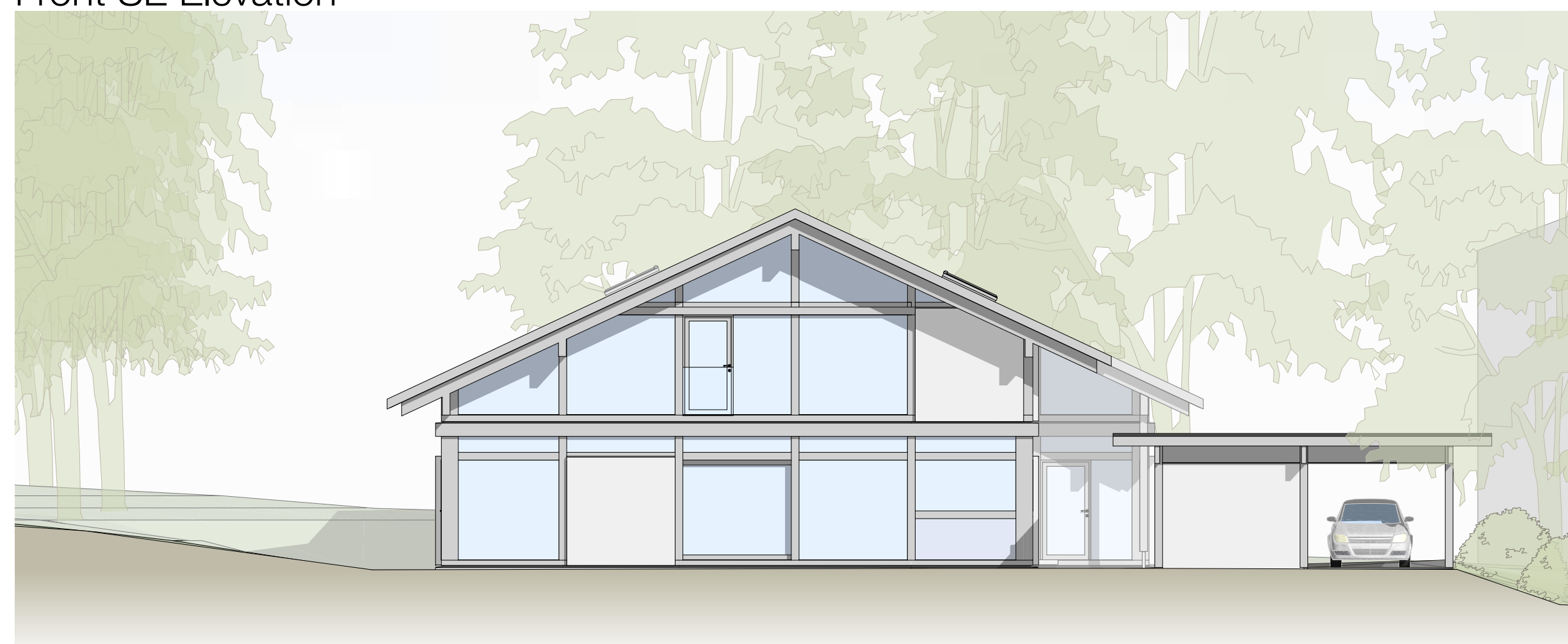
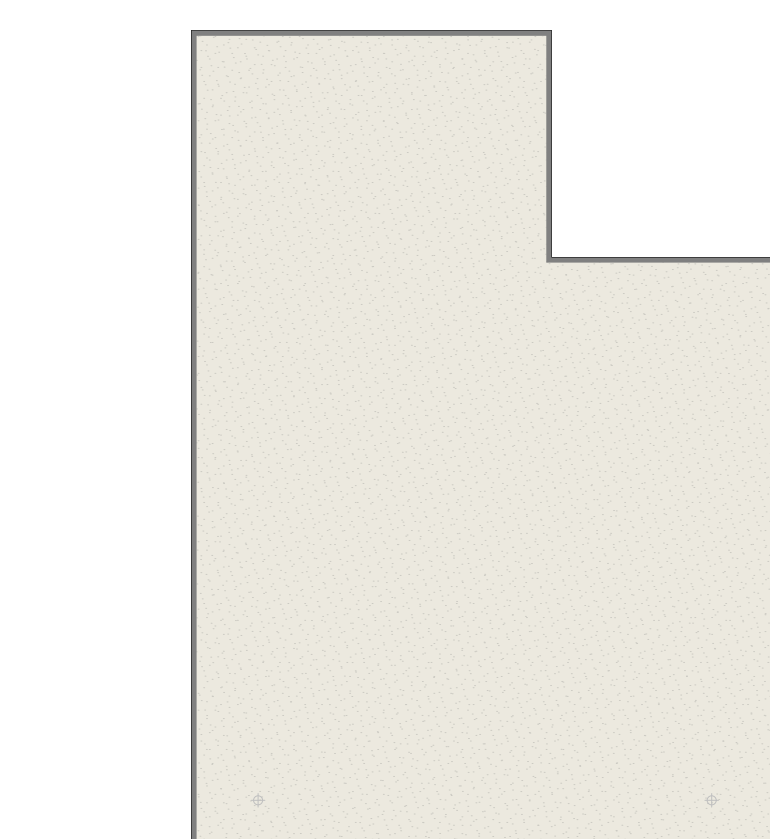
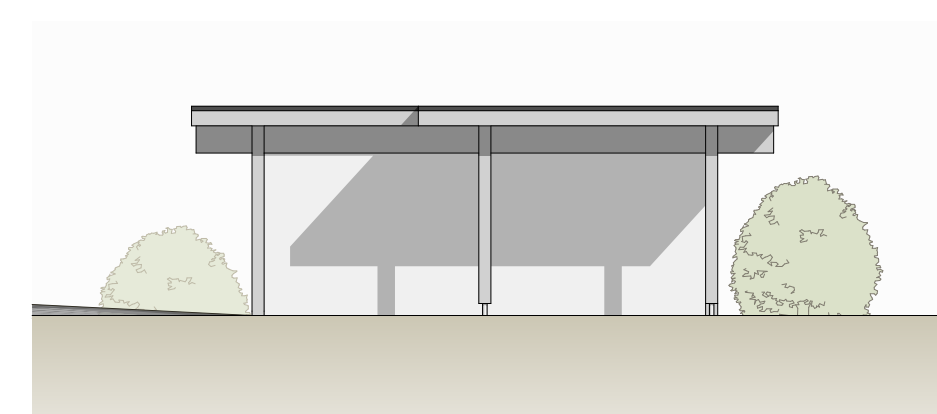
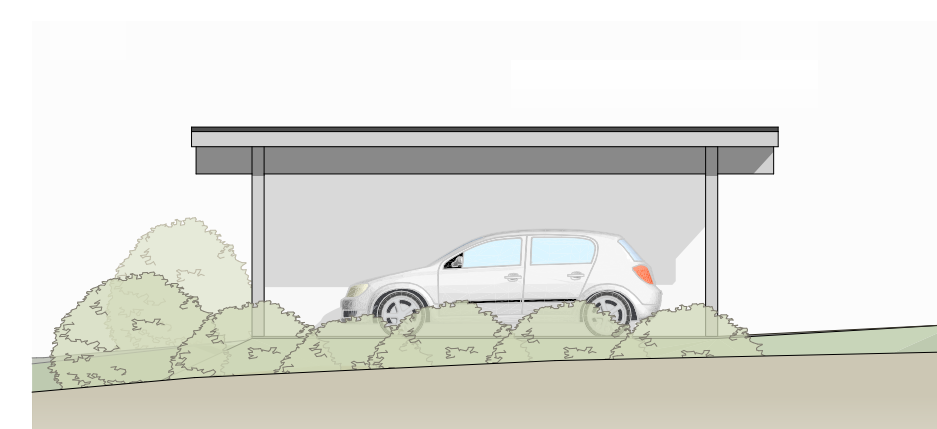
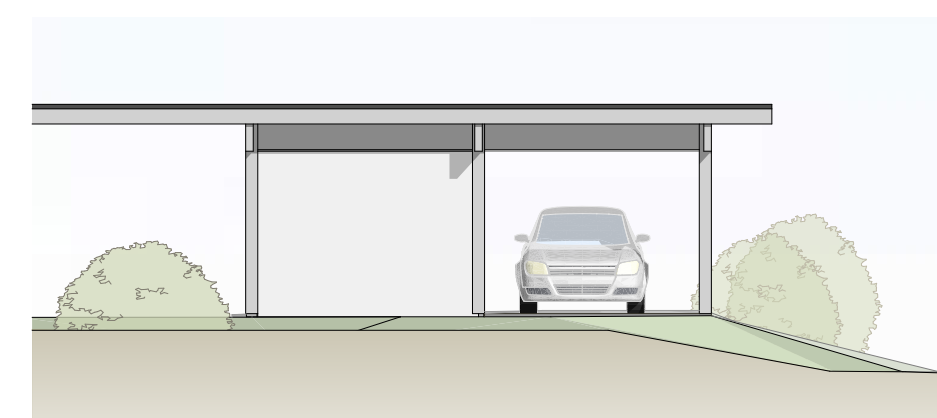
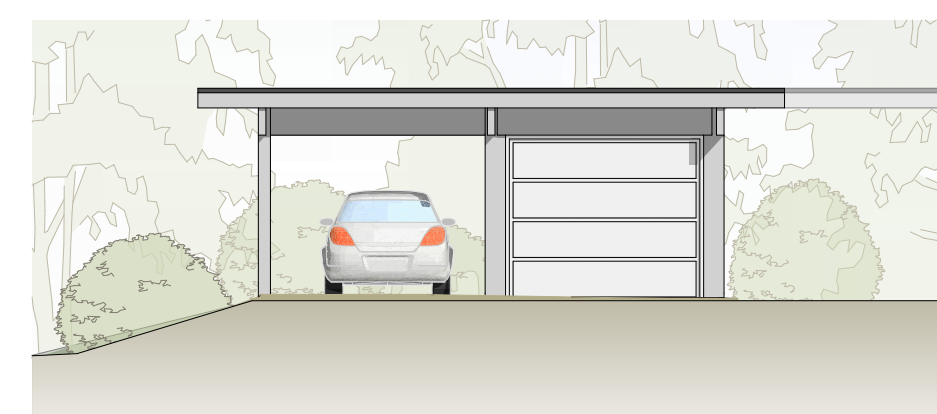
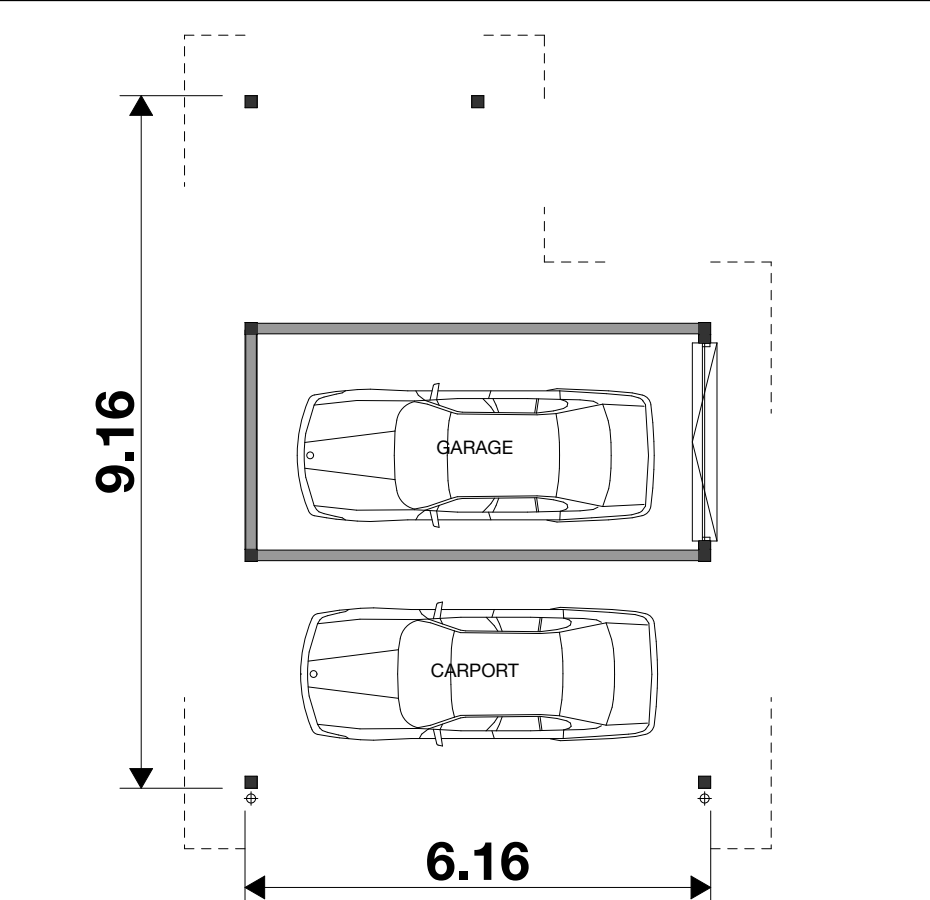
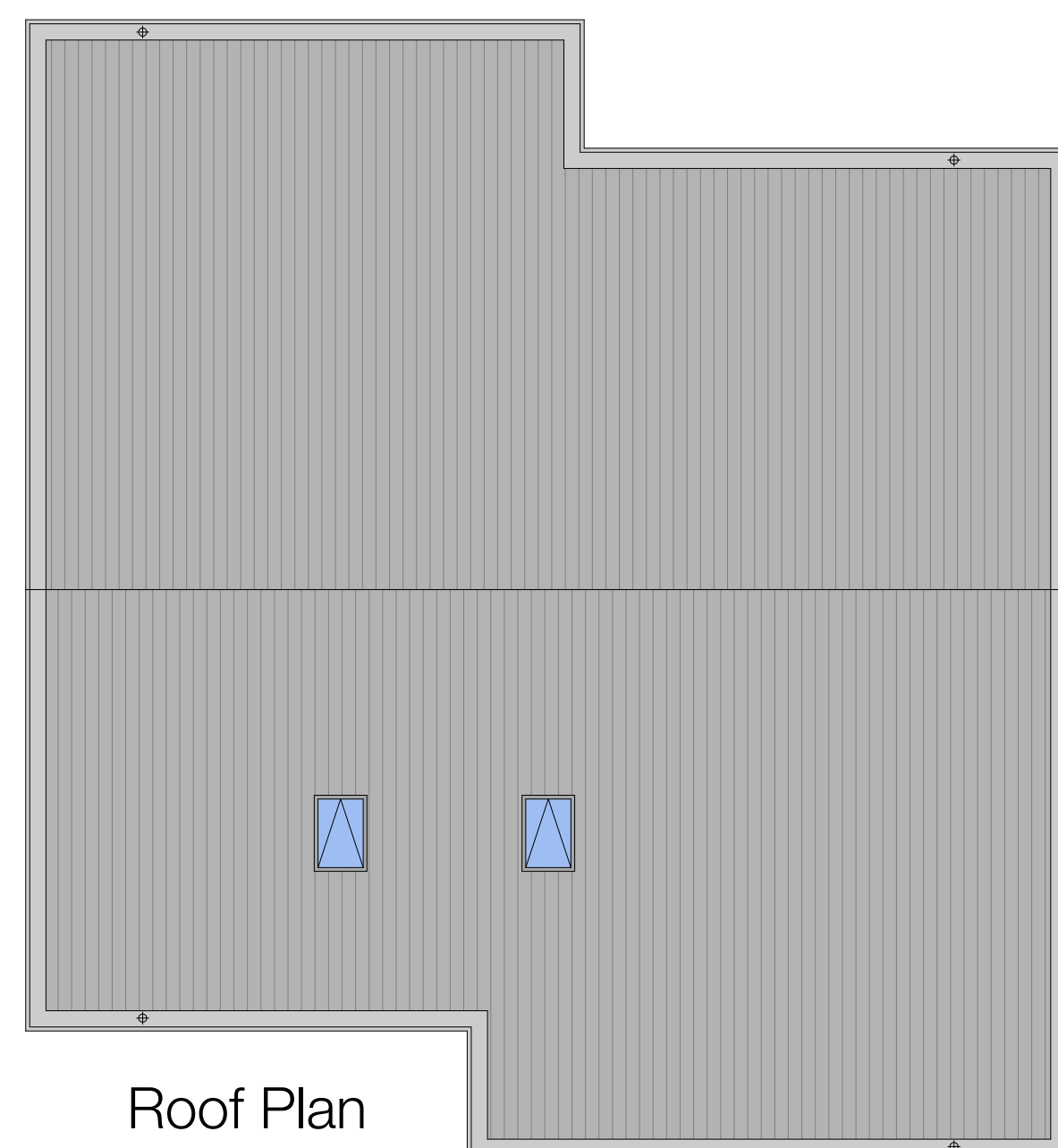
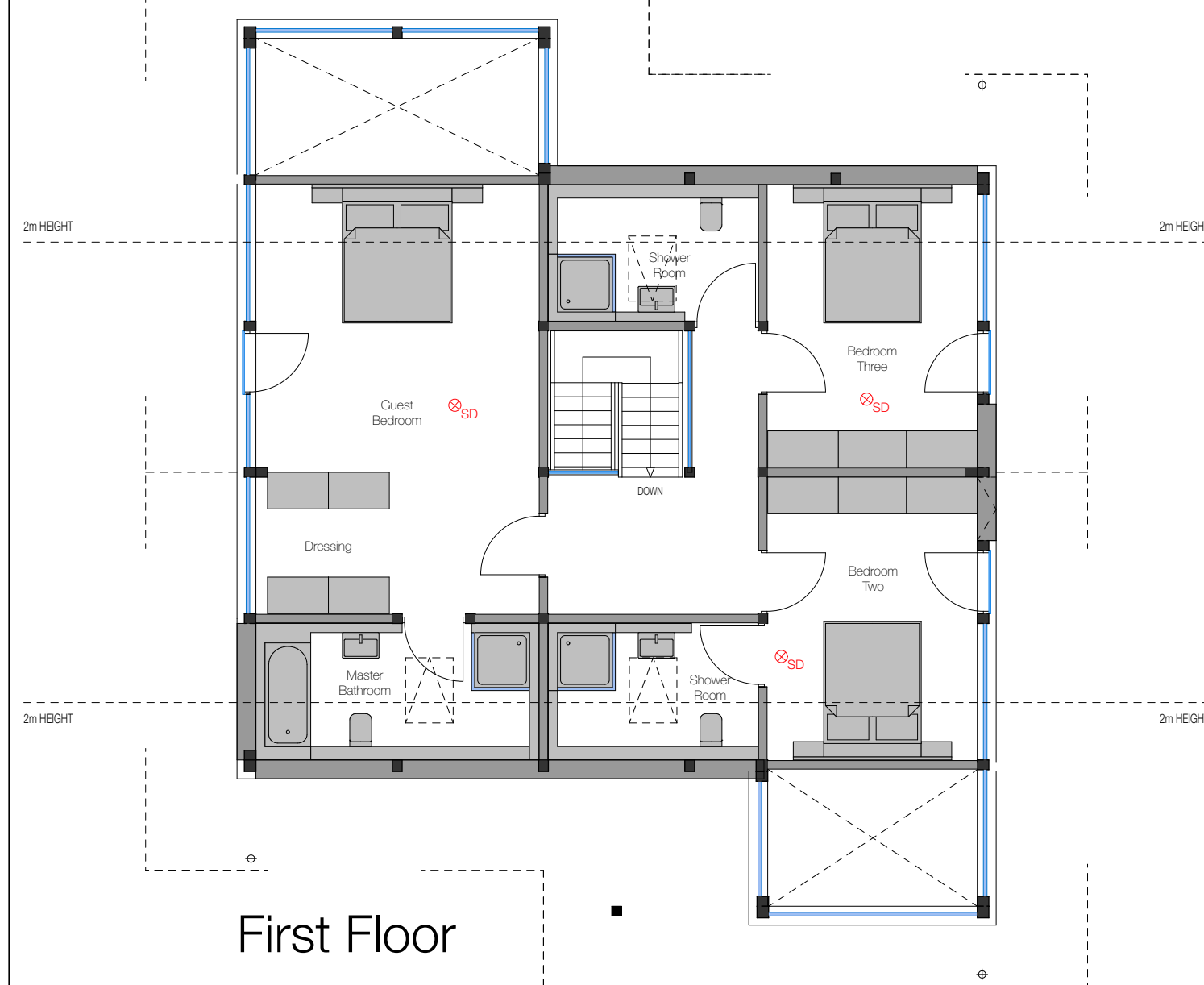
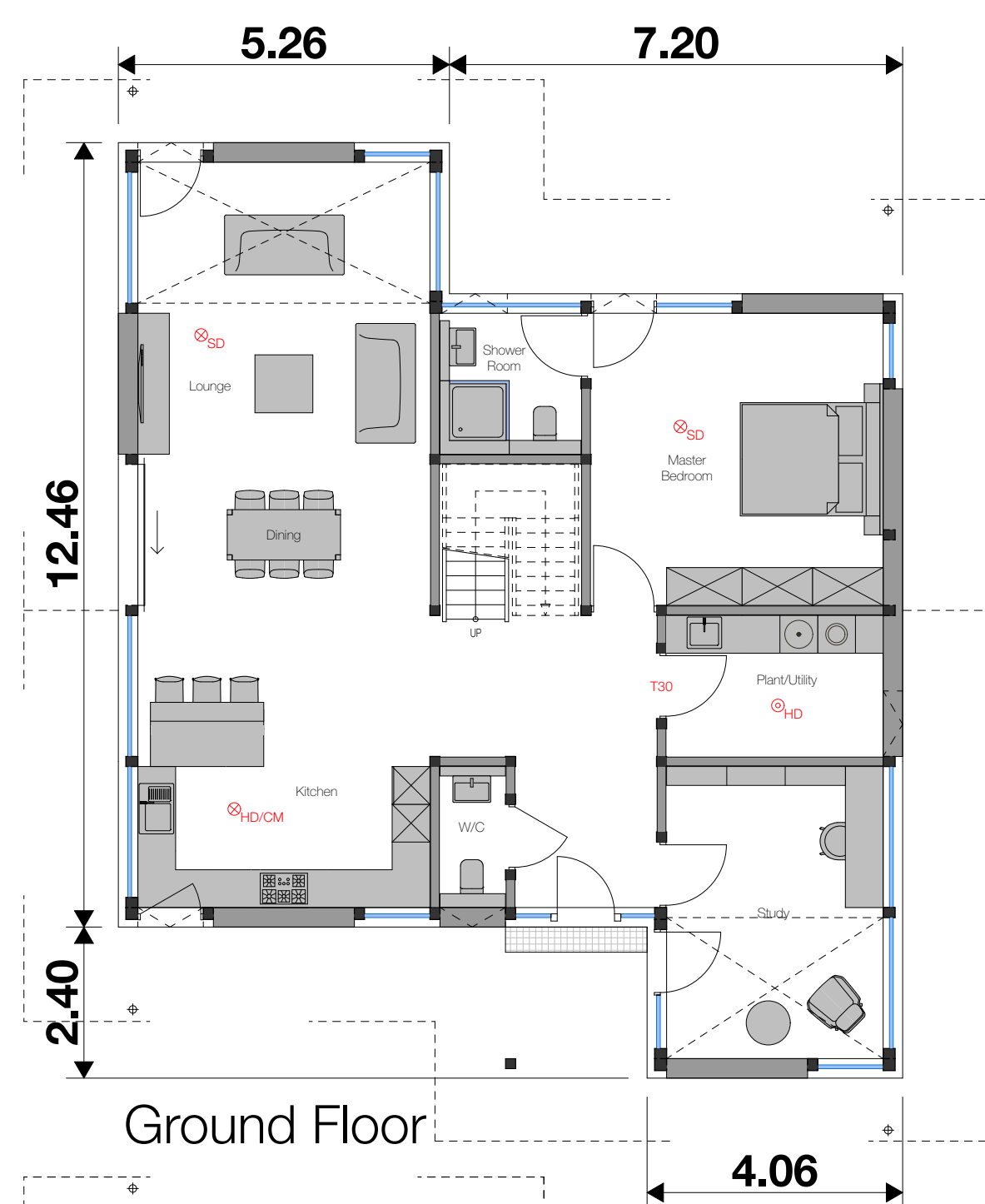
The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development where possible, as set out within the National Planning Policy Framework.

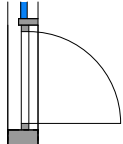
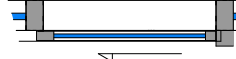


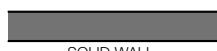
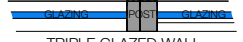
17/00046/RM1 - Site To The Rear Of 5 Alders Road, Reigate

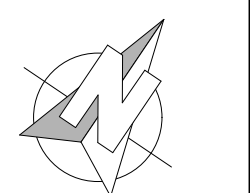




Project:	 HUF HAUS
Model:	modum  <small>Neuere Standards, Neuere Wohnen</small>
Plan:	Block Plan
Scale:	1:500@A1
Drawing No.:	b122a



Floor Plan Key	Area Schedule
 <p>TURN-TILT DOOR OPENING</p>	<p>GIA:</p> <p>Ground Floor = 131.16 m²</p> <p>First Floor = 131.16 m²</p> <p>Garage = 16.59 m²</p> <p>Total = 278.91 m²</p>
 <p>SLIDING DOOR OPENING</p>	
 <p>TURN-TILT WINDOW OPENING</p>	
 <p>CLERESTORY WINDOW OPENING</p>	
 <p>SOLID WALL</p>	
 <p>TRIPLE GLAZED WALL</p>	



Schedule of Materials:	
Roof 'Main Structure': Roof 'Garbage':	Interlocking Grey Concrete Roof Tiles Flat Roof Covered With Natural Pebbles
Timber Structure:	Laminated Scandinavian Spruce Stained Dark Grey
Wall type:	White render walls with clerestory windows Argon gas filled triple glazing with clerestory windows.
Landscaping:	All landscaping shown is indicative only

Status: **ISSUE**


A	16/04/2019	GR	PA				Planning Application Amended
	06/03/2019	GR	PA				Planning Application Prepared
Rev	Date Drawn	Drawn By	Checked By				Project Notes

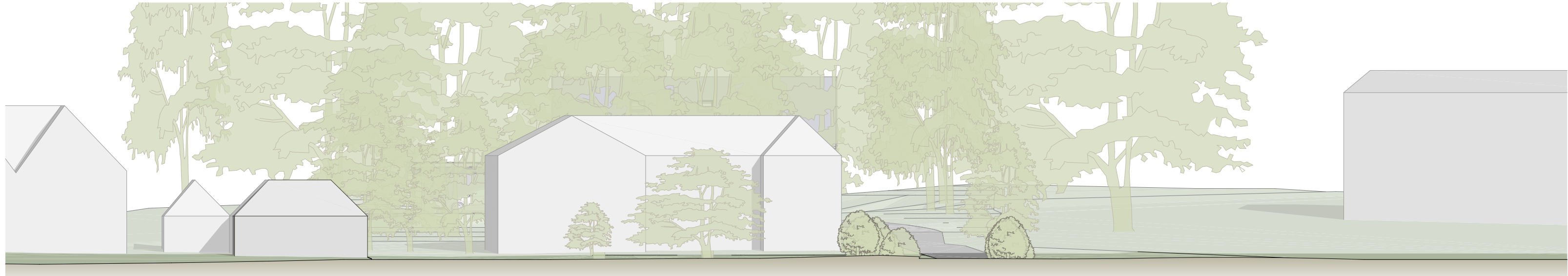
PETER HUF
ARCHITECTURE

The Control Tower | 12 De Havilland Drive | Brooklands
Weybridge | Surrey | KT13 0YP

Title: RESERVED MATTERS
NEW DWELLING WITH GARAGE/CARPORT
AND NEW ACCESS

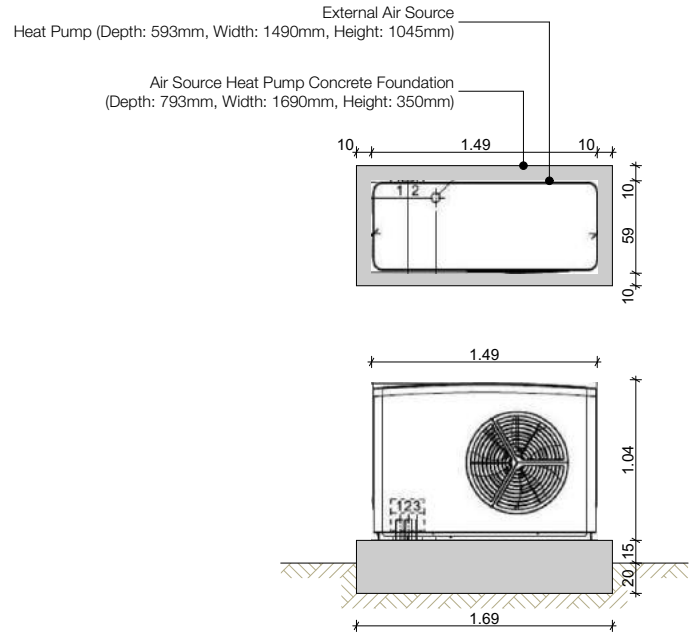
Architect:	Peter Huf M.Arch., D-ipl.-Ing. (FH)
Client:	Christopher & Fenella Whinney
Site Address:	Land Rear of 5 Alders Road Reigate Surrey RH2 0FA

Project:	
Model:	modum2 <small>Neuen Steubens, Neuen Wulffens</small>
Plan:	Proposed Floor Plans
Scale:	1:100@A1
Drawing No.:	b100a

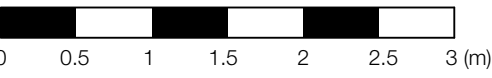


Section A-A

Air Source Heat Pump Details

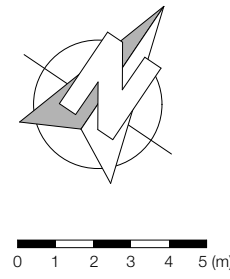


1:50 @ A1



Type	WPL 25 AS
Part no.	232492
Output at A2/W35 (EN 14511)	8,32 kW
Output at A-7/W35 (EN 14511)	13,05 kW
Coefficient of performance at A2/W35 (EN 14511)	3,96
Coefficient of performance at A-7/W35 (EN 14511)	2,98

Technical data	
Energy efficiency class, heat pump W35	A++
Energy efficiency class, W35 heat pump	A++
Energy efficiency class, composite system (heat pump + controller) W35	A+++
Energy efficiency class, composite system (heat pump + controller) W55	A++
Sound power level (EN 12102)	56 dB(A)
Sound pressure level at 5 m distance in a free field	34 dB(A)
Rated compressor voltage	230 V
Rated voltage, emergency/booster heater	230 V
Max. application limit on the heating side	65 °C
Height	1045 mm
Width	1490 mm
Depth	593 mm
Weight	175 kg



Schedule of Materials:	
Roof 'Main Structure':	Interlocking Grey Concrete Roof Tiles
Roof 'Garage':	Flat Roof Covered With Natural Pebbles
Timber Structure:	Laminated Scandinavian Spruce Stained Dark Grey
Wall type:	White render walls with clerestory windows Argon gas filled triple glazing with clerestory windows.
Landscaping:	All landscaping shown is indicative only

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Rev	Date Drawn	Drawn By	Checked By	Project Notes
A	16/04/2019	GR	PA	Planning Application Amended
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PETER HUF
ARCHITECTURE

The Control Tower | 12 De Havilland Drive | Brooklands
Weybridge | Surrey | KT13 0YP

Title: **RESERVED MATTERS
NEW DWELLING WITH GARAGE/CARPORT
AND NEW ACCESS**

Architect:	Peter Huf M.Arch., Dipl.-Ing. (FH)
Client:	Christopher & Fenella Whinney
Site Address:	Land Rear of 5 Alders Road Reigate Surrey RH2 0EA

Project:	HUF HAUS
Model:	modum: <small>Energy Efficient, Secure, Reliable</small>
Plan:	Proposed Site Plan
Scale:	1:200@A1
Drawing No.:	b120a