 Reigate & Banstead BOROUGH COUNCIL Banstead Horley Redhill Reigate	TO:	PLANNING COMMITTEE
	DATE:	19 December 2012
	REPORT OF:	HEAD OF POLICY, DEVELOPMENT AND PROPERTY
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AGENDA ITEM:	8	WARD: Reigate Hill

APPLICATION NUMBER:	12/01817/OUT	VALID:	22/10/12
APPLICANT:	JAK Blake Investments	AGENT:	Mistral Design And Management
LOCATION:	ACACIA HOUSE, REIGATE HILL, REIGATE, SURREY, RH2 9NW		
DESCRIPTION:	Demolition of existing dwelling and erection of two blocks containing 23 two-bedroom flats		
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 an outline application with all matters included for consideration apart from landscaping. It proposes demolition of the existing flats and garage block and replacement with two blocks of flats, in tandem form. One block would be sited closer to the highway than the existing building, but it would still maintain at least 20 metres from the front boundary, consistent with neighbouring developments. This block would contain four floors of accommodation, including utilising the roofspace. To the rear of the block and located centrally within the site would be parking for cars and cycles and also a bin store, and toward the rear of the site would be another block of flats with three floors of accommodation that also utilises the roofspace. There would be areas of landscaping to the rear of the frontage block and to the front of the rear block. The frontage block would contain 14 units and the rear block nine units.

The loss of the existing flats on the site is not to be resisted; they are of no architectural worth and provide little contribution to the townscape. The proposed frontage block would be a taller building and be located closer to the highway than the existing, so would clearly be discernible in views from Reigate Hill. For this reason the building has been appropriately designed and articulated to provide a positive addition to the appearance of Reigate Hill and the locality in general. Despite providing accommodation within the roof, this aspect has been developed

so the roof pitch is not as steep as other recent developments on the other side of the road, which keeps its form proportionate to the rest of the building.

The two new blocks would be sufficiently separated from the front and side boundaries to ensure that there is adequate space about them to appear in keeping with the character of the area.

The proposal allows for a large amount of landscaping, including the planting of trees, to occur along the front of the site and on the side boundaries. This aspect would be controlled by condition.

Whilst the proposal represents an intensification of the site, this more efficient use of land in a location just outside of the town centre is considered acceptable. The change in intensity of use and the number of pedestrians/vehicles accessing the site would not present a material difference that could be construed as causing significant harm to neighbouring properties, given the existing situation and the local environment. Southern side-facing windows on the two buildings would be conditioned to be obscure-glazed, to prevent significant overlooking.

The County Highway Authority has examined the proposal and are satisfied that it would not cause highway safety or capacity issues.

RECOMMENDATION

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

Consultations:

Highway Authority: The County Highway Authority has undertaken an assessment in terms of the likely 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.

Surrey Police: no objection.

Conifer Close Management Company: object on the grounds of over-development, lack of parking, noise and disturbance by intensification of site; pollution, loss of privacy, light and view, overbearing impact, drainage and flooding, traffic, highway safety.

Alma Area Residents' Association: object on the grounds of scale and bulk, overbearing, overlooking and loss of privacy, light pollution, mis-information in design statement, lack of disabled parking, lack of parking, out of character and pre-emptive felling.

Representations:

Letters were sent to neighbouring properties on 24 October 2012, a site notice was posted 2 November 2012. 13 responses have been received raising the following issues:

Issue	Number	Response
Health fears	1	See paragraphs 6.14, 6.16
Crime fears	1	See paragraph 6.25
Drainage/sewage capacity	2	See paragraph 6.24
Flooding	1	See paragraph 6.24
Inconvenience during construction	1	See paragraph 6.16
Overdevelopment	2	See paragraphs 6.3-6.8
Hazard to highway safety	3	See paragraphs 6.18 & 6.19
Loss of private view	3	See paragraph 6.14
Overshadowing	3	See paragraphs 6.9 - 6.16
Property devaluation	3	See paragraph 6.15
Overbearing relationship	3	See paragraphs 6.9 - 6.17
Increase in traffic and congestion	3	See paragraphs 6.18 & 6.19
Noise & disturbance	4	See paragraphs 6.9 - 6.17
Loss of/harm to trees	4	See paragraph 6.6
Inadequate parking	4	See paragraphs 6.18 - 6.19

Overlooking and loss of privacy 9 See paragraphs 6.9 – 6.17

1.0 Site and Character Appraisal

- 1.1 Levels on the site rise up from the highway. The frontage is relatively open and there are clear views onto an existing three-storey block of flats with a shallow pitched roof. An access on the southern side of the flats leads to open parking at the rear of the site and a garage block. There is also some informal parking immediately to the front of the flats and the remainder of the front of the site is grassed. The rear of the application site has recently been cleared of vegetation and clearance of trees has occurred elsewhere on the site. There are some hedging and trees along the side boundaries and there is a clear drop in levels on the southern boundary with Conifer Close. The site is in a prominent location on Reigate Hill, one of the main routes into Reigate.
- 1.2 Conifer Close is located immediately to the south of the site and is at a lower level than the application site, with a garage block with flat above near to the boundary with the application site, with windows to bathroom/kitchen facing the application site. The remainder of Conifer Close is made up of flat-roofed houses arranged about a central green and has mature trees along the frontage.
- 1.3 To the east of the site are properties within Alma Road, with bungalows and a two-storey building abutting the site. To the north is Holmesdale Community Infant School.

2.0 Added Value

- 2.1 Improvements secured at the pre-application stage: the applicants were advised of the need to maintain the open nature of the frontage and avoid a parking dominated layout.
- 2.2 Improvements secured during the course of the application: The frontage building has been moved further back into the site, the access road re-aligned to increase spacing from the Conifer Close boundary, the design of the frontage block has been improved with more traditional proportions and the number of windows on the southern side elevation of the blocks has been reduced. Additional parking has been provided to the front of the site.
- 2.3 Further improvements could be secured: the use of conditions will ensure that the windows above ground floor on the southern side elevation shall be obscure-glazed with limited opening capacity, and the materials shall also be controlled by condition.

3.0 Relevant Planning and Enforcement History

3.1 No relevant planning history.

4.0 Proposal and Design Approach

4.1 This is an outline application with all matters for consideration apart from landscaping. It proposes demolition of the existing flats and garage block and replacement with a new block sited closer to the highway, but still maintaining at least 20 metres from the front boundary. This block would contain four floors of accommodation, which includes flats within the roofspace. To the rear of the block and located centrally within the site would be parking for cars and cycles and also a bin store, and toward the rear of the site would be another block of flats with three floors of accommodation that would also utilise the roofspace. There would be areas of landscaping to the rear of the frontage block and to the front of the rear block. The frontage block would contain 14 units and the rear block nine units.

4.2 Circular 01/06 confirms that 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.

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

Assessment	The character of the surrounding area is assessed as primarily residential with a mix of dwelling types, sizes and styles. Further to the north are more three storey flatted developments within Oakfield Drive.
	No site features are listed as meriting retention.
Involvement	No community consultation took place.
Evaluation	The other development options considered were a re-development of the existing building with an extra storey and a second block at the rear, with all parking to the front of the site.
Design	The applicant's reasons for choosing the proposal from the available options were that the current proposal is

	traditional in design, conceals the parking area and provides a complete re-development, which was a recommended possibility from the Council.
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Further details of the development are as follows:

Site area	0.29 hectares
Proposed parking spaces	24
Parking standard	34 (maximum)
Net increase in dwellings	14
Existing site density	31 dwellings per hectare
Proposed site density	79 dwellings per hectare
Density of the surrounding area	95 dwellings per hectare (former 95 Reigate Hill Devine Homes development) 28 dwellings per hectare (Conifer Close)

5.0 Policy Context

5.1 Designation

Urban area

5.2 The South East Plan 2009

Spatial Strategy	SP3
Cross-Cutting Policies	CC4, CC6
Housing	H1, H2, H4, H5
Natural Resource Management	NRM10, NRM11
London Fringe	LF1, LF5, LF10

5.3 Reigate & Banstead Borough Local Plan 2005

Landscape & Nature Conservation	Pc4
Housing	Ho3, Ho9, Ho9A, Ho13, Ho14, Ho16
Movement	Mo5, Mo6, Mo7

5.4 Other Material Considerations

National planning guidance	National Planning Policy
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	Framework (NPPF)
Supplementary Planning Guidance	Surrey Design Local Distinctiveness Design Guide A Parking Strategy for Surrey Parking Standards for Development Planning Obligations and Infrastructure SPD
Other	Human Rights Act 1998 Community Infrastructure Levy Regulations 2010

6.0 Assessment

6.1 The site is located within the urban area where there is no objection to the principle of residential development. The National Planning Policy Framework strongly promotes the notion of economic growth and boosting significantly the supply of housing.

6.2 The main issues to consider are:

- Design appraisal
- Neighbour amenity
- Access and parking
- Infrastructure contributions
- Renewable energy
- Drainage, sewerage capacity and flood risk
- Other matters

Design appraisal

6.3 The existing building on the site does not provide a positive contribution to local character and is considered to be of little architectural merit. Its loss is therefore considered acceptable. The proposed frontage block would clearly be a significant building in views from Reigate Hill, which is an important route into the town. It would therefore constitute an important townscape building and as such should be appropriately designed. In this regard the building has therefore been scrutinised by Council officers, including the conservation officer, to provide amendments that ensure the detailing of the building, such as the window and dormer proportions, are appropriate to a building of traditional style. The applicants have amended the scheme in line with these requests and it has produced a building design that should tie in well with the character of the locality. The roof of the building, although also providing accommodation, would differ from recent flatted schemes on the other side of the road as the roof slope is not as steep as those, and should

therefore not appear as prominent when compared to them. Stone detailing has also been removed from the building to ensure that the design appears acceptable within the street scene.

- 6.4 As already stated, the proposed frontage block would be clearly viewed within the street scene, particularly due to its raised position. Conifer Close to the south is of much lesser scale and to the north are trees and hedging along the boundary with Reigate Hill. The proposed block would not therefore be comparable in height to anything in the immediate vicinity, although this should not in itself prejudice a large building on the site. There are instances of large buildings in the vicinity, which in the main fit in well with their surroundings. The frontage block would be one of the larger buildings in the locality, but it is considered that the set back from the road frontage of at least 20 metres, in combination with the spacing from the side boundaries and the design of the building, would prevent it causing material harm to the appearance of the locality.
- 6.5 There is no objection to the block at the rear in principle; tandem arrangement of buildings has been firmly established as a principle along Reigate Hill without detriment to the character of the locality. The rear block would have three floors of accommodation and is designed to follow on from the frontage block. It would be at least 3.8 metres from the southern boundary and two metres from the northern boundary. The scale of the building is considered to sit well within this location, given the separation from the side boundaries and the area for landscaping to the front of it. There would also be a suitable outdoor area to the rear of the building. It would be near to dwellings within Conifer Close, particularly no. 26 and would be sited at a higher level with a building of greater mass and bulk. This would not in itself appear jarring or out of character, given the backland location of the building and also the variation in height of buildings within the immediate locality.
- 6.6 There are good sized areas to the front of both blocks, and whilst landscaping is not part of this submission, there is scope for significant boundary planting to take place. As pre-emptive felling has taken place on the site and with larger buildings proposed, it is reasonable to expect structural planting with semi-mature trees along the frontage and on the boundaries as part of any landscaping scheme. This will be subject to scrutiny in further submissions.
- 6.7 Local Plan policy Ho3 refers to providing a mix of units on developments of more than 10, but it also refers to providing small dwelling units, especially within or adjacent to town centres. The site is considered to fall within this category and therefore the provision of only two-bed units is acceptable in this instance.

- 6.8 In conclusion, whilst appearing as a large building within the streetscape, the design of the frontage block is of a style and appearance that would be suitable in this location, with separation from the side and in particular the front boundaries to ensure that it would not appear overly dominant or discordant within the locality. The rear block would also be in keeping with its surroundings in terms of scale, design and form.

Neighbour amenity

- 6.9 The rear block would be a sufficient distance from the nearest properties in Alma Road (Ashfields), to ensure no significant impact in terms of overlooking, overshadowing or overbearing effects. This judgement is based upon separation distances that are deemed acceptable within the urban area.
- 6.10 The rear block would protrude further forward than the neighbouring property 26 Conifer Close and slightly beyond its rear elevation. It would also be in a raised position in relation to no. 26. The block would however be sited at least five metres from this boundary, which in combination with its size and limited protrusion to the front and rear of no. 26 (and other Conifer Close properties) would ensure that it could not be construed as an overbearing presence upon its neighbours, and a loss of light assessment has been carried out to confirm that this aspect would be acceptable. The number of windows on the southern side elevation of this block has also been reduced during the application, and those that remain are only ancillary windows or serve non-habitable rooms. It shall be conditioned that they are obscure-glazed with limited opening capacity to ensure no significant overlooking of Conifer Close properties.
- 6.11 28 Conifer Close is a flat above garaging that is located by the northern boundary with the application site, and has an outdoor garden terrace that faces onto Reigate Hill. Initially the frontage block of flats was aligned with this terrace area, but it has been re-sited back into the site. Whilst some of the flank of the new building would still be visible from the garden terrace, the separation distance between them (11 metres) would be such that what will be perceived could not be construed as creating an overbearing presence upon the garden terrace. Windows to non-habitable rooms would face onto the frontage block, but given the nature of the rooms and the separation distance, this would not constitute a legitimate overbearing issue. A loss of light assessment has also been conducted and demonstrates that this aspect would be acceptable. The southern side-facing windows will be conditioned to be obscure-glazed with limited opening capacity. This ensures that there would not be any significant overlooking.
- 6.12 The access road alignment has also been altered during the course of the application to increase the separation distance from the boundary with Conifer Close. This represents an improvement upon the existing alignment

although the proposal would introduce an increase in the number of vehicles using the access. No. 28 is the nearest property in Conifer Close to the access, which has windows to bathroom and kitchen areas facing toward it. Although it would experience an intensification of the use of the access, given the existing situation and also the proposed re-alignment of the access away from the boundary, it is considered that this aspect would be acceptable.

- 6.13 The school lies to the north of the site. The proposal would not cause significant amenity issues to the school, although some residents have raised issues regarding overlooking onto the play area. This is not however a significant issue in planning terms to resist the application.
- 6.14 Issues of pollution have also been raised by residents. Given the existing situation and the location of the site in the urban area, the proposed parking layout would not give rise to levels that could be construed as significantly different from the existing.
- 6.15 Neighbours raised issues of loss of view and property devaluation. The planning system does not protect either of these and as such they cannot be construed as legitimate planning considerations in this case.
- 6.16 Disturbance from the construction phase is an inevitable part of any development, which would be temporary and can be addressed by an informative regarding suitable hours of construction and statutory powers under environmental health legislation.
- 6.17 The proposal is a sufficient distance from other residential properties to ensure no significant impact upon them in planning terms. Taking this and all other matters into consideration, I am satisfied that the proposal is on balance acceptable with regard to neighbour amenity.

Access and parking

- 6.18 The proposal would provide parking spaces within the Council's maximum standard. There is no requirement in policy terms to insist on additional parking, particularly as the site is within walking distance to the town centre and public transport links. The number of parking spaces has also been increased during the application and there is scope for spaces to be adapted for disabled users if required by building regulations. If the proposal resulted in unacceptable levels of parking along Reigate Hill, it would be for the County Highway Authority to enforce.
- 6.19 The County Highway Authority has no objection to the proposal on highway safety or capacity grounds, including with regard to the access onto Reigate Hill and increase in vehicles using it as a result of the proposal. They are the technical experts on this matter and as such it is deemed that this aspect is acceptable.

Infrastructure Contributions

- 6.20 The Community Infrastructure Levy (CIL) Regulations were introduced in April 2010 and state that it is unlawful to take a planning obligation into account unless its requirements are (i) relevant to planning; (ii) necessary to make the proposed development acceptable in planning terms; and (iii) directly related to the proposed development. Under South East Plan policies CC7 and LF10, new housing and commercial development should make a contribution towards the improvement or expansion of public infrastructure and facilities that are necessary to serve the increased demand on them.
- 6.21 As such only contributions that are directly required as a consequence of development can be requested and such requests must be fully justified with evidence including costed spending plans to demonstrate what the money requested would be spent on. It is therefore the responsibility of the service providers to demonstrate the infrastructure needs directly resulting from a development and make requests for such to the Local Planning Authority.
- 6.22 In this instance there has been no request for contributions from the relevant infrastructure providers, and on this basis the proposal is acceptable.

Renewable energy

- 6.23 Borough Local Plan policy Ho9 requires all new housing to take into account the requirements of energy conservation, and South East Plan policy NRM11 requires schemes of 10 units or more to generate a minimum 10% of their energy requirements through renewable or low-carbon sources. The applicants have provided an energy statement that considers the use of solar panels to provide the renewable energy contribution. This is considered acceptable and a condition shall require their installation.

Drainage, sewerage capacity and flood risk

- 6.24 The proposal would require consent from the appropriate undertaker to connect to the sewer network. If the undertaker refused permission due to insufficient capacity the site would need to deal with foul water in another manner, such as an on-site cesspit. This and the suitability of appropriate drainage facilities, such as soakaways would be determined through the building regulations if development went ahead. Accordingly there are other controls in place to ensure these elements are acceptable and there is no need to duplicate them through the planning process.

Other matters

- 6.25 Surrey Police has confirmed no objection to the proposal in terms of increasing the risk of crime. There is an open access onto the site at present, and this would continue with the proposal.

CONDITIONS

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

Reason:

In accordance with "Greater Flexibility for Planning Permissions Guidance" (DCLG) 2010

Plan Type	Reference	Version	Date Received
Location Plan	11049 P03		17.10.2012
Elevation Plan	11049P1023		17.10.2012
Combined Plan	11049/S10		17.10.2012
Elevation Plan	11049/S11		17.10.2012
Elevation Plan	11049/S20		17.10.2012
Elevation Plan	11049/S21		17.10.2012
Proposed Plans	11049/P1022 E		17.10.2012
Elevation Plan	11049/P1021 E		17.10.2012
Elevation Plan	11049/P1020 D		17.10.2012
Floor Plan	11049/P1001 D		17.10.2012
Floor Plan	11049/P1000 C		17.10.2012
Site Layout Plan	11049/P02 D		17.10.2012
Site Layout Plan	11049/P01 M		17.10.2012

2. Approval of details of the landscaping of the site (hereinafter called the "reserved matters") shall be obtained from the Local Planning Authority in writing before any development is commenced. Plans and particulars of the reserved matters referred to above shall be submitted in writing to the Local Planning Authority before the expiration of three years from the date of this permission. The development hereby permitted shall be begun either before the expiration of five years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

Reason:

To comply with Article 5 of the Town and Country Planning (Development Management Procedure) Order 2010 (or any order revoking and re-enacting that Order) and Section 92(2) of the Town and Country Planning Act 1990.

3. No development 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 policy Ho9.

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, and the development shall be carried out in accordance with the approved levels.

Reason:

To ensure the Local Planning Authority is 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 policies Ho9.

5. The development shall not be occupied until a plan indicating the positions, design, materials and type of boundary treatment to be erected, including gates and piers, 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 Ho13.

6. No development shall commence on site until a Method of Construction Statement, 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) A programme of works (including measures for traffic management); and
 - (e) Provision of boundary hoarding behind any visibility splays; and
 - (f) A communication plan to ensure that nearby residents and businesses are given advance notice of the construction programme, including any unusual deliveries, and are able to take up any issues that may arise with a nominated site manager;

Has been submitted to and been approved in writing by the Local Planning Authority. Only the approved details shall be implemented during the construction period.

Reason:

In order that the development should not prejudice highway safety nor cause inconvenience to nearby occupiers or other highway users with regard to Reigate and Banstead Borough Local Plan 2005 policies Ho9 and Mo7.

7. 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 practice in the interests of the maintenance of the character and appearance of the area and to comply with British Standard 5837 "Trees in Relation to Construction - Recommendations" and policies Pc4, Ho9, Ho13 and Ho15 of the Reigate and Banstead Borough Local Plan 2005.

8. The side-facing windows in the southern elevations of buildings hereby permitted shall be glazed with obscured glass which shall be fixed shut, apart from a top hung opening fanlight whose cill height shall not be less than 1.7 metres above internal floor level, and shall be maintained as such at all times.

Reason:

To ensure that the development does not affect the amenity of the neighbouring property by overlooking with regard to Reigate and Banstead Borough Local Plan 2005 policy Ho9.

9. The permission hereby granted does not purport to grant for the wall and piers at the entrance to the site, of which details shall be submitted to and approved in writing by the Local Planning Authority (LPA). The development shall be carried out in accordance with the approved details prior to the occupation of the development.

Reason:

To ensure an appropriate appearance within the street scene, in accordance with policies Ho9 and Ho13 of the Reigate and Banstead Borough Local Plan 2005.

10. The development hereby permitted shall be carried out in accordance with the energy efficiency and renewable technology measures as specified in the Renewable Energy Interim and Energy Conservation Statement for Proposed Development at Acacia House, Reigate Hill, Reigate, Surrey to provide a minimum of 10% energy from renewable sources.

Reason:

In the interests of reducing the non-renewable energy demand of the development, in accordance with South East Plan policy NRM11 and NRM13.

11. No new development shall be occupied until space has been laid out within the site in accordance with the approved plans for cars to be parked and for vehicles to turn so that they may enter and leave the site in forward gear. The parking/turning area shall be retained exclusively for its designated purpose.

Reason:

In order that the development should not prejudice highway safety nor cause inconvenience to other highway users with regard to Reigate and Banstead Borough Local Plan 2005 policies Mo5 and Mo6.

12. No new development shall be occupied until space has been laid out within the site in accordance with the approved plans to provide secure and sheltered cycle parking, which shall thereafter be permanently maintained.

Reason:

In order that the development should not prejudice highway safety nor cause inconvenience to other highway users with regard to Reigate and Banstead Borough Local Plan 2005 policies Mo5 and Mo6.

13. A pedestrian/vehicular inter-visibility splay of 2 metres by 2 metres shall be provided on each side of the access, the depth measured from the back of the footway and the widths outwards from the edges of the access. No fence, wall or other obstruction to visibility between 0.6 metres and 2 metres in height above ground level shall be erected within the area of such splays.

Reason:

In order that the development should not prejudice highway safety nor cause inconvenience to other highway users with regard to Reigate and Banstead Borough Local Plan 2005 policies Mo5 and Mo6.

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 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.

3. You are advised that the Council will expect the following measures to be taken during any building operations to control noise, pollution and parking:
- (a) Work that is audible beyond the site boundary should only be carried out between 08:00hrs to 18:00hrs Monday to Friday, 08:00hrs to 13:00hrs Saturday and not at all on Sundays or 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.

4. The permission hereby granted shall not be construed as authority to carry out works on the highway. The applicant is advised that a licence must be obtained from the Highway Authority Local Transportation Service before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway.

5. The essential requirements for an acceptable communication plan, as required by Condition 6 above, are viewed as:

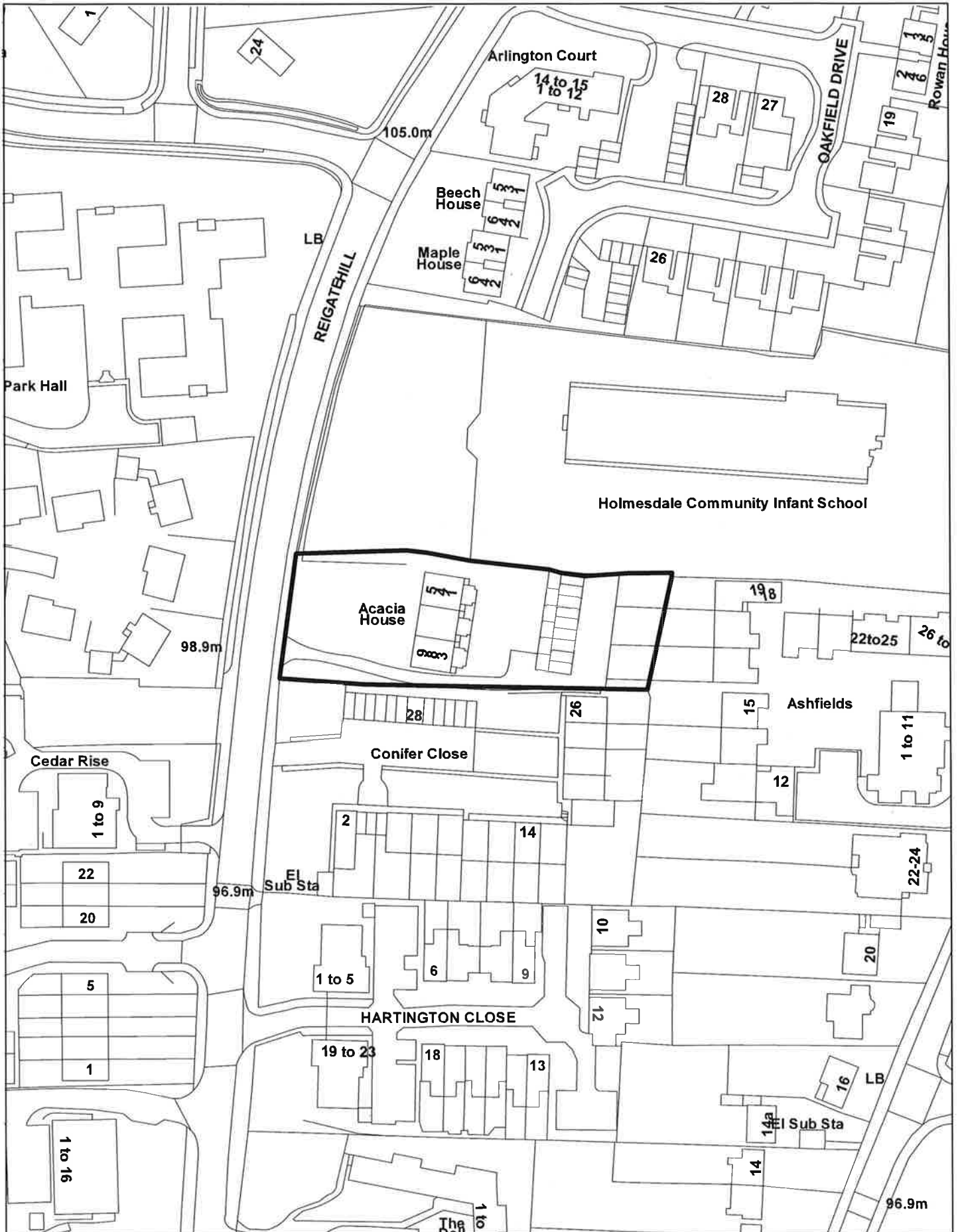
- (i) how those likely to be affected by the site's activities are identified and how they will be informed about the project, site activities and programme;
- (ii) how neighbours will be notified prior to any noisy/disruptive work or of any significant changes to site activity that may affect them;
- (iii) the arrangements that will be in place to ensure a reasonable telephone response during working hours;
- (iv) the name and contact details of the site manager who will be able to deal with complaints; and
- (v) how those who are interested in or affected will be routinely advised regarding the progress of the work.

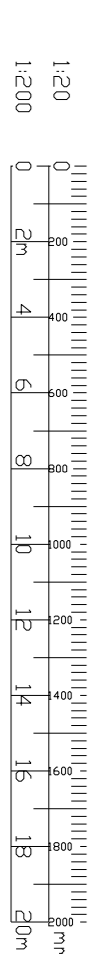
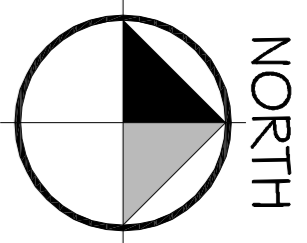
Registration and operation of the site to the standards set by the Considerate Constructors Scheme (www.ccscheme.org.uk/) would help fulfil these requirements.

REASON FOR PERMISSION

The development hereby permitted has been assessed against development plan policies SP3, CC1, CC4, CC6, CC7, H4, H5, T4, NRM7, NRM10, NRM11, LF10, Pc4, Ho3, Ho9, Ho9A, Ho13, Ho14, Ho16, Mo4, Mo5, Mo6, 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.

12/01817/OUT - ACACIA HOUSE, REIGATE HILL, REIGATE

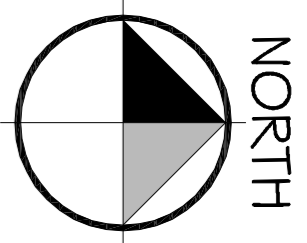




CLIENT:	JAK Bika Investments	
PROJECT:	Acacia House Reigate Hill	
DRAWING:	Site Layout	
DRAWN:	MJH	SCALE: 1:200
DATE:	Aug 12	(A1 ORIGINAL)
K	11049/P01	

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design & management ltd

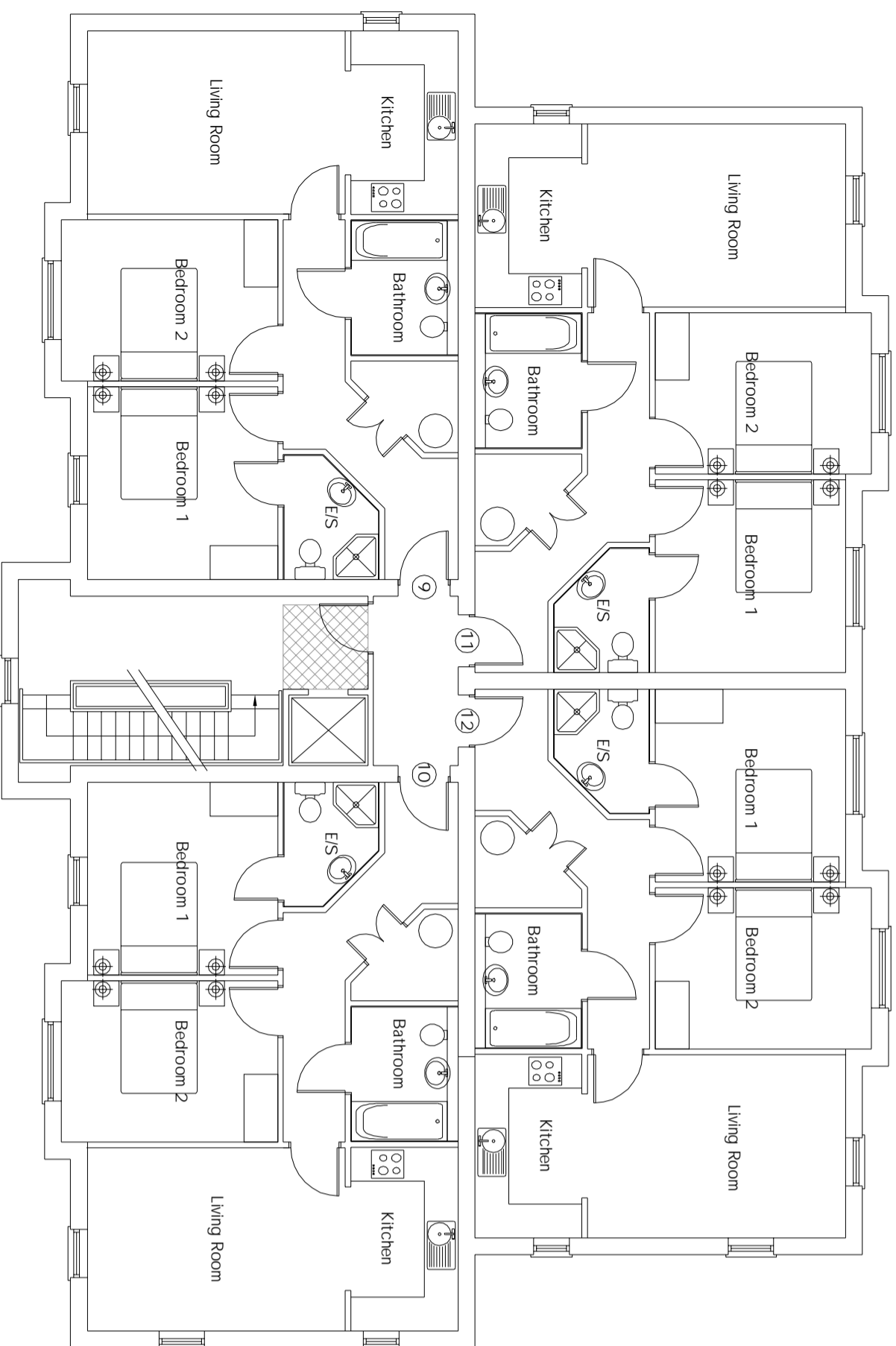
Suite 2, 3 Crawlers Lane, Petersfield, Hampshire GU31 4PS
01703 238884
01703 262043
name.surname@mistralinc.co.uk
www.mistralinc.co.uk



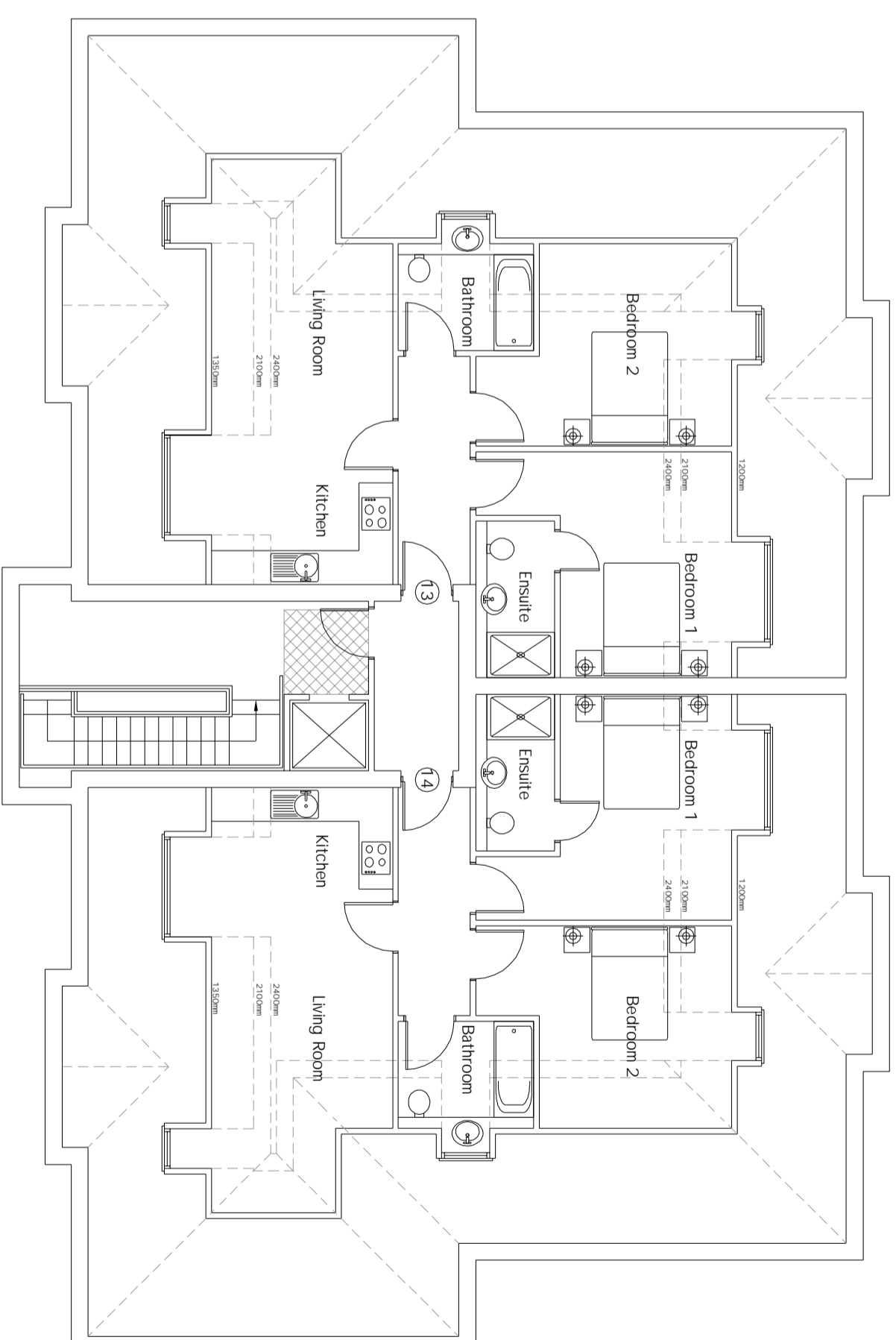
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PROJECT:	Acacia House Reigate Hill	
DRAWINGS:	Site Layout	
DRAWN:	MJH	SCALE: 1:200
DATE:	Aug 12	(A1 ORIGINAL)
M	11049/P01	

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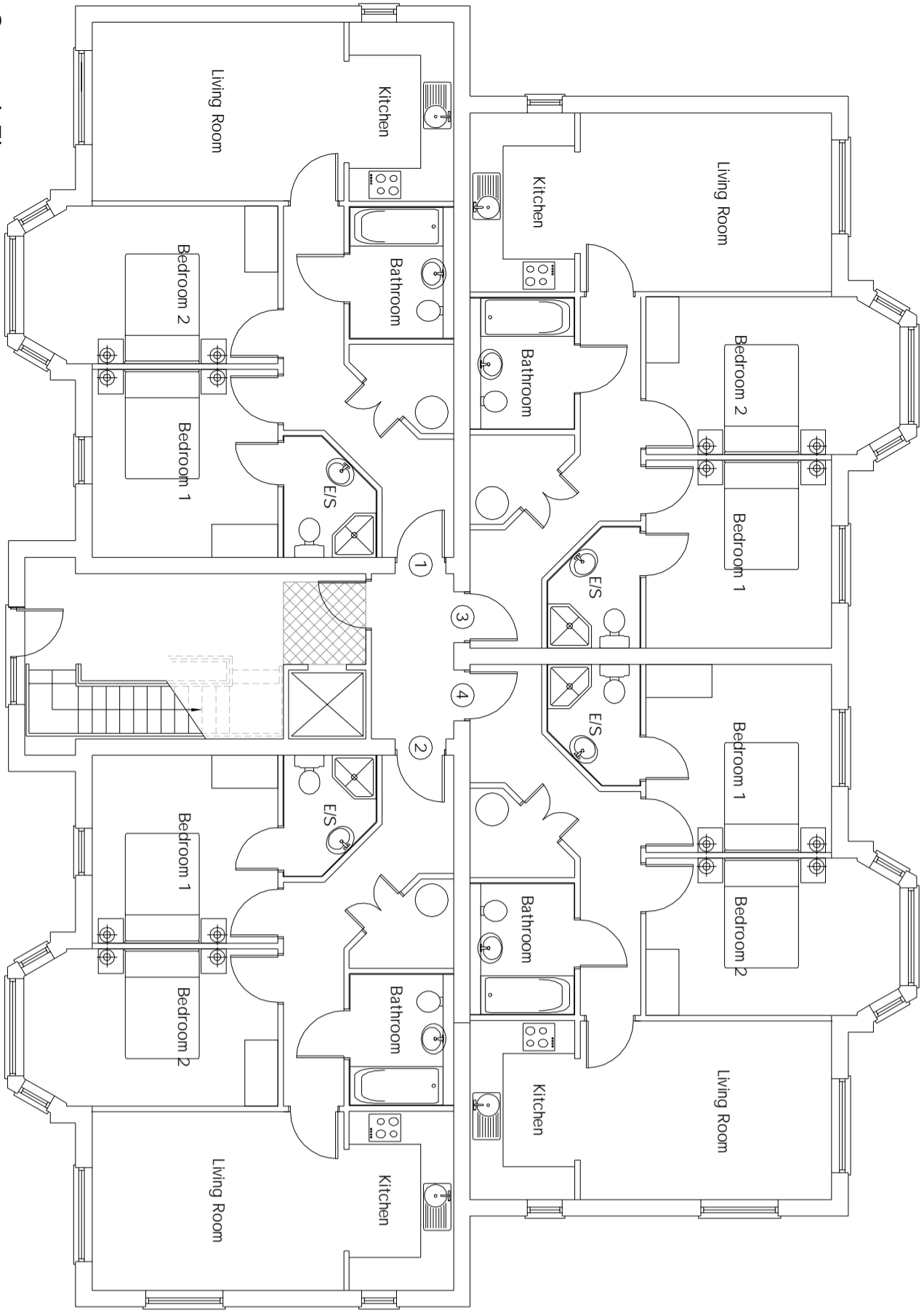
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01730 238884
01730 262043
name.surname@mistral.me.uk
www.mistral.me.uk



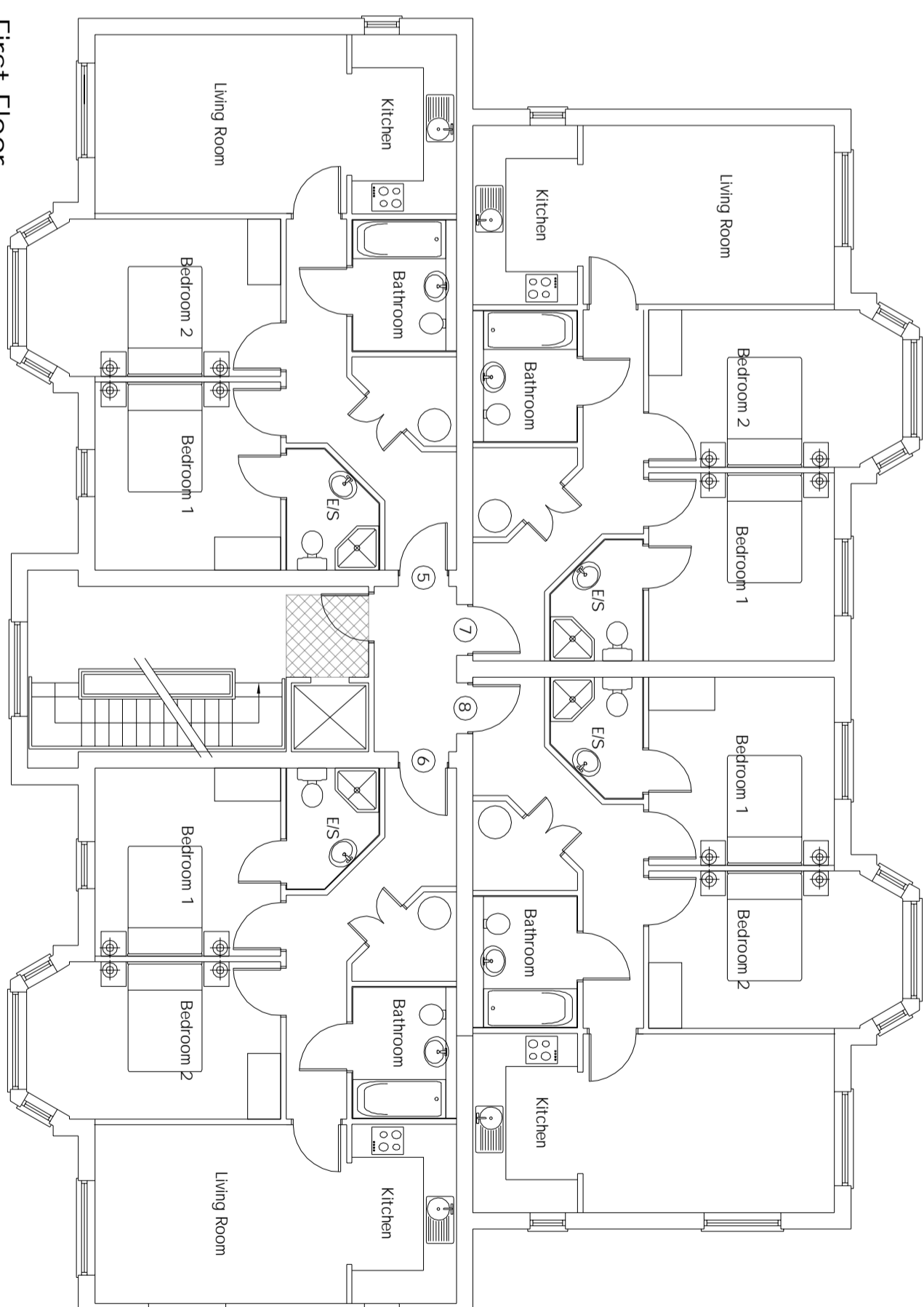
Second Floor



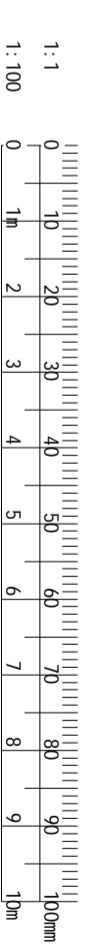
Third Floor



Ground Floor



First Floor



THE CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE BEFORE MAKING SHOP DRAWINGS OR COMMENCING WORK OF ANY KIND. DO NOT SCALE FROM THIS DRAWING EXCEPT FOR PLANNING PURPOSES.

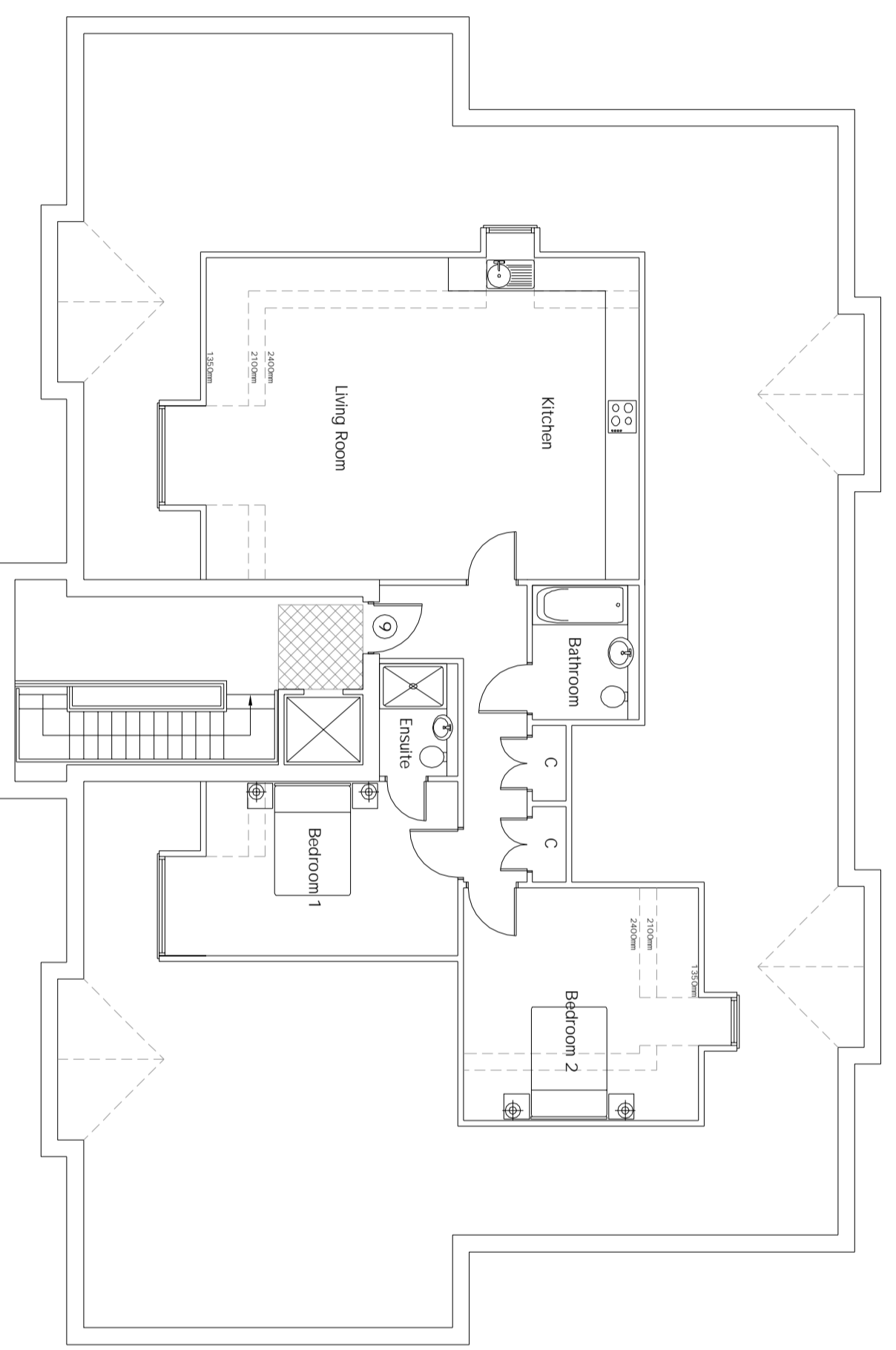
CLIENT:	JAK Blake Investments		
PROJECT:	Acacia House		
DRAWING:	Proposed Floor Plans Block A		
DRAWN:	MJH	SCALE:	1:100
DATE:	July 12		(A2 ORIGINAL)
	C		11049 P1000

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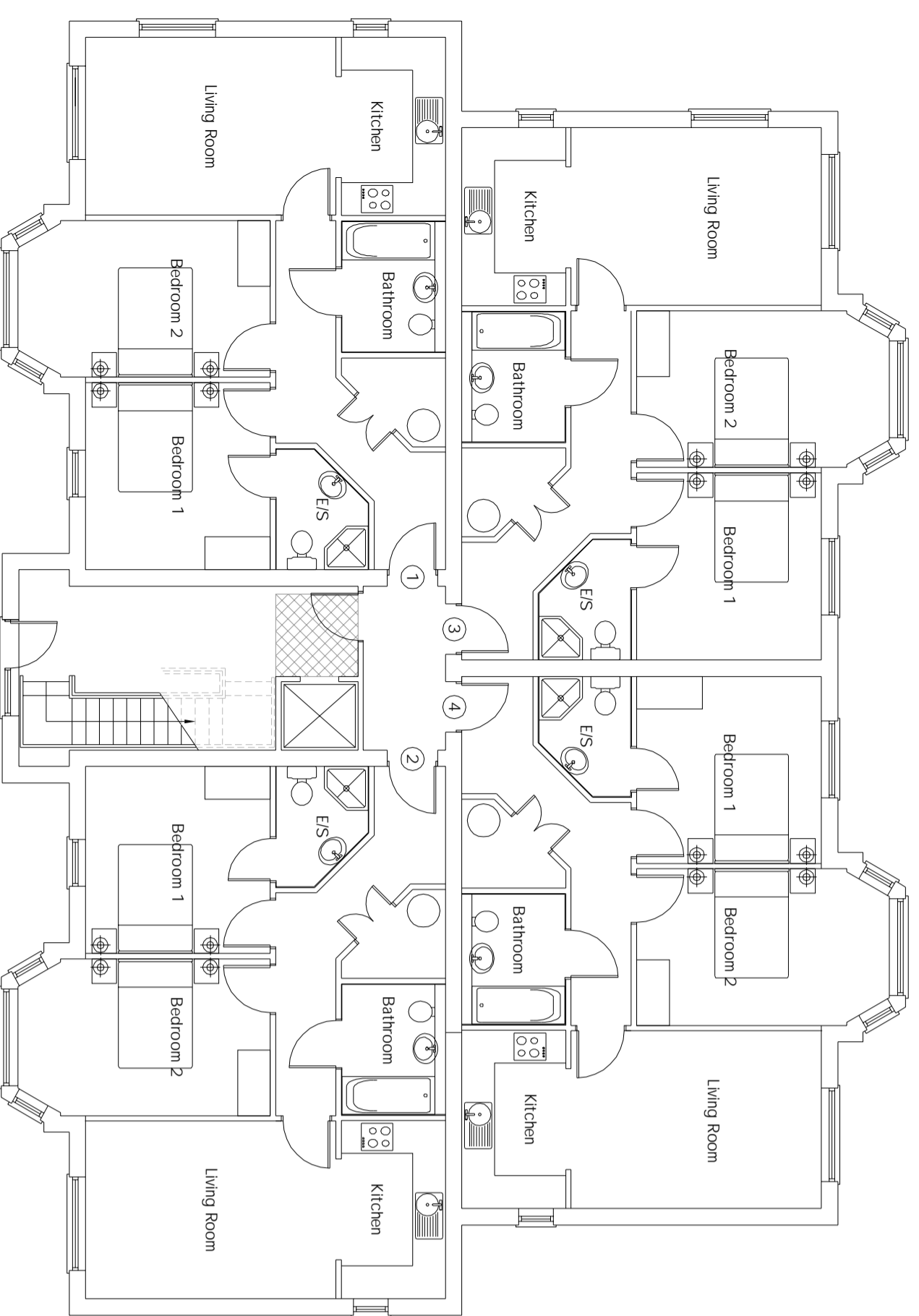
Unit 2, 3 Crawlers Lane, Petersfield, Hampshire GU31 4DS

01793 233894
01793 263043
name.surname@mistral.me.uk
www.mistral.me.uk

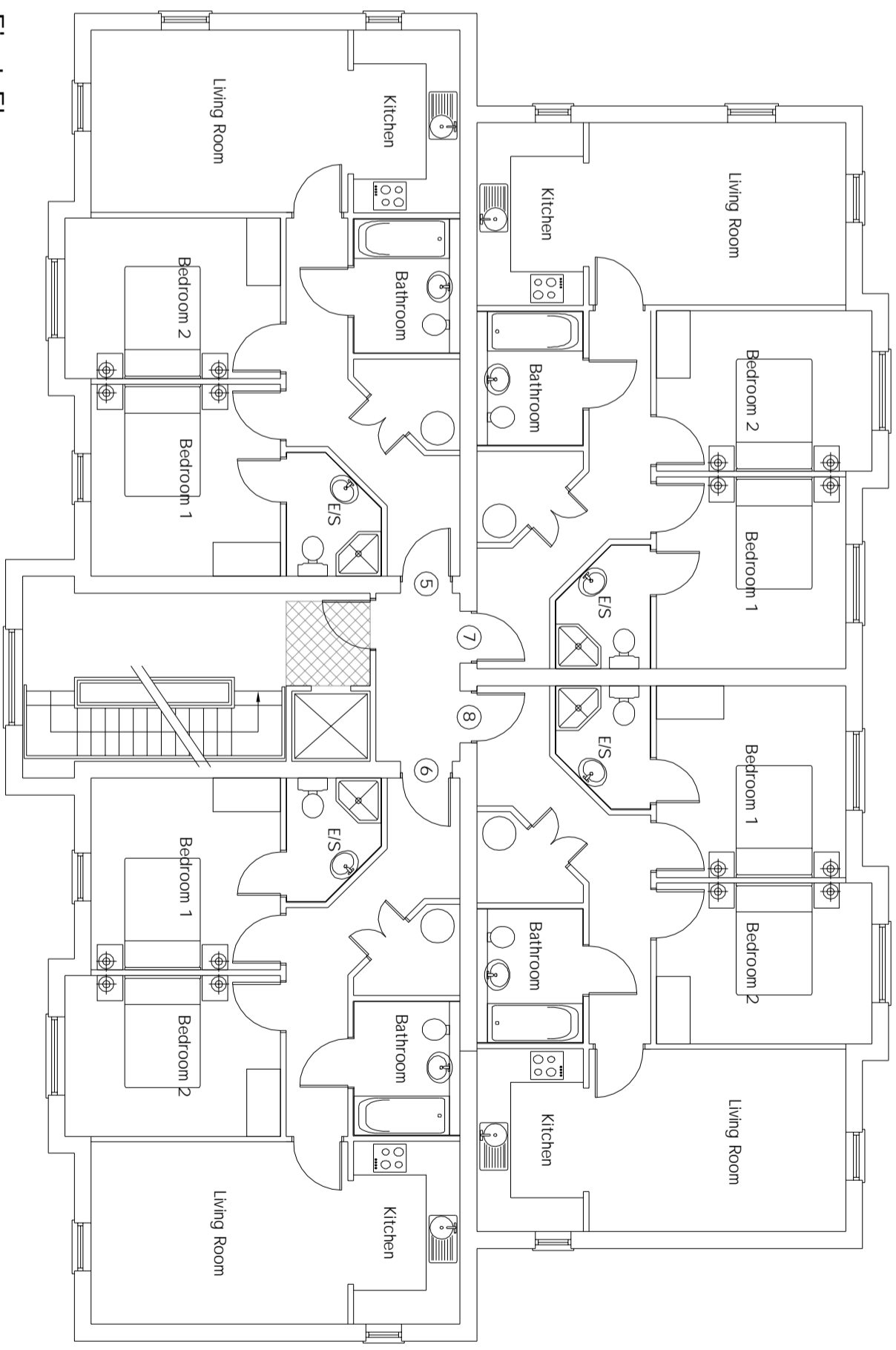
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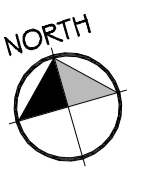
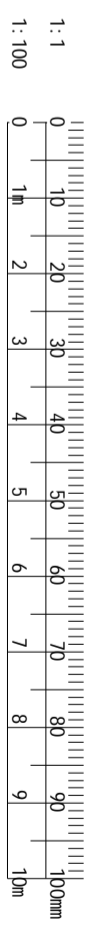
Second Floor



Ground Floor



First Floor



THE CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE BEFORE MAKING SHOP DRAWINGS OR COMMENCING WORK OF ANY KIND. DO NOT SCALE FROM THIS DRAWING EXCEPT FOR PLANNING PURPOSES.

CLIENT:	JAK Blake Investments
PROJECT:	Acacia House
DRAWING:	Proposed Floor Plans Block B
DRAWN:	MJH
DATE:	July 12
SCALE:	1:100 (A2 ORIGINAL)
D	11049 P1001

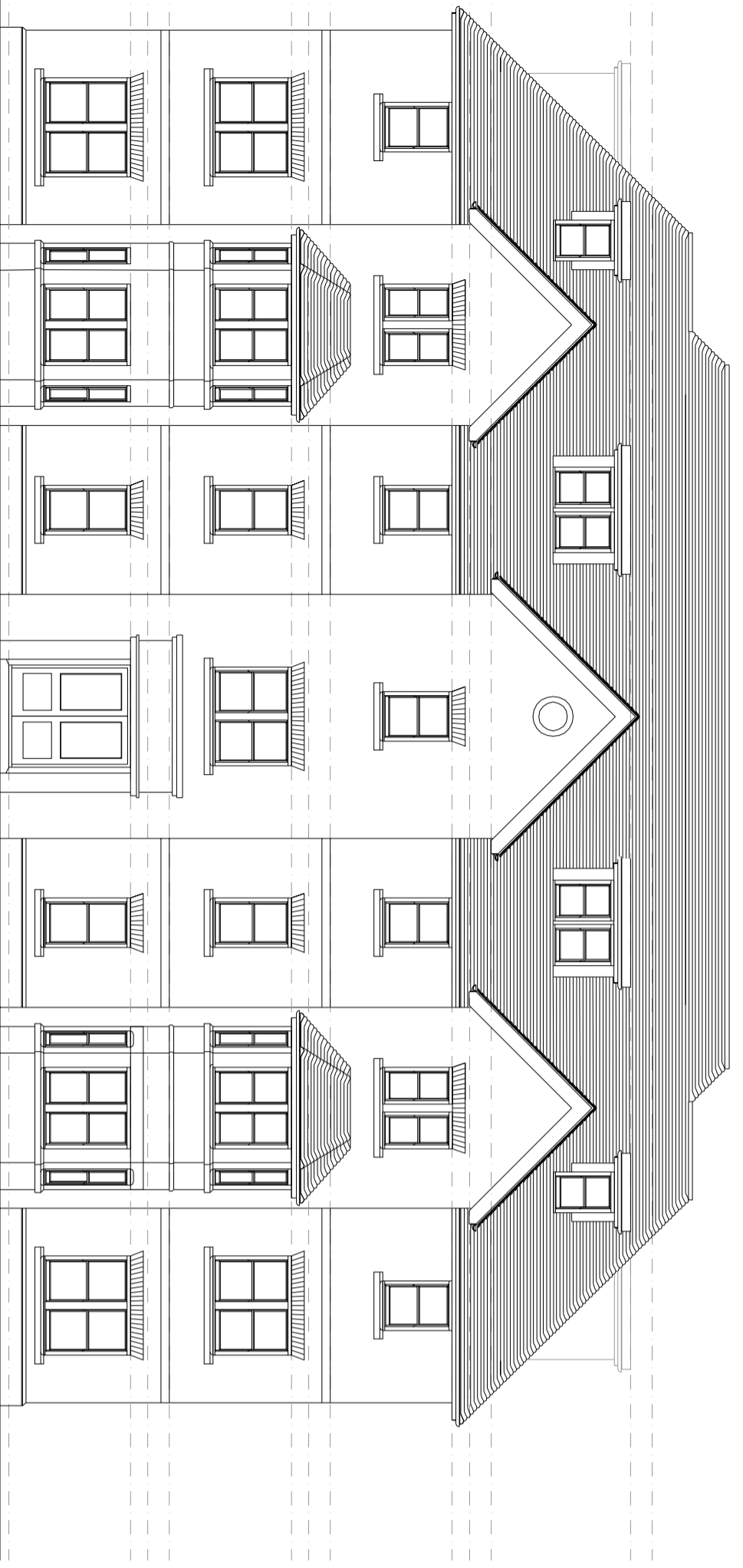
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P1001

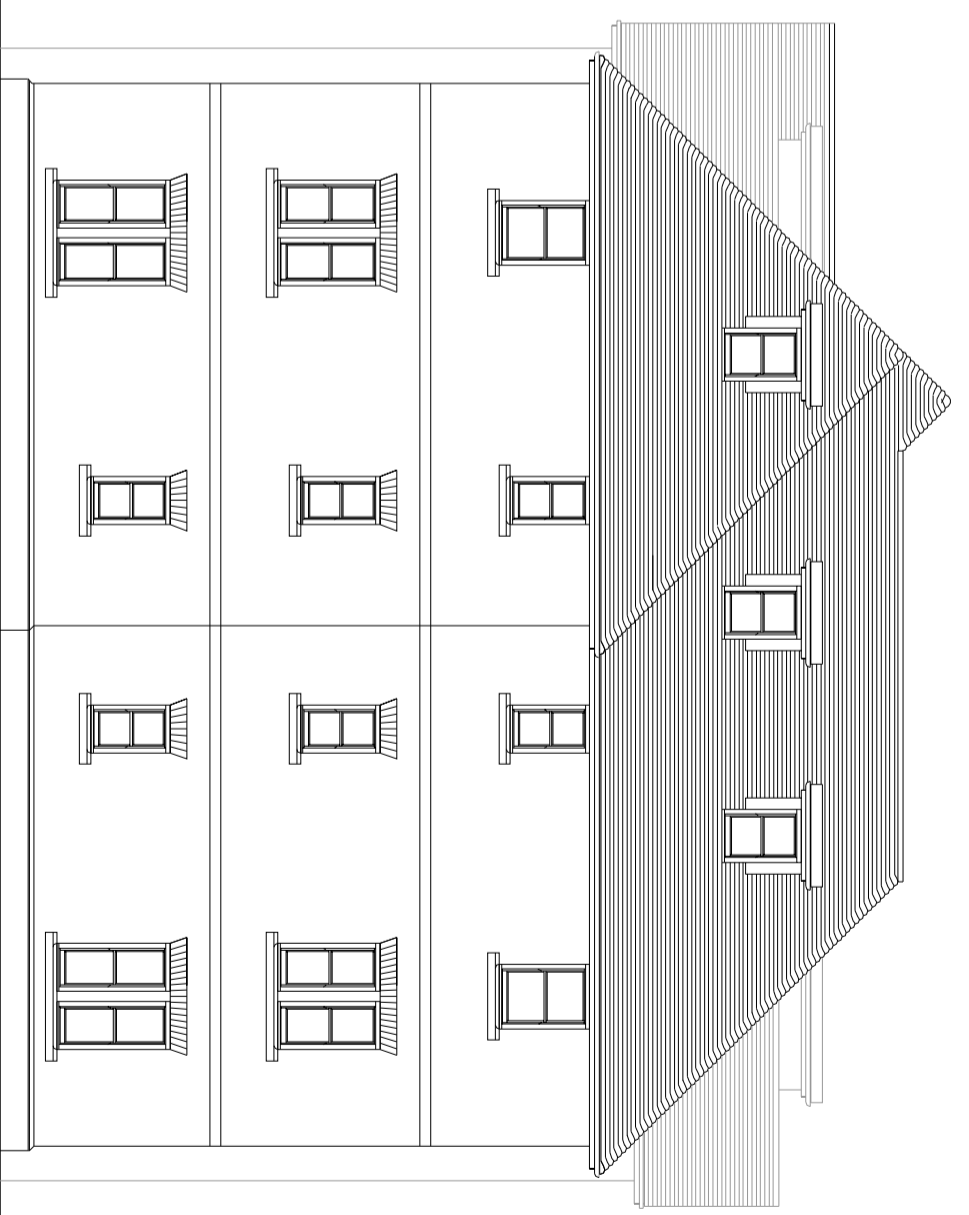
101720 233894
101720 262043
name.surname@mistral.me.uk
www.mistral.me.uk

101720 233894
101720 262043
name.surname@mistral.me.uk
www.mistral.me.uk

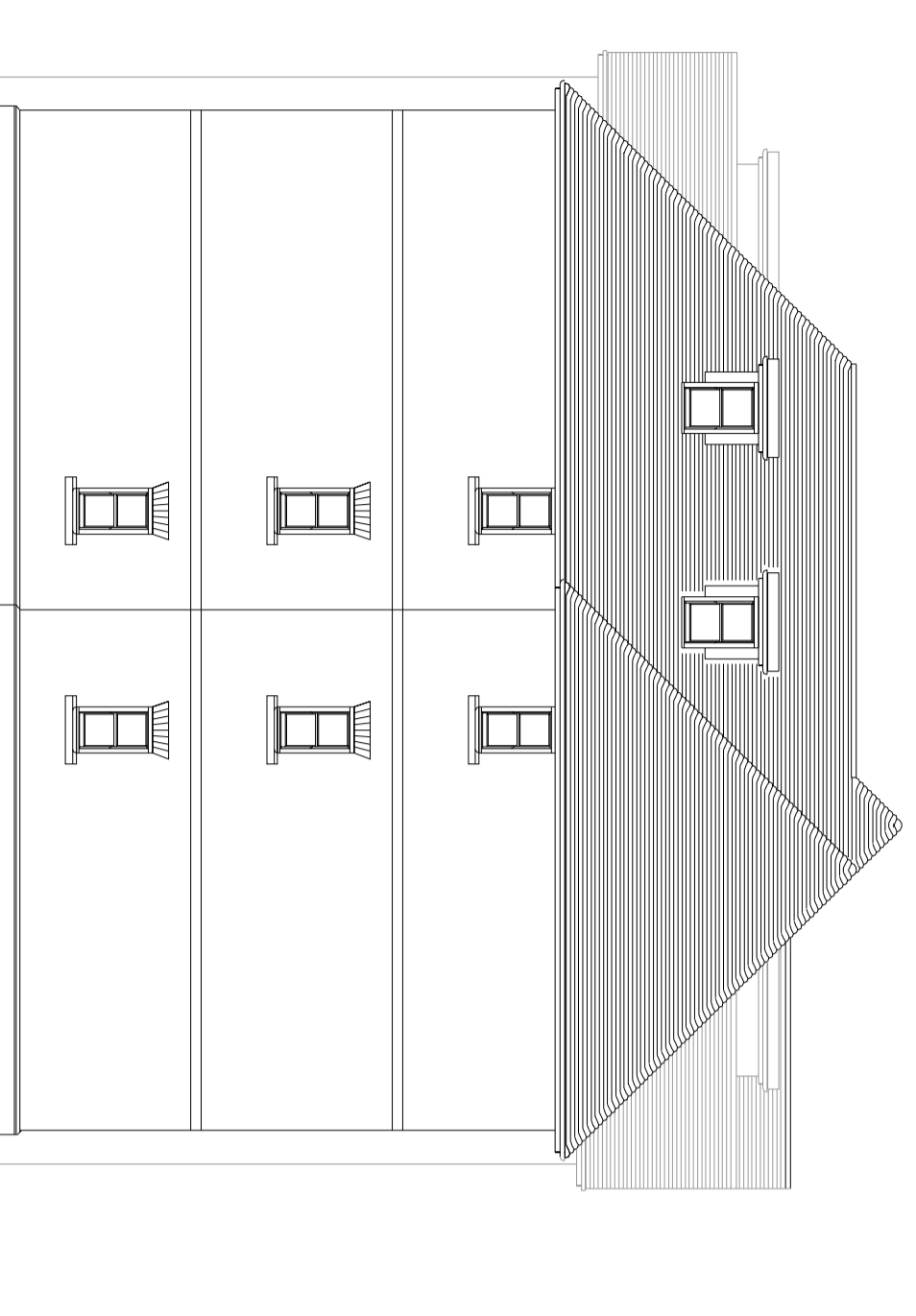
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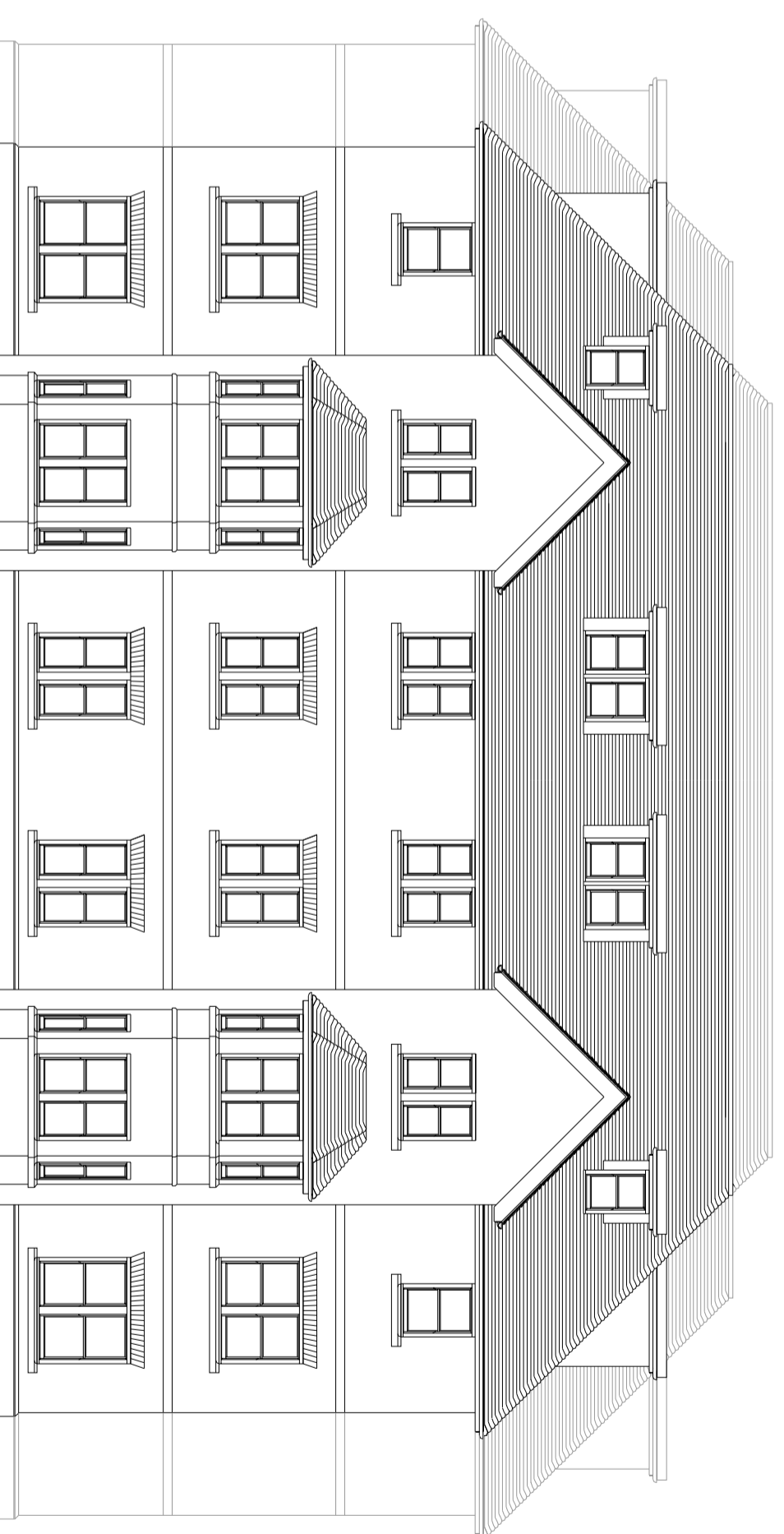
Front Elevation



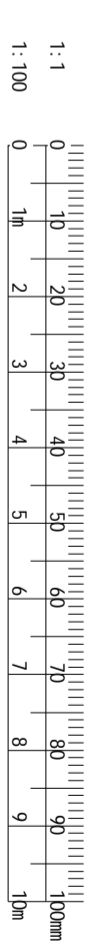
Side Elevation



Side Elevation (Conifer Close)

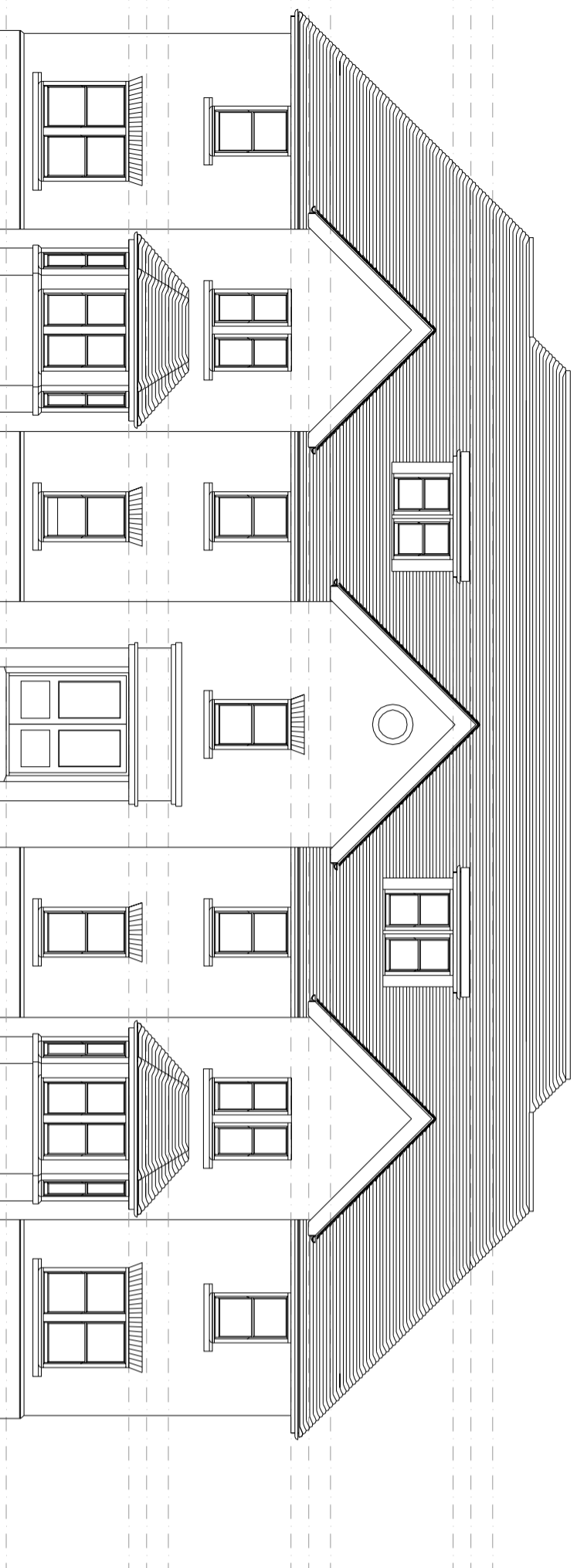


Rear Elevation

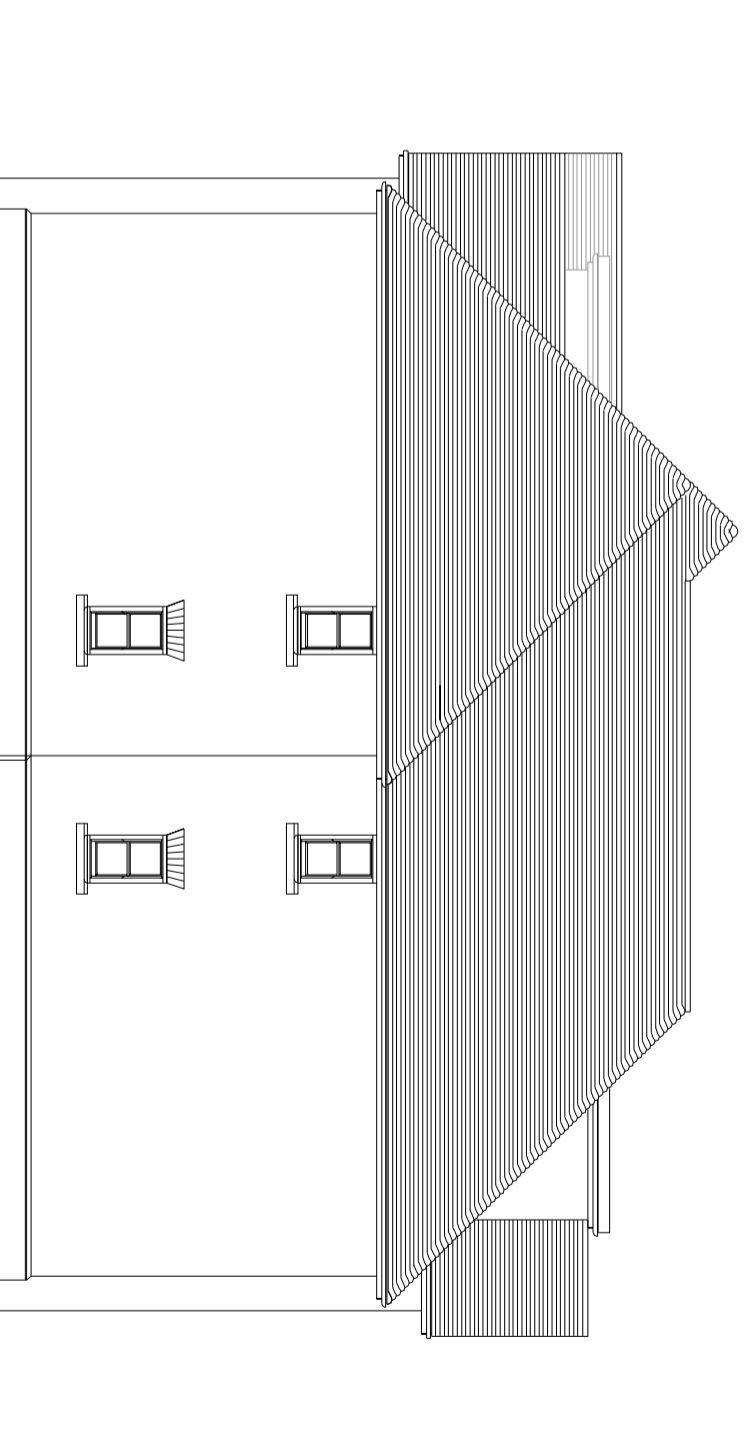


CLIENT: JAK Blake Investments	
PROJECT: Acadia House	
DRAWING: Proposed Elevations Block A	
DRAWN: MJH	SCALE: 1:100
DATE: July 12	(A2 ORIGINAL)
D	11049 P1020

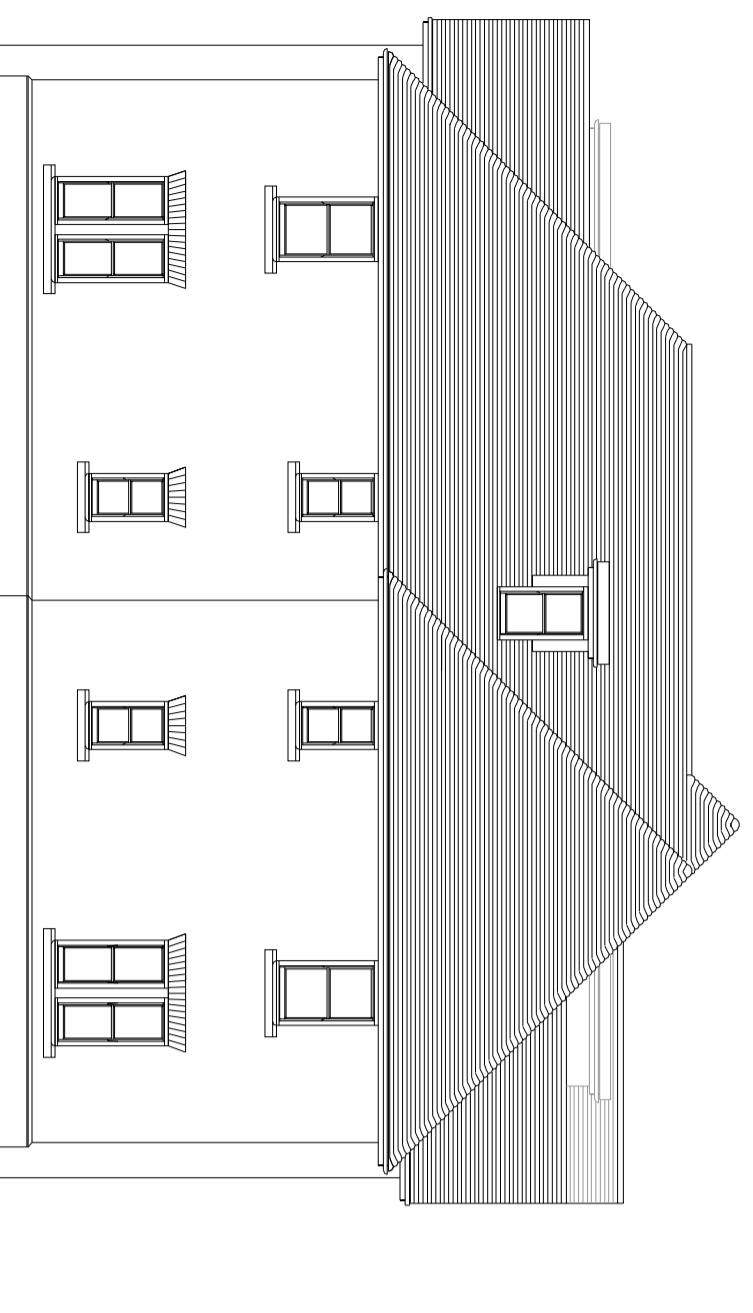
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 01793 263043
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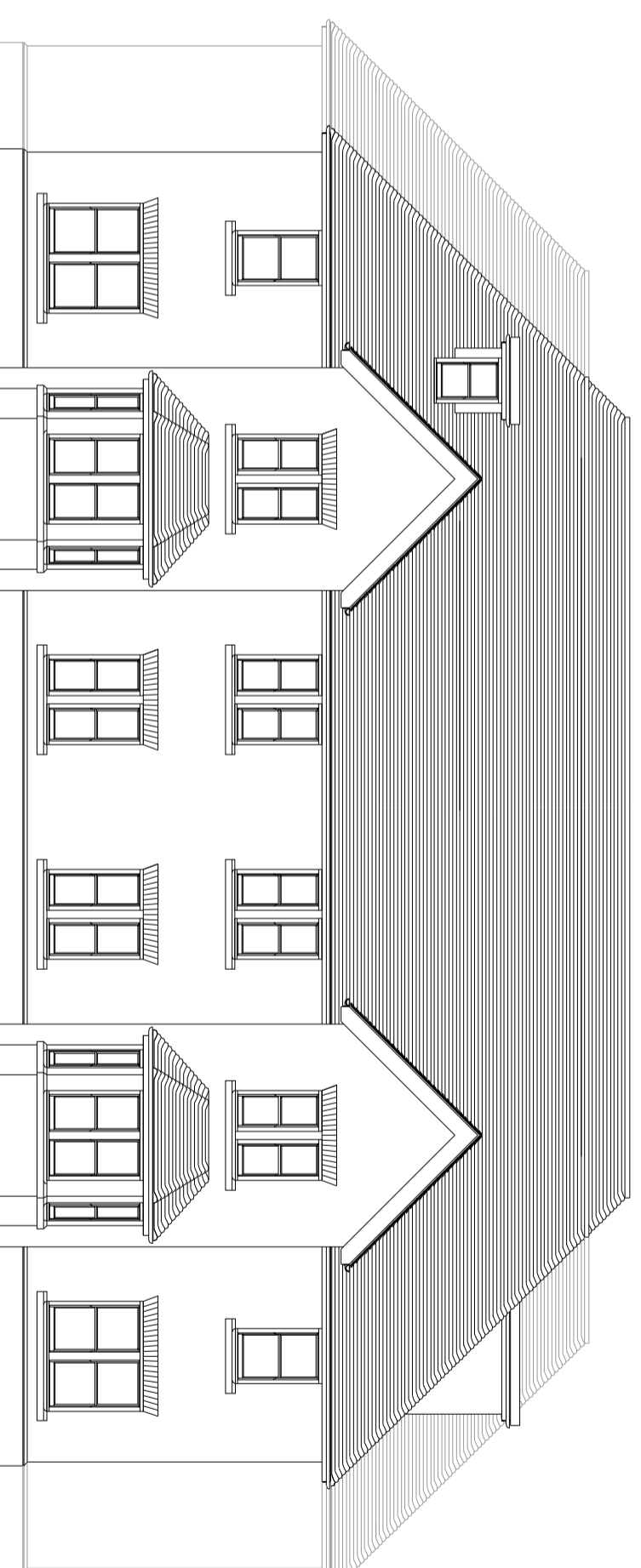
Front Elevation



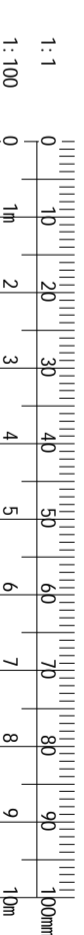
Side Elevation (Conifer Close)



Side Elevation



Rear Elevation



<p>CLIENT: JAK Blake Investments</p> <p>PROJECT: Acadia House</p> <p>DRAWING: Proposed Elevations Block B</p> <p>DRAWN: MJH SCALE: 1:100</p> <p>DATE: July 12 (A2 ORIGINAL)</p>	
<p>E</p>	<p>11049 P1021</p>

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