 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:	9	WARD: Chipstead, Hooley and Woodmansterne

APPLICATION NUMBER:	12/01785/F	VALID:	18 October 2012
APPLICANT:	Safran Land Ltd	AGENT:	N/A
LOCATION:	HEDGESIDE, WALPOLE AVENUE, CHIPSTEAD, SURREY		
DESCRIPTION:	Demolition of existing building and erection of four dwellings		
DRAWING NUMBERS:	1215/02 - 35, BLC120169, BLC120106A		

SUMMARY

The application seeks consent for the demolition of the existing dwellinghouse and the erection of four dwellings on the site, which is within a designated Residential Area of Special Character. The application site is fronted top and bottom by two roads - Walpole Avenue and Hazel Way - and as such, plots 1 and 2 would front and be accessed from Walpole Avenue, and plots 3 and 4 from Hazel Way. Frontage garages are proposed to plots 3 and 4, and plot 1 includes an integral garage projection, with first floor accommodation.

The proposal follows the submission of a previous application which was withdrawn, as officers felt it was harmful to the character of the area with regards to the proposed design to plots 1 and 2, and the two storey scale of plots 3 and 4. Following pre application advice, the proposal has been amended reducing the scale of plots 3 and 4 to ensure they are one and a half to two storeys high with first floor accommodation within the roof, and proposing a traditional vernacular design.

Hazel Way has a mixture of building scales, with the predominant scale being single storey, with first floor accommodation within the roof. The scale of adjacent properties has informed the proposed development, and as such, plots 3 and 4 would be of a similar scale to neighbouring properties within Hazel Way. The ridge height of the proposed dwellings would also be lower than the adjacent single storey dwelling, Sunny Patch. There are also examples of frontage garages within the street scene of Hazel Way, and as such, it is considered that the proposed garages would cause no harm to the character of the locality.

The proposed dwellings within plots 3 and 4 would be set back within the plot by 24 and 30 metres, and plots 1 and 2 would be set back by between 16 and 17 metres. Due to the steep level changes from east to the west, the dwellings within plot 1 and 2 would also be set down from Walpole Avenue. The existing hedge to Walpole Avenue and the mature trees and hedging to Hazel Way will also be retained. Due to the set back nature of the dwellings, screening and scale of the proposed dwellings, they would not be out of character or prominent within their respective street scenes.

Generous separation distances would be maintained and generous plot sizes provided, as such the proposed development would cause no harm to the character of the RASC. The proposal would also provide greater separation distances and plot sizes to a similar, neighbouring development at Whytethorne, Walpole Avenue, for the demolition of one dwelling and replacement of two, which was allowed on appeal.

The dwellings have been designed in a manner which would complement the character of the area and have been informed by the scale of neighbouring properties. As a result of this, the generous plot sizes, separation distances and retention of established landscape features, the proposed development would cause no harm to the locality.

RECOMMENDATION

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.

Chipstead Residents Association: Objects to the proposed development due to the scale of the front garage projection to plot one, and the bulk of the proposed dwellings fronting Hazel Way, which is felt to be out of character with the locality.

Representations:

Letters were sent to neighbouring properties on 19 October 2012, a site notice was posted 23 October 2012. 7 responses have been made from 6 different people who have raised the following issues:

Issue	Number	Response
Out of character	7	See paragraph 6.4-8
Overdevelopment	4	See paragraph 6.8
Increase in traffic and congestion	3	See paragraph 6.12
Alternative location preferred	3	See paragraph 6.1
Loss of/harm to trees	2	See paragraph 6.7
Hazard to highway safety	2	See paragraph 6.12
Harm to/loss wildlife	2	See paragraph 6.10
Overshadowing	1	See paragraph 6.9
Overlooking	1	See paragraph 6.9
No need for development	1	See paragraph 6.1
Inconvenience during construction	1	See informative 3

1.0 Site and Character Appraisal

- 1.1 The application site consists of a large parcel of land which houses a detached dwellinghouse and garage. The plot of land is accessed from Walpole Avenue by a mature hedge, but also extends down to Hazel Way to the west. As such, the site is situated between the two roads.
- 1.2 There is a significant fall in land levels from the west to the east of the site, and as a result of this the existing dwellinghouse on the site, is located at a substantially lower level than Walpole Avenue. The front of the plot with

Walpole Avenue, benefits from a well established native hedge, screening the exiting dwellinghouse from the street scene. To the west of the site with Hazel Way there is a predominance of mature trees/hedging.

- 1.3 The application site is situated within a Residential Area of Special Character and is characterised by large dwellinghouses situated within generous plots. The dwellings in Walpole Avenue and Hazel Way are well set back within their plots and there is a variance of architectural style, with the predominant influence being a traditional vernacular taking influence from Arts and Crafts design. The predominant scale of properties within Walpole Avenue is that of two storey, and in Hazel Way although there is a variance, it is primarily one and a half storey to two storey with the first floor accommodation set within the roof.

2.0 Added Value

- 2.1 Improvements secured at the pre-application stage: The proposed development follows previous application 12/00261/F which was withdrawn. This proposal has been amended altering the design of plots one and two to provide a more traditional vernacular design; a reduction in the scale of built form of plots 3 and 4; and the addition of garages.
- 2.2 Further improvements could be secured: A condition will be placed on the grant of permission to ensure materials are submitted for approval to ensure they comply with the established character.

3.0 Relevant Planning and Enforcement History

- 3.1 12/00261/F Demolition of the existing building and the erection of four detached dwellings. Withdrawn by applicant 15 March 2012

- 3.2 There is also relevant planning history to the south of the site at Whytethorne, Walpole Avenue.

08/00985/F Demolition of the existing house and the erection of two detached dwellings. Refused 31 July 2008
Allowed on appeal 27 March 2009

The above application was refused by the Council principally due to concern that the proposal would result in an overdevelopment of the site due to the scale, massing and limited separation distances. The application went to appeal and although the Inspector identified that the resultant plot sizes would be smaller than the prevailing norm, it was concluded that narrower plots were present to the north of the site, and that some dwellings within the

RASC are also situated close to the side boundaries. As a result of this, the steep land level changes, and as the proposal was felt to maintain the sylvan character of the locality, the development was felt to cause no harm to the character of the area, and the appeal was allowed.

- 3.3 The previous application 12/00261/F was withdrawn as the design of the proposed dwellings to plot 1 and 2 was felt to be harmful to the prevailing character; and the two storey scale of plots 3 and 4 was felt to be out of character with the predominant scale of dwellings within Hazel Way which are principally one to one and a half storey with first floor accommodation set in the roof. No objection was raised to the principle of the development.

4.0 Proposal and Design Approach

- 4.1 This is a full application for the demolition of the existing dwellinghouse, the subdivision of the site and erection of four dwellinghouses. Two dwellings (plots 1 and 2) would front and be accessed from Walpole Avenue, and two (plots 3 and 4) would front and be accessed from Hazel Way.

- 4.2 The dwellings proposed to plot 1 and plot 2 would be two storey, with hipped roofs and gable projections, and would have a traditional vernacular design. The proposed dwellings are similar in terms of appearance and scale, however plot 1 also includes the provision of a projecting frontage one and a half storey wing, which includes living accommodation at first floor level and a garage at ground floor level. The garage projection would be set back approximately 8 metres from the highway and both dwellings would have a setback of between approximately 16 and 17 metres from the highway.

- 4.3 Like plots 1 and 2, the dwellings proposed to plots 3 and 4 would have a traditional vernacular design and would have hipped/cat slide roofs. However with regards to scale, the dwellings would be one and a half to two storey, and would include the provision of first floor accommodation set within the roof with half dormers. The dwellings would be smaller in scale than those proposed to plots 1 and 2 and would include the provision of frontage, detached double garages. The garages would have hipped roofs and would be set back from the highway by 16 metres, and the dwellings proposed within plot 3 would be set back 24 metres from the highway and plot 4 by 30 metres.

- 4.4 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.

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

Assessment	<p>The character of the surrounding area is assessed as being residential with a mix of housing set in varying size plots and of varying design.</p> <p>The site/locality is identified as being of an Arcadian character due to the predominance of established hedging and tree planting. Significant changes in land level are also identified from the east to west of the site.</p> <p>Site features meriting retention are listed as the existing established trees and hedging.</p>
Involvement	<p>Community views were sought by a meeting in August 2012 with local residents, councillors and representatives from the Chipstead Residents Association, in order to gain their views and input into a proposal on the site.</p>
Evaluation	<p>The submission includes a Design Addendum which outlines how the design has evolved from the previously withdrawn application 12/00261/F.</p> <p>Design solutions were discussed within the Design Addendum for plots 3 and 4, specifically regarding the scale of built form. A number of properties within Hazel Way were analysed and it was concluded that the prevailing height is between one and a half to two storeys with accommodation within the roof.</p>
Design	<p>Due to the prevailing character of dwellings in Hazel Way being identified as one and one and a half storey with accommodation within the roof, dwellinghouses of a similar scale with ridge heights lower than the adjacent property Sunny Patch have been proposed for plots 3 and 4.</p> <p>A local vernacular design has been proposed, as this is identified as the prevailing character of the locality. Following consultation with the community it was identified that properties of this scale should include garages, and subsequently plots 1, 3 and 4 include the provision of garages.</p>

4.6 Further details of the development are as follows:

Site area	0.63 of a hectare
Existing parking spaces	2
Proposed parking spaces	8
Parking standard	8 (maximum)
Net increase in dwellings	3
Existing site density	2 dwellings per hectare
Proposed site density	6 dwellings per hectare
Density of the surrounding area	6 dwellings per hectare (Sunny Patch to West Ridge and Athall Cottage to Copperfield)

5.0 Policy Context

5.1 Designation

Urban Area
Residential Area of Special Character

5.2 The South East Plan 2009

Spatial Strategy	SP3
Cross-Cutting Policies	CC4, CC6, CC7
Housing	H4, H5
Transport	T1, T4
Natural Resource Management	NRM11
Management of the Built Environment	BE1
London Fringe	LF5, LF10

5.3 Reigate & Banstead Borough Local Plan 2005

Landscape & Nature Conservation	Pc4
Housing	Ho3, Ho9, Ho9A, Ho13, Ho14, Ho15, Ho16
Recreation	Re6
Movement	Mo4, Mo5, Mo7

5.4 Other Material Considerations

National Planning Policy Framework
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
Circular 05/2005
Community Infrastructure Levy
Regulations 2010

6.0 Assessment

6.1 The application site is situated within the urban area where there is a presumption in favour of sustainable development. The principle of such development is considered to be acceptable, especially in light of the appeal decision at the neighbouring site Whytethorne where the subdivision of the site was considered to be acceptable. The key issues for consideration are the impact of the proposed development on the character of the area and neighbouring amenity.

- 6.2 The main issues to consider are:
- Impact of local character
 - Neighbour amenity
 - Access and parking
 - Infrastructure contributions

Impact on local character

6.3 Following the demolition of the existing dwellinghouse, the proposal would result in the subdivision of the existing plot and the addition of 4 detached properties. Plots 1 and 2 would front Walpole Avenue and plots 3 and 4 would front Hazel Way.

6.4 Plots 3 and 4 would house detached dwellings between one and a half and two storeys high, with the first floor accommodation within the roof. There are a variance of dwelling heights within Hazel Way, including single storey dwellings, however the predominant character within Hazel Way is of dwellings of one and a half to two storeys high with accommodation within the roof, for example Orchard Cottage and Westview. As a result of this, the scale and bulk of the proposed dwellings would be comparable to other properties within the locality and would cause no harm to the character of the area. The ridgeline of the proposed dwellings would also be lower than that of the adjacent property Sunny Patch, which is single storey. The dwellings would also be set back within the plot by 24 and 30 metres, and partly screened by existing trees. As such they would not be highly prominent within the street scene.

- 6.5 Detached double garages are also proposed to serve plots 3 and 4, which would be situated further forward of the dwellinghouses. The garages would be set back 16 metres within the site and would be of a modest nature. There are other examples within the street scene of frontage garages, for example at Sunny Patch, and as such, the garages would cause no harm to the character of the locality.
- 6.6 Plots 1 and 2 which would front Walpole Avenue would be significantly set back within the plot - by approximately 16 to 17 metres - and would follow the existing building line. Plot 1 would include a one and half storey front projection to accommodate first floor accommodation and garage. Although this projection would be situated further forward of the building line, a separation distance with the highway of 8 metres would still be achieved. The garage projection would also be similar to that of the adjacent property, Briar Bank and would cause no harm to the character of the locality. The level changes on site would also result in the garage projection, like that of the proposed dwellinghouses being set down below the road level. Due to this set down and the retention of the established hedge, the proposed dwellings would not be highly visible within the street scene.
- 6.7 The application site is situated within the RASC which is characterised by generous separation distances, spacious gardens, and a visual predominance of tree cover. With regards to separation distances, the proposed dwellings would have separation distances of between 6 and 10 metres with one another and with the side boundaries of between 4 and 12 metres. The resultant plot sizes and separation distances are comparable to those within the locality and would be greater than those allowed at appeal at neighbouring Whytethorne. As a result of this and the retention of the established trees and hedging on the site, the proposed development would accord with the existing grain of development and cause no harm to the character of the RASC.
- 6.8 The proposed dwellings have been designed to respect the traditional vernacular character and the scale of the dwellings has been informed by the neighbouring properties. The proposed development would also enable the retention of existing trees and hedging, generous plot sizes and separation distances. As such, the proposal would cause no harm to the character of the area and would be acceptable.

Neighbour amenity

- 6.9 Due to the separation distances with neighbouring properties, no significant loss of light would occur as a result of the proposed development. First floor side facing windows are proposed, which would be conditioned to be obscure glazed to ensure no overlooking occurs. Ground floor windows

would be screened by boundary treatments and would result in no loss of privacy.

- 6.10 The proposal includes the provision of terraces to the rear of plots 1 and 2. Due to the significant fall away of the land, the terraces would be situated at ground floor level and as such would result in no overlooking of neighbouring properties. Due to the separation distances and fall of the land, the proposed development would also not have any overbearing impact. Concern was raised regarding the impact on wildlife; the application site comprises rear gardens containing lawn, trees and shrubs and there is no evidence that the area is of particular high wildlife value.
- 6.11 The proposed development would cause no adverse harm to the amenity of neighbouring properties and would be acceptable in this regard.

Access and parking

- 6.12 Surrey County Council Highways have also assessed the proposed development with regards to the net traffic generation, access arrangements, highway safety and parking provision. Subject to conditions they are satisfied that the proposed development would not have a material impact on the safety and operation of the adjoining public highway. As such, the proposed development is considered acceptable in this regard.

Infrastructure Contributions

- 6.13 The Community Infrastructure Levy (CIL) Regulations were introduced in April 2010 which 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.
- 6.14 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. In this case, none of the service providers have been able to demonstrate the impact on infrastructure that this specific development would have. Accordingly, any request for an infrastructure contribution would be contrary to CIL Regulation 122.

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
Site layout plan	1215/02		12.10.2012
Floor Plan	1215/03		12.10.2012
Floor Plan	1215/04		12.10.2012
Floor Plan	1215/05		12.10.2012
Floor Plan	1215/11		12.10.2012
Floor Plan	1215/12		12.10.2012
Floor Plan	1215/13		12.10.2012
Floor Plan	1215/19		12.10.2012
Floor Plan	1215/20		12.10.2012
Floor Plan	1215/06		12.10.2012
Floor Plan	1215/26		12.10.2012
Floor Plan	1215/27		12.10.2012
Roof Plan	1215/21		12.10.2012
Roof Plan	1215/14		12.10.2012
Roof Plan	1215/28		12.10.2012
Elevation Plan	1215/07		12.10.2012
Elevation Plan	1215/08		12.10.2012
Elevation Plan	1215/09		12.10.2012
Elevation Plan	1215/10		12.10.2012
Elevation Plan	1215/15		12.10.2012
Elevation Plan	1215/16		12.10.2012
Elevation Plan	1215/17		12.10.2012
Elevation Plan	1215/18		12.10.2012
Elevation Plan	1215/22		12.10.2012
Elevation Plan	1215/23		12.10.2012
Elevation Plan	1215/24		12.10.2012
Elevation Plan	1215/25		12.10.2012
Elevation Plan	1215/29		12.10.2012
Elevation Plan	1215/30		12.10.2012
Elevation Plan	1215/31		12.10.2012
Elevation Plan	1215/32		12.10.2012
Proposed Plans	1215/33		12.10.2012
Street Scene	1215/34		12.10.2012
Street Scene	1215/35		12.10.2012
Survey Plan	BLC120169		12.10.2012
Arb/Tree Protection Plan	BLC120106	A	12.10.2012

Reason:

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

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, and 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 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.

5. Prior to the commencement of any development works, including ground preparation and any demolition a detailed AMS (arboricultural method statement) and scaled TPP (tree protection plan) shall be submitted to and approved in writing by the local planning authority. The AMS shall contain details of the specification and location of tree protection (barriers and/or ground protection) and any construction activity that may take place within the protected root areas of trees shown on the TPP and the supervision and monitoring of these activities along with a reporting process to the LPA. The tree protection measures shall be installed prior to the commencement of any development works and will remain in place for the duration of all construction works and activities. Tree Protection Measures shall only be removed on the completion of all construction activity. All works shall be carried out in strict accord with the approved details.

Reason:

To ensure good arboricultural 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 and the recommendations within British Standard 5837: 2012 (Trees in relation to design, demolition and construction - Recommendation.)

6. No development shall commence on site until a scheme for the landscaping of the site including the retention of existing landscape features within the boundary of Hedgeside has been submitted to and approved in writing by the LPA. Landscaping schemes shall include details of hard and soft landscaping, including any tree removal/retention, planting plans, written specifications (including cultivation and other operations associated with tree, shrub, and hedge or grass establishment), schedules of plants, noting species, plant sizes and proposed numbers/densities and an implementation and management programme.

All hard and soft landscaping work shall be completed in full accordance with the approved scheme, prior to occupation or within the first planting season following completion of the development hereby approved.

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, 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, Pc12, Ho9 of the Reigate and Banstead Borough Local Plan 2005.

7. Before the development is occupied, the proposed vehicular/pedestrian access to Walpole Avenue shall be constructed and provided with visibility zones in accordance with the approved plans, all to be permanently maintained to a specification to be agreed with the Local Planning Authority with the visibility zones kept permanently clear of any obstruction.

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 policy Mo5.

8. No new development shall be occupied until space has been laid out within the site in accordance with the approved plans for cars and cycles to be parked and for vehicles to turn so that they may enter and leave the site in forward gear. The parking and 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 policy Mo6.

9. 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
- 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.

10. The first floor windows in the northern and southern side elevations of the development hereby permitted all 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.

11. 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 extensions shall be erected (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

12. 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

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 applicant is encouraged to provide renewable technology within the development hereby permitted in order to reduce greenhouse gas emissions.
5. The use of landscape/arboricultural consultant is considered essential to provide acceptable submissions in respect of the above relevant conditions. The planting of trees and shrubs shall be in keeping with the character and appearance of the locality. There is an opportunity to incorporate substantial sized trees into the scheme to provide for future amenity and long term continued structural tree cover in this area. It is expected that the replacement structural landscape trees will be of Extra Heavy Standard size with initial planting heights of not less than 4m with girth measurements at 1m above ground level in excess of 16/18cm.
6. The applicant is advised that the essential requirements for an acceptable communication plan forming part of a Method of Construction Statement 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 (<http://www.ccscheme.org.uk/>) would help fulfil these requirements.

REASON FOR PERMISSION

The development hereby permitted has been assessed against development plan policies Ho3, Ho9, Ho9A, Ho13, Ho14, Ho15, Ho16, Pc4, Mo4, Mo5, Mo7, Re6 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.

12/01785/F - HEDGESIDE, WALPOLE AVENUE, CHIPSTEAD,
COULSDON



Half Acres

WALPOLE AVENUE

Briar Bank

SP

PLOT 4

PLOT 1

PLOT 3

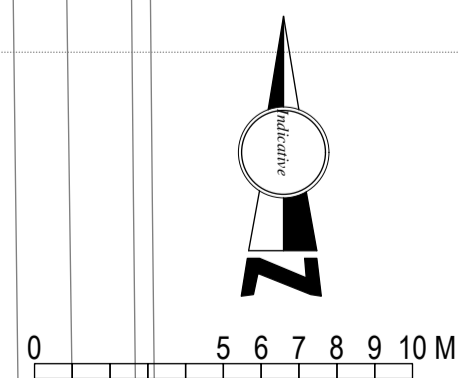
PLOT 2

Hedgeside

Sunny Patch

Athall Cottage

E AVENUE



Project Residential Development at 'Hedgeside' Walpole Avenue, Chipstead

Date September 2012

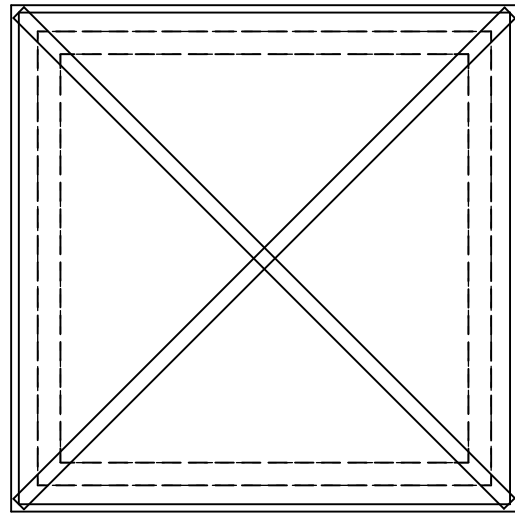
Scale 1:200 @ A1

Title Proposed site plan

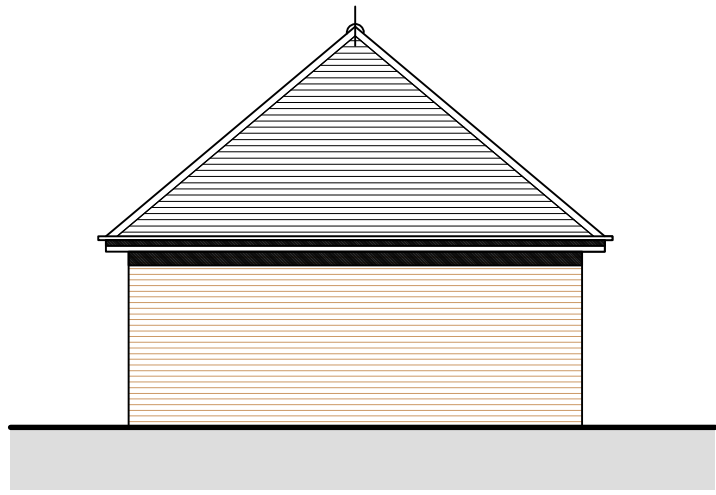
Status **Planning**

Dwg No 1215 / 02

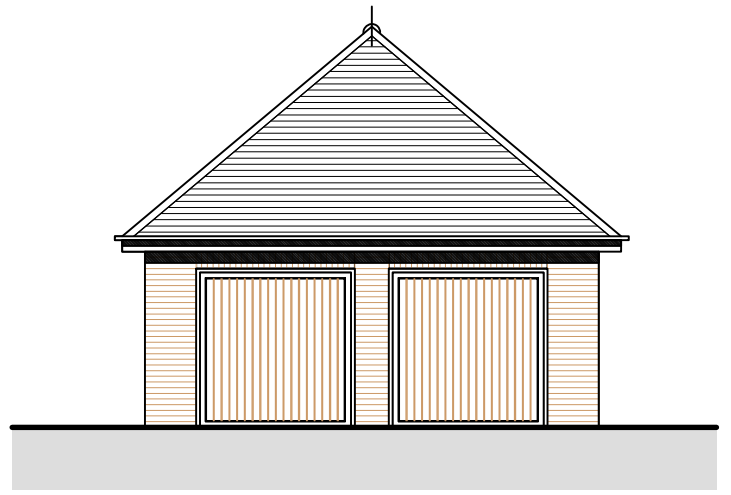
Rev -



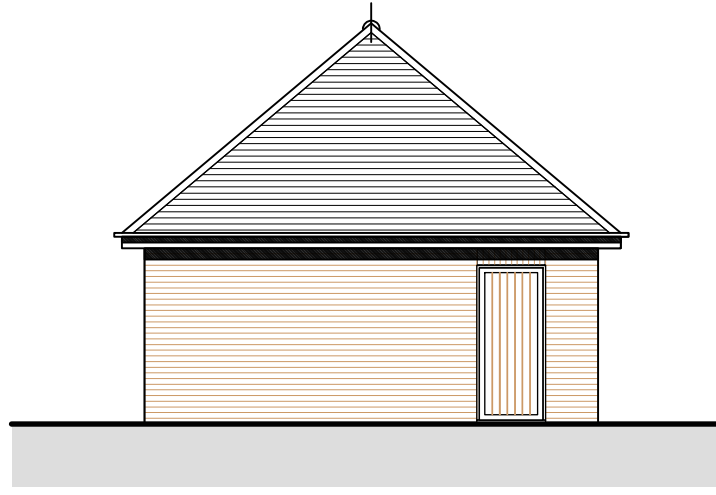
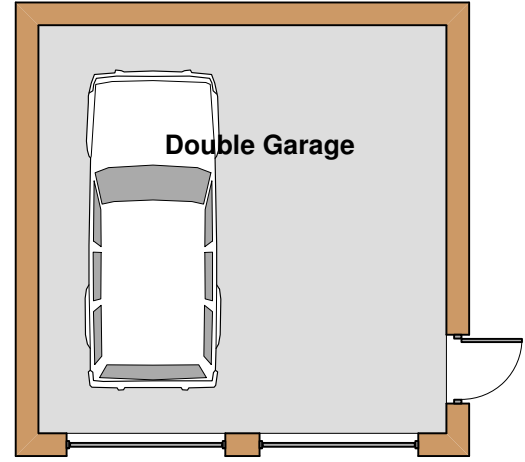
Roof Plan



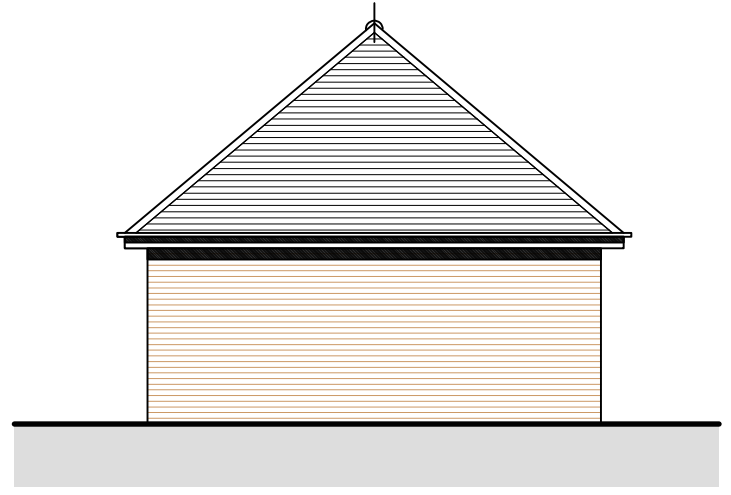
South Elevation



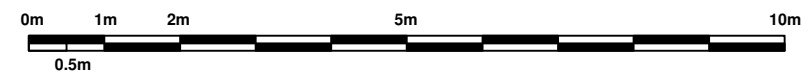
North Elevation



West Elevation



East Elevation



Project
Proposed Development at 'Hedgeside' Walpole Avenue, Chipstead CR5 3PP

Date
October 2012

Scale
1:100 @ A3

Title
Plots 3 & 4 - Garage Plans and Elevations

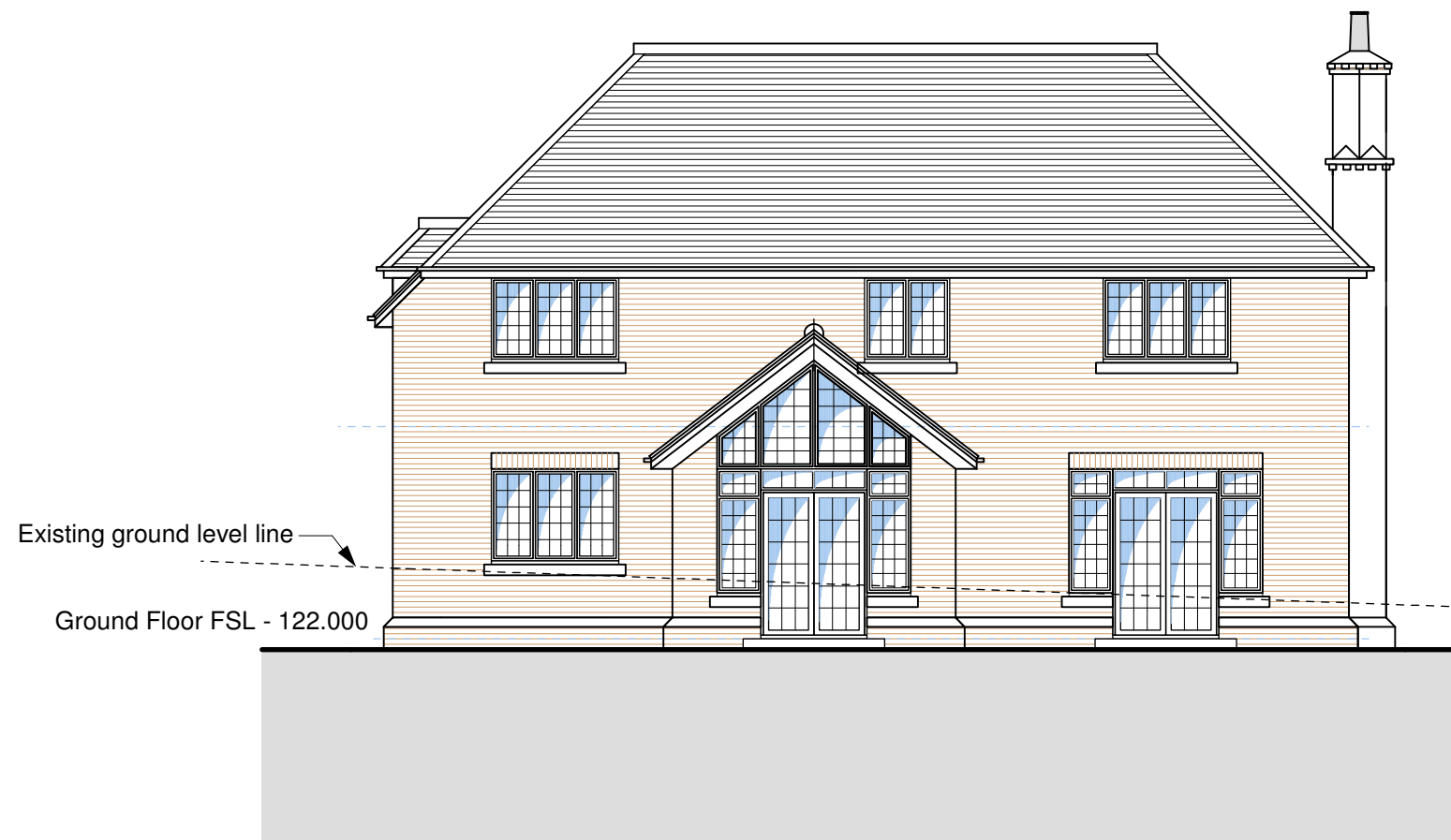
Status
Planning

Dwg No
1215 / 33

Rev
-



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Project

Proposed Development at 'Hedgeside' Walpole Avenue, Chipstead CR5 3PP

Date

October 2012

Scale

1:100 @ A3

Title

Plot 4 - Garden Elevation facing East

Status

Planning

Dwg No

1215 / 31

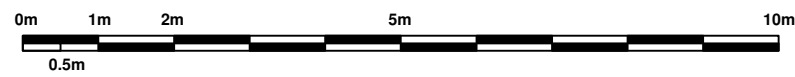
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Project
Proposed Development at 'Hedgeside' Walpole Avenue, Chipstead CR5 3PP

Date
October 2012

Scale
1:100 @ A3

Title
Plot 4 - Side Elevation - facing North

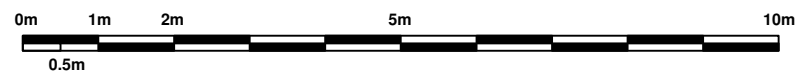
Status
Planning

Dwg No
1215 / 30

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Project
Proposed Development at 'Hedgeside' Walpole Avenue, Chipstead CR5 3PP

Date
October 2012

Scale
1:100 @ A3

Title
Plot 4 - Front Elevation (facing Hazel Way)

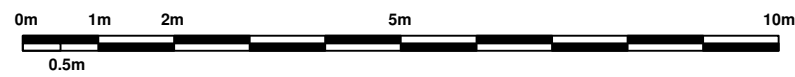
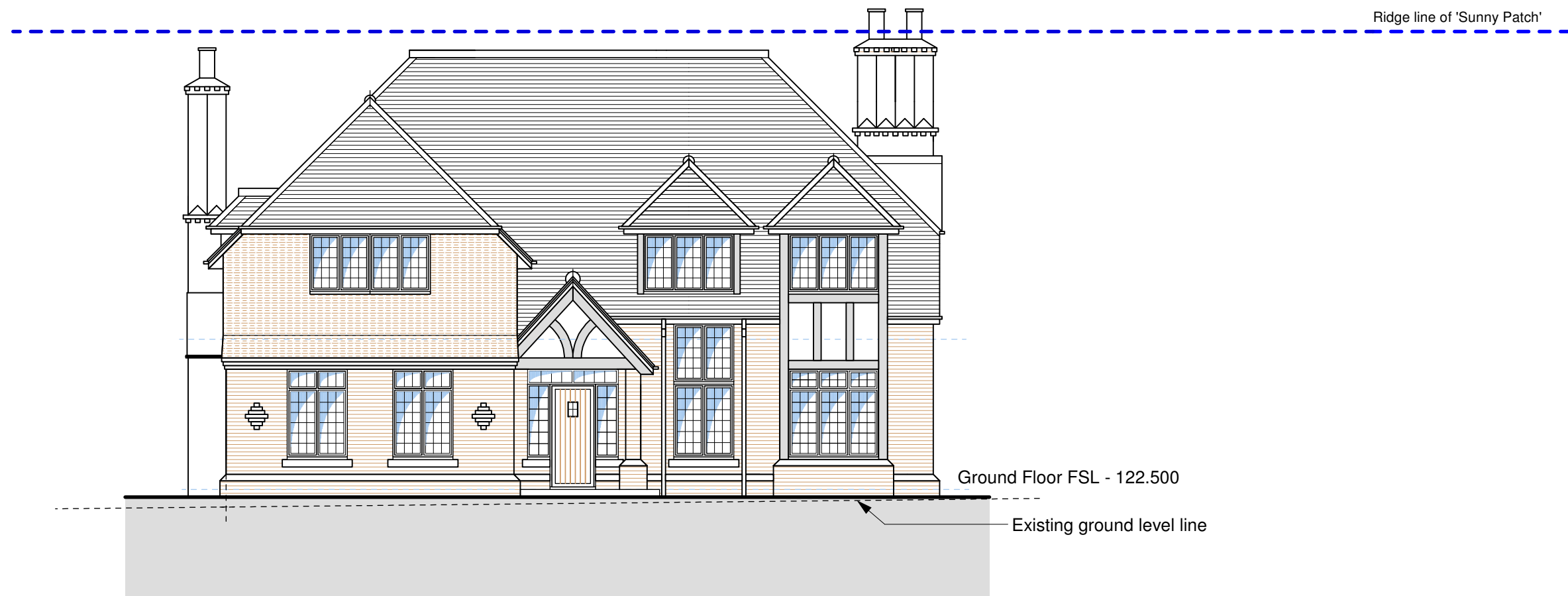
Status
Planning

Dwg No
1215 / 29

Rev
 -



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Project
Proposed Development at 'Hedgeside' Walpole Avenue, Chipstead CR5 3PP

Date
October 2012

Scale
1:100 @ A3

Title
Plot 3 - Front Elevation (facing Hazel Way)

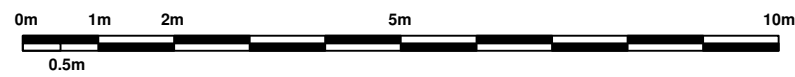
Status
Planning

Dwg No
1215 / 22

Rev
 -



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Project
Proposed Development at 'Hedgeside' Walpole Avenue, Chipstead CR5 3PP

Date
September 2012

Scale
1:100 @ A3

Title
Plot 2 - Front Elevation (facing Walpole Avenue)

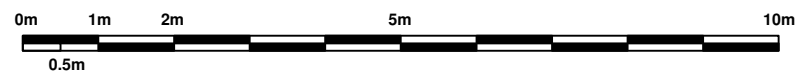
Status
Planning

Dwg No
1215 / 15

Rev
-



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Project
Proposed Development at 'Hedgeside' Walpole Avenue, Chipstead CR5 3PP

Date
September 2012

Scale
1:100 @ A3

Title
Plot 1 - Front Elevation (facing Walpole Avenue)

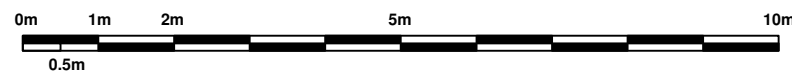
Status
Planning

Dwg No
1215 / 07

Rev
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Project
Proposed Development at 'Hedgeside' Walpole Avenue, Chipstead CR5 3PP

Date
October 2012

Scale
1:100 @ A3

Title
Plot 4 - Side Elevation facing South

Status
Planning

Dwg No
1215 / 32

Rev
 -



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LEGEND

- HIGH CATEGORY TREES
- MODERATE CATEGORY TREES
- LOW CATEGORY TREES
- FELL CATEGORY TREES
- St STUMP
- Ina INACCESSIBLE
- OR ROOT PROTECTION AREAS TO BS5837:2005
- TREE CANOPIES SURVEYED.
- SMALL TREES AND SHRUBS NOT WORTHY OF SURVEY, INACCESSIBLE ITEMS, AND TREES OUTSIDE OF SURVEY AREA.

A full qualitative analysis on a separate document accompanies this drawing.

Depictions of Tree Canopies are based on measurements taken to four cardinal compass points.

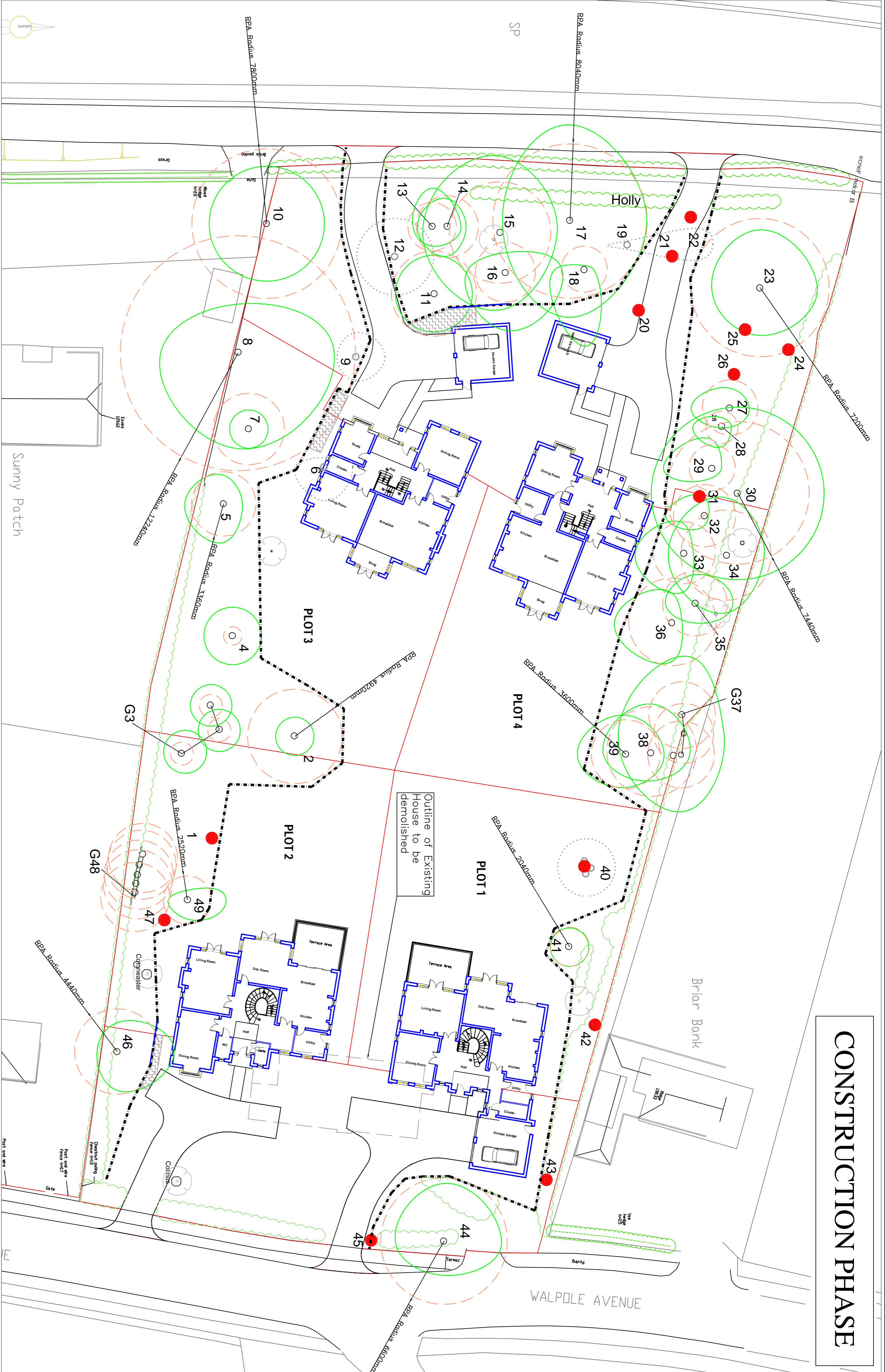
This drawing must be printed in colour.

Bourne Landscape Consultants
 18, Fox Road, Lower Bourne, Farnham, Surrey, GU10 3NZ, 01252 712448
 DESIGN, CONSULTANCY, ARBORICULTURAL AND ECOLOGICAL SURVEYS

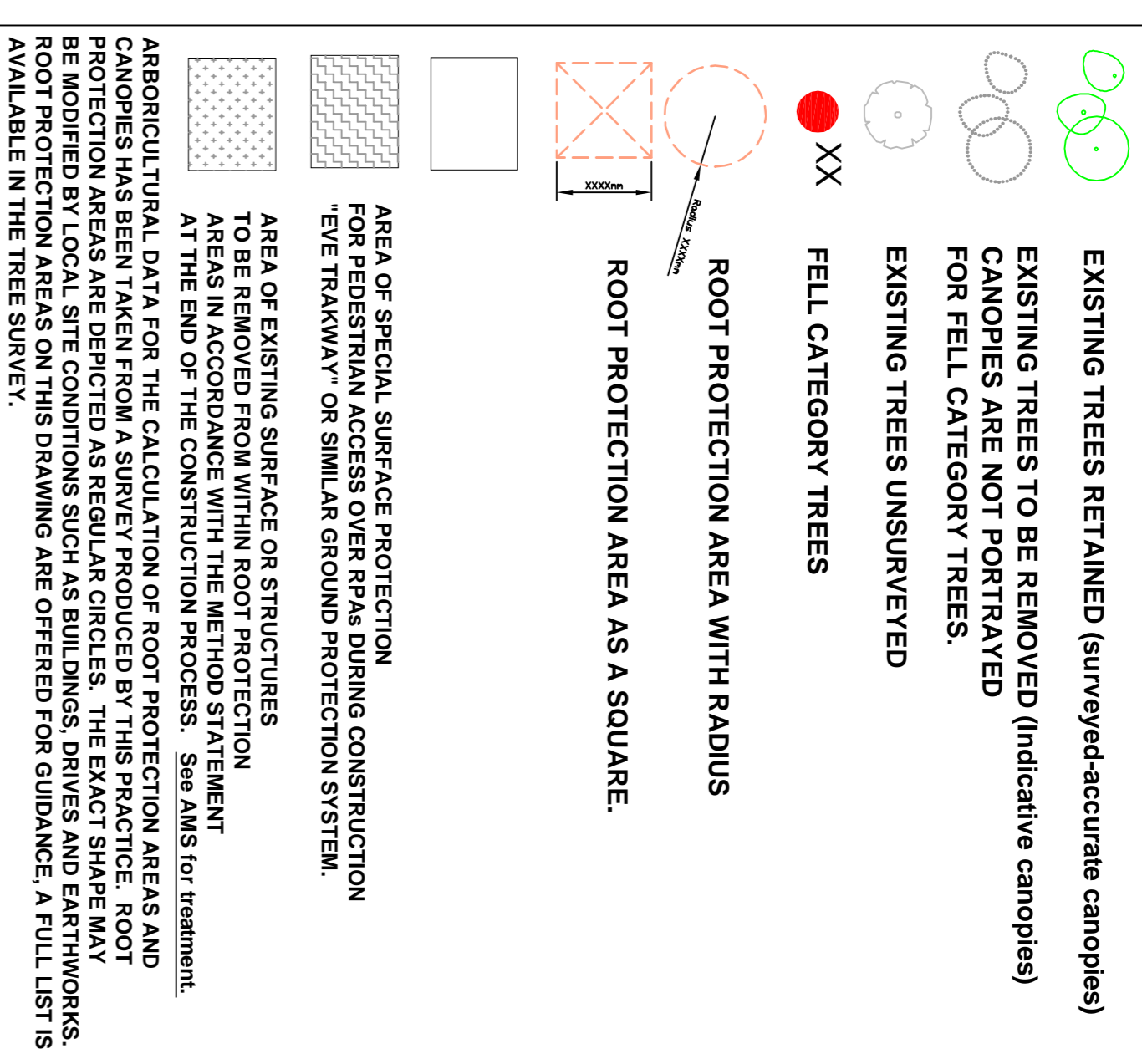
CLIENT: SAFRAN LAND LIMITED
 SITE: HEDGESIDE, WALPOLE AVENUE, CHIPSTEAD, SURREY
 TITLE: TREE NUMBERING AND QUALITATIVE ANALYSIS TO BS5837:2005
 SCALE: 1:500 On original A3
 DATE: 19/11/12
 NUMBER: BLC120169 REVISION: DRAWN: JAG

Copyright reserved. All dimensions to be checked on site not scaled from drawing.

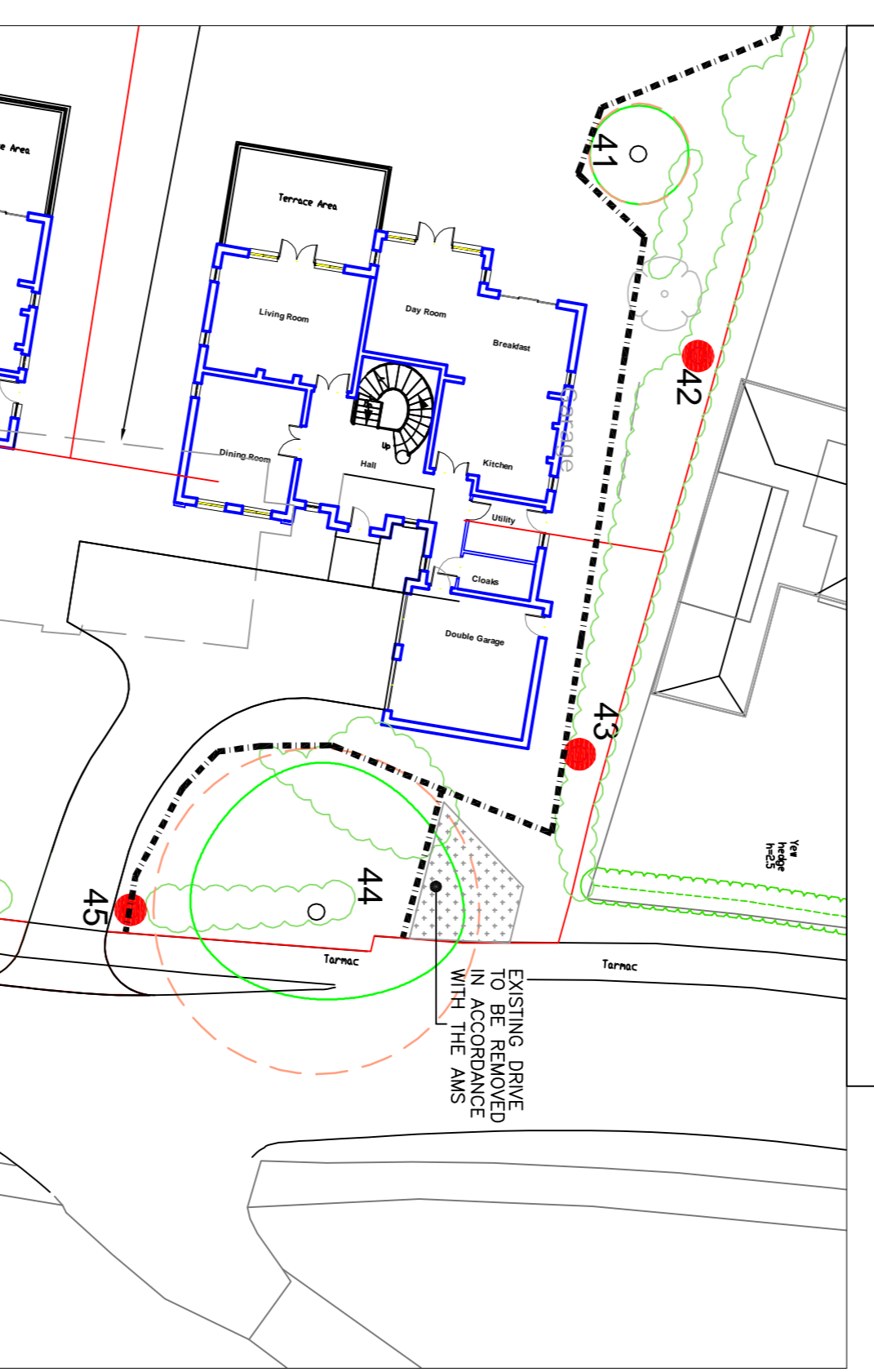
CONSTRUCTION PHASE



SCHEDULE (all detail if applicable to this drawing)



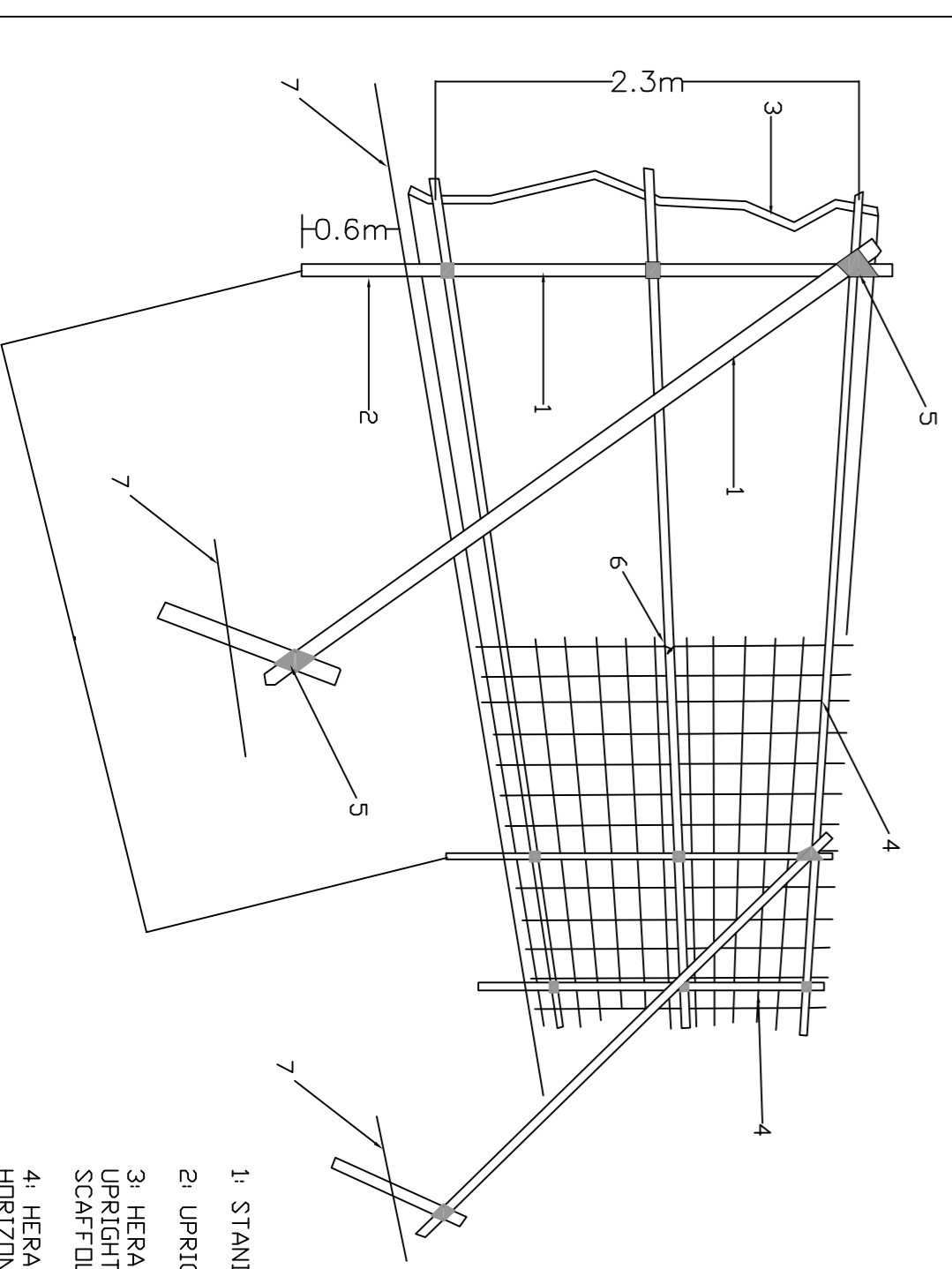
PLOT 1 DEMOLITION PHASE



This drawing illustrates the site for Arboricultural purposes only. For all other details such as setting out and the position of existing structures and other features, the relevant drawing should be consulted.

TREE PROTECTION FENCING. NOT TO SCALE

USE FIGURED DIMENSIONS ONLY - DO NOT SCALE FROM THIS DRAWING.



- 1- STANDARD SCAFFOLD POLES
- 2- UPRIGHTS DRIVEN INTO GROUND
- 3- HERAS PANELS SECURED TO UPRIGHTS WITH WIRE TIES OR SCAFFOLD CLAMPS IF REQUIRED
- 4- HERAS WIRED TO UPRIGHTS AND HORIZONTALS

- 5- STANDARD CLAMPS
- 6- WIRE TWISTED AND SECURED ON INSIDEFACE OF FENCE TO AVOID EASY DISMANTLING
- 7- GROUND LEVEL

NOTES

- It is proposed that static heras fencing is used to protect trees within the development area in accordance with BS 5837:2005 Trees in relation to construction.
- 3000 x 2000mm galvanised steel heras fence panels to be used.
- All panels to be secured to 3000mm long steel scaffolding tubes using 4no. heras clips per unit. All clips to be secured tightly to avoid movement and reduce potential for vandalism or theft.
- Temporary scaffolding tubes are to be driven into the ground to a depth in accordance with the BS 5837 cross pieces and real bracing to resist impact.
- Where present terraces must be removed by hand dig ONLY.
- No heavy plant machinery will be used during the erection of the tree protection fencing to ensure the safety of the trees and associated root zones.
- Once erected these zones must not be violated, except when carrying out hand dig works as specified in the Tree protected area - Working Method Statement.

Rev A Nov 2012: Amended to accord with new tree survey and layout revisions.

METHOD STATEMENT AND TIMING OF WORKS - PLEASE ALSO READ THE SEPERATE AMS WHICH ACCOMPANIES THIS DRAWING.

Following written LPA approval of the Tree Protection detail, all approved tree works and felling are to be carried out in accordance with the Arboricultural Survey and their completion approved by the appointed Arboricultural Consultant prior to the erection of the protective fence. The LPA Arb Officer is to be notified of the intention to carry out the works and invited to attend during their implementation. All works are to be carried out by skilled operatives in accordance with BS 3998: 1989 Recommendations for Tree Work and all relevant Health & Safety standards and Statutory Law. Prior to commencement of works the Arboricultural Contractor must submit written proof of appropriate and valid public liability insurance, along with a full working method statement and risk assessment.

Following works to retained trees and any felling. Tree & landscape protection measures are to be implemented in accordance with approved detail prior to any other works on site. Fencing is to be erected in accordance with the Construction Phase drawing and the special inset for the area around plot 1 Demolition phase. Alignment of fencing is to be approved by the appointed Arboricultural Consultant prior to commencement of any works on site. Prior to commencement of any other work on site the LPA Arb Officer is to be notified that the Protective fencing has been erected and invited to attend site if the Officer so desires.

Demolition may only commence once the Arboricultural Consultant and/or the LPA Arb Officer have given full approval of the above items. The appointed Arboricultural Consultant will visit site at a frequency to be agreed with the LPA to inspect the Tree Protection Fencing. Following Demolition Tree Protection Fencing is to be moved to accord with the Construction Phase Layout. This is to be carried out under Arboricultural Supervision, and the new fencing layout is to be inspected and approved by the appointed Arb Consultant.

During demolition and construction none of the following must be breached at any time:

All approved works within or around the protected areas will be carried out in accordance with BS 5837: 2005 'Trees in relation to construction'. A copy of this is to be included within the site information pack to be handed to the Site Manager. All works involving digging below ground level for the erection of the protective fencing must not cause any damage to existing tree roots.

At no time will the approved alignment of the fencing be altered and no section of fencing taken down without prior approval from the Arboricultural Consultant. Any alterations or removal must be agreed with the Arboricultural Consultant or Planning Authority Tree Officer prior to carrying them out.

No materials, equipment or plant machinery will be stored within the protected area.

No fires are to be lit within the protected area, or within 25m of existing trees.

The protected area is not to be used as a working area, no materials are to be mixed or partially constructed in this area.

Ground levels within the protected area are not to be altered. Where construction has been approved on a 'no dig' basis, the specification must be in accordance with the Bourne Landscape Consultants Method Statement which formed part of the impact assessment for this development.

Signage will be attached to the fencing stating 'Tree & Landscape Protection Fencing - DO NOT move or dismantle for any reason'.

All fencing and signage will be checked on a daily basis by the Site Manager. Any breach of the protected area or damage to the retained trees must be logged, photographed and reported to the Main Contractor who will make repairs to the fencing immediately and consult a qualified Arboriculturalist if trees are inadvertently damaged.

Bourne Landscape Consultants
 18, Fox Road,
 Lower Bourne
 Farnham
 Surrey
 GU10 3NZ
 01252 712448
 DESIGN, CONSULTANCY, AND EDUCATIONAL SERVICES

CLIENT: SAFRAN LAND LIMITED

SITE: HEDGESIDE, WALPOLE AVENUE
 CHIPSTEAD, SURREY.

TITLE: TREE PROTECTION

SCALE	DATE	
1:250	23/01/12	
NUMBER	REVISION	DRAWN
BLC120106	A	JAG

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