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| <br><b>Reigate &amp; Banstead</b><br>BOROUGH COUNCIL<br>Banstead   Horley   Redhill   Reigate | <b>TO:</b>        | PLANNING COMMITTEE                     |
|  | <b>DATE:</b>      | 12 April 2017                          |
|  | <b>REPORT OF:</b> | HEAD OF PLACES & PLANNING              |
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| <b>AGENDA ITEM:</b>  | 5                 | <b>WARD:</b> Merstham                  |

|  |  |               |                            |
|--|--|---------------|----------------------------|
| <b>APPLICATION NUMBER:</b>   | 16/02909/F   | <b>VALID:</b> | 13 December 2016           |
| <b>APPLICANT:</b>  | Earlwood Homes   | <b>AGENT:</b> | WS Planning & Architecture |
| <b>LOCATION:</b>   | <b>THE LIMES PUBLIC HOUSE, 58 ALBURY ROAD, MERSTHAM</b>  |               |                            |
| <b>DESCRIPTION:</b>  | <b>Redevelopment of public house for residential use comprising block of 7 apartments (6 x 2 bed &amp; 1 x 1 bed) and 4 x 3 bed detached/semi-detached dwellings</b> |               |                            |
| <b>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.</b> |  |               |                            |

## SUMMARY

This is a full application for the demolition of the existing public house and redevelopment of the site to provide a block of seven apartments, two detached houses and a pair of semi-detached dwellings with associated access, parking and landscaping.

This application follows a previously refused application for 13 dwellings in total which included a larger, three storey block of 9 flats at the corner of Albury Road and Southcote Road along with two semi-detached pairs either side. This refusal is the subject of an ongoing appeal.

The current application represents an improvement in the scale and design of the development. The apartment block has been reduced from a full three storey block to two storeys with some roof accommodation served by a modest number of dormer windows, which is more in scale with surrounding buildings, follows the eaves and ridge heights which prevail in the locality and appears significantly less bulky on this prominent corner. The previously proposed semi-detached pair on Southcote Road has been replaced with two detached dwellings which better reflect and integrate with the scale, rhythm and grain of development along that streetscene and the semi-detached pair on Albury Road has been re-designed with a conventional hipped roof which is more characteristic of the area and appears significantly less bulky and top heavy. The design of the proposed units, including the flats, has also been improved, with projecting bays, fenestration, and variation in materials providing visual interest and reflecting local distinctiveness. With these changes, the application is considered to overcome previous concerns regarding the design and impact on character of the area.

The development would be served by a rear parking court, accessed from Albury Road, although some units would have parking to the front or side.

The proposed layout also provides for space for meaningful additional landscaping – particularly to the frontage of the block of flats and through a large area of communal space around the retained protected Lime tree – which both softens the development and benefits the visual amenity of the wider area. Full details of a scheme for landscaping and planting are recommended to be secured by condition to ensure a high quality scheme.

The proposal is not considered to give rise to any significant adverse impact upon the amenity of adjacent properties. The relationship and separation distances between the proposed dwellings and neighbours is similar to the previous scheme in which neighbour amenity was not considered to be an issue. Whilst the relationship between the flats and gardens of the adjoining dwellings would remain reasonably close, the reduction in the scale of the block and consequent reduction in fenestration to the rear is such that occupants of all units would be afforded adequate amenity.

The scheme would make a positive contribution towards local housing requirements with consequent social and economic benefits, including contributions through CIL. In addition, contributions towards off-site provision of affordable housing would be secured.

### **RECOMMENDATION(S)**

Subject to the completion of all documentation required to create a planning obligation under Section 106 of the Town and Country Planning Act 1990 (as amended) to secure:

- (i) A contribution of £125,163 towards affordable housing;
- (ii) The Council's legal costs in preparing the agreement;

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

In the event that a satisfactorily completed obligation is not received by 31 June 2017 or such longer period as may be agreed, the Head of Places and Planning be authorised to refuse permission for the following reason:

1. The proposal fails to provide an agreed contribution to fund affordable housing provision within the Borough of Reigate & Banstead, and is therefore contrary to policy CS15 of the Reigate and Banstead Core Strategy 2014.

## Consultations:

Highway Authority: No objection subject to conditions.

Tree Officer: No objection subject to conditions, offers the following comments:

*“The revised scheme as shown on drawing reference J002564-DD05C has increased the amenity area to the north east of the lime tree by moving the electrical substation and bicycle rack. The proposed layout currently shows this area as a shared garden but it is an excellent opportunity for a landscape scheme to be implemented which will enhance the street scene. The existing lime is not only an important feature in the local area but also has a strong historical link with the pub but has a limited, safe life expectancy, to maintain that link a landscape scheme must be attached to the decision notice.*

*The tree protection plan from David Archer Associates, Dec 16/ TPP-02 has not been updated but this information can be secured by way of a suitably worded condition.”*

Environmental Health: No significant concerns from contaminated land perspective – recommends informative

Surrey County Council Sustainable Drainage and Consenting Team: No objection subject to conditions

UK Power Networks: No objection

Surrey Police – Crime Prevention Design Adviser: Recommends condition or informative encouraging Secured by Design standards

## Representations:

Letters were sent to neighbouring properties on 16<sup>th</sup> January 2017 and a site notice was posted 23<sup>rd</sup> January 2017 in respect of the application. The Council received a number of reports that letters were not received in the notification process on the original plans due to postage issue. Letters were resent to notify neighbours in relation to the amended plans on 3<sup>rd</sup> March 2017 (no reports of letters not being received was received in that instance) and a further site notice was posted on 10<sup>th</sup> March 2017.

As at 27 March 2017, a total of 149 responses have been received (including duplicates on the original and amended plans), raising the following issues:

| Issue                             | Response                                    |
|-----------------------------------|---|
| Noise & disturbance               | See paragraphs 6.28 – 6.29 and condition 11 |
| Overdevelopment                   | See paragraphs 6.11 – 6.18                  |
| Overshadowing                     | See paragraphs 6.25 – 6.27                  |
| Overlooking and loss of privacy   | See paragraphs 6.25 – 6.27                  |
| Out of character with surrounding | See paragraphs 6.11 – 6.18 and conditions   |

|  |   |
|--|---|
| area   | 4, 6 and 7  |
| Poor design  | See paragraphs 6.11 – 6.18 and conditions 4, 6 and 7                    |
| Loss of light  | See paragraphs 6.25 – 6.27  |
| Hazard to highway safety   | See paragraphs 6.19 - 6.23 and conditions 8, 9, 10, 11 and 12           |
| Increase in traffic and congestion                                       | See paragraphs 6.15 - 6.19 and conditions 8, 9 and 10                   |
| Inconvenience during construction  | See paragraphs 6.27 – 6.28  |
| Inadequate parking   | See paragraph 6.29 and condition 11                                     |
| Loss of buildings/community facility/social hub/asset of community value | See paragraphs 6.3 – 6.10   |
| Flooding and drainage  | See paragraph 6.48 and conditions 13, 14 and 15                         |
| Harm to wildlife habitat   | See paragraphs 6.37 – 6.42 and conditions 5 and 6                       |
| Health fears   | See paragraph 6.47  |
| Impact on infrastructure   | See paragraphs 6.43 – 6.45  |
| Loss of/harm to trees  | See paragraphs 6.37 – 6.42 and conditions 5 and 6                       |
| No need for development  | See paragraph 6.46 – each proposal must be considered on its own merits |
| Loss of private view   | Not a material planning consideration                                   |
| Property devaluation   | Not a material planning consideration                                   |

A significant body of representation was received commenting on the contribution of the pub within the local community. This includes responses from the Limes Action Group and Golf Society.

A petition (online and paper) carrying in excess of 530 signatures against the demolition of the public house has also been presented to the Council on 20<sup>th</sup> March 2017. The petition also seeks the removal of permitted development through an Article 4 direction.

## **1.0 Site and Character Appraisal**

1.1 The application site comprises of The Limes Public House, which is situated on the corner of Southcote Road and Albury Road. The site consists of the part single storey, part two storey pub with large surface car park to the front on Albury Road which occupies the northern half of the site along with a large garden area which occupies the southern half of the site. A mature protected Lime Tree is positioned centrally in the garden area.

- 1.2 The site is within a predominantly residential area and is bounded by residential properties on all side which are typically detached/semi-detached and generally two storeys in scale. The Local Distinctiveness Design Guide identifies the site as lying within an area of Victorian/Edwardian development: buildings of this architectural era typify the immediate environs of the site; however, there are some instances of more modern 1950s/60s architecture, including the two semi-detached properties which adjoin the site on Albury Road.
- 1.3 The neighbouring properties on the southern side of Southcote Road are detached and set within long but relatively narrow plots often with generous landscaping and tree cover along the rear and side boundaries. Along Albury Road, the site is joined by a pair of semi-detached dwelling in more modest plots. The area has a relatively tightly space, fine urban grain.
- 1.4 As a whole, the application site has a site area of approximately 0.21ha.

## **2.0 Added Value**

- 2.1 Improvements secured at the pre-application stage: No formal pre-application advice was sought on this application; however, changes have been made in response to refusals.
- 2.2 Improvements secured during the course of the application: Improvements to increase the area of landscaping/communal space and revisions to the design of the flats.
- 2.3 Further improvements could be secured: Conditions regarding landscaping and materials are recommended to ensure the development is high quality and complements the character of the area.

## **3.0 Relevant Planning and Enforcement History**

- |     |            |   |                               |
|-----|------------|---|-------------------------------|
| 3.1 | 16/01772/F | Redevelopment of Public House for residential use, comprising block of 8 x 2 bed and 1 x 1 bed apartments, and 4 x 3 bed semi-detached dwellings. | Refused<br>9 December<br>2016 |
|-----|------------|---|-------------------------------|

- 3.2 The above application was refused for four reasons:

*The proposed development by virtue of the bulk, scale and massing of built form proposed, and the lack of separation around the buildings, would result in a form of development that does not respect and integrate with the existing scale of built form within the locality, and would result in a cramped form of development that is harmful to the character of the locality, contrary to policies Ho9, Ho13 and Ho16 of the Reigate and Banstead Local Plan 2005.*

*The proposed development by virtue of the scale of the apartment block proposed and its proximity to plots 2 and 12, would result in the first and second floor windows overlooking the rear gardens of these dwellings. This would result*

*in an oppressive and unneighbourly relationship, harmful to the amenity of these properties and contrary to policy Ho9 of the Reigate and Banstead Local Plan 2005.*

*Insufficient qualified arboricultural information has been supplied for a balanced and informed decision to be taken. In the absence of a detailed arboricultural impact assessment (AIA), arboricultural method statement (AMS) or tree protection plan (TPP) to show that tree retention, health and amenity could be maintained to an acceptable standard, the proposal is contrary to policies Pc4 and Ho9 of the Reigate and Banstead Borough Local Plan 2005, and the advice and recommendations set out in British Standard 5837: 2012 'Trees in Relation to design, demolition and construction - Recommendations.'*

*The proposal fails to provide an agreed contribution to fund affordable housing provision within the Borough of Reigate & Banstead, and is therefore contrary to policy CS15 of the Reigate and Banstead Core Strategy 2014 and the Affordable Housing SPD.*

#### **4.0 Proposal and Design Approach**

- 4.1 This is a full application for the demolition of the existing public house and erection of 11 dwellings comprising a block of 7 flats and four semi-detached/detached three bedroom properties.
- 4.2 The block of flats would be situated on the corner of Albury Road and Southcote Road. This would be an L-shaped, 2 storey building with further accommodation in the roof. The principal elevation of the block would face onto Albury Road, with a return elevation onto Southcote Road.
- 4.3 Flanking the block to the east on Southcote Road would be two gable fronted detached dwellings. The form and style of these properties would echo the existing neighbouring dwelling on Southcote Road, and would follow the prevailing building line. On Albury Road, the block of flats would be adjoined by a proposed pair of semi-detached dwellings which have again been similarly designed to mirror those which adjoin the site.
- 4.4 Each house would be provided with a private garden to the rear. The block of flats would have a modest communal garden immediately to the rear of the block, but the layout also includes for a larger area of communal open space around the retained, protected Lime Tree. The majority of parking for the development would be provided in a shared parking court to the rear which would be served from an access road off Albury Road which runs alongside the proposed semi-detached pair.
- 4.5 The proposed development has been designed to address previous reasons for refusal by reducing the height, scale and general bulk of the proposed buildings and through building forms which better integrate with their immediate street scene.

- 4.6 A design and access statement should illustrate the process that has led to the development proposal, and justify the proposal in a structured way, by demonstrating the steps taken to appraise the context of the proposed development. It expects applicants to follow a four-stage design process comprising:  
Assessment;  
Involvement;  
Evaluation; and  
Design.
- 4.7 Evidence of the applicant's design approach is set out below:

|             |  |
|-------------|--|
| Assessment  | Directly adjacent properties along Southcote Road and Albury Road are mostly early 20 <sup>th</sup> century and traditional in character. They are a mixture of detached, semi-detached and terraced properties in a densely built pattern.  |
|             | An existing tree subject to a preservation order would be retained as well as hedges and fence boundary treatments.  |
| Involvement | No community consultation took place. Pre-application advice was sought.   |
| Evaluation  | The statement outlines how the proposal has evolved from the previous proposals for flats and semi-detached houses. This includes lessening the height and bulk of the buildings.  |
| Design      | The applicant's rationale for the design approach taken to overcome previous concerns regarding scale and bulk. The block of flats has been designed to act as a landmark building, befitting the prominent corner. The mix of houses and flats makes efficient use of the land. The layout seeks to integrate with the urban grain of the surrounding area in terms of plot widths, building lines and orientations better than the existing building and retains the protected tree. |

- 4.8 Further details of the development are as follows:

|                         |  |
|-------------------------|--|
| Site area               | 0.21ha   |
| Existing use            | Public house, car park and garden area                                     |
| Proposed use            | Residential  |
| Proposed parking spaces | 16 (approx. 5 un-delineated on-street parking spaces exist on Albury Road) |
| Parking standard        | 18 (maximum)   |

|                                 |   |
|---------------------------------|---|
| Net increase in dwellings       | 11  |
| Proposed site density           | 52dph   |
| Density of the surrounding area | Southcote Road – 38dph<br>Albury Road (opposite site) – 30dph<br>Endsleigh Road/Avenue Villas – 60dph |
| Estimated CIL contribution      | £44,800   |

## 5.0 Policy Context

### 5.1 Designation

Urban Area  
Tree Preservation Order RE1464 (Lime)

### 5.2 Reigate and Banstead Core Strategy

CS1(Presumption in favour of sustainable development)  
CS4 (Valued townscapes and historic environment)  
CS5 (Valued people/economic development)  
CS10 (Sustainable development),  
CS11 (Sustainable construction)  
CS12 (Infrastructure delivery)  
CS13 (Housing delivery)  
CS14 (Housing needs of the community)  
CS15 (Affordable housing)  
CS17 (Travel options and accessibility)

### 5.3 Reigate & Banstead Borough Local Plan 2005

|                                 |                 |
|---------------------------------|-----------------|
| Landscape & Nature Conservation | Pc4             |
| Housing                         | Ho9, Ho13, Ho16 |
| Community Facilities            | Cf1             |
| Movement                        | Mo4, Mo5, Mo7   |
| Utilities                       | Ut4             |

### 5.4 Other Material Considerations

|                                     |  |
|-------------------------------------|--|
| National Planning Policy Framework  |  |
| National Planning Practice Guidance |  |
| Supplementary Planning Guidance     | Local Distinctiveness Design Guide<br>Surrey Design<br>Affordable Housing SPD<br>Developer Contributions SPD |
| Other                               | Human Rights Act 1998<br>Community Infrastructure Levy<br>Regulations 2010 (as amended)                      |



## 6.0 Assessment

The application site is situated within the urban area where there is a presumption in favour of sustainable development and where the principle of residential development is acceptable in land use terms. The current proposal has been designed to address the previous reasons for refusal.

6.1 The main issues to consider are:

- Loss of public house
- Design appraisal
- Neighbour amenity
- Trees and landscaping
- Access and parking
- Affordable Housing
- Infrastructure contributions

### Loss of the public house

6.2 The proposed development would result in the loss of the existing public house on the site, an A4 use.

6.3 Policy Cf1 resists the use of community buildings unless it is demonstrated that there is no longer a need for them. It is acknowledged that the existing public house plays a role within the local community and is a valued asset to some local residents, as evidenced by the body of local representation and petition to this application which variously highlights the range of clubs, social events and other activities which occur at the pub as well as its position as a “focal point” for the community.

6.4 However, public houses are not specified as an example of a community facility within Policy Cf1 or the wider Community Facilities chapter of the Local Plan - which instead refers to “health and education facilities, churches, meeting halls and clubs” (see introduction to policy Cf2) – nor have they not historically been treated as such. It is essential that this application is assessed on its own planning merits; however, on balance, it is considered that Policy Cf1 was drafted without public houses in mind and therefore the loss of the public house use from the site could not be resisted as a matter of policy principle under Policy Cf1 of the Borough Local Plan.

6.5 The National Planning Policy Framework (NPPF), which was published in 2012, includes within it provision to protect community facilities. The Framework takes a somewhat wider view of community facilities, stating at paragraph 70: *“To deliver the social, recreational and cultural facilities and services the community needs, planning policies and decisions should: plan positively for the provision and use of shared space, community facilities (such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments.”* Paragraph 70 also advises that planning decisions should “guard

*against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs".*

- 6.6 The NPPF is a material planning consideration for the determination of planning applications and, as such, it could be argued that the inclusion of public houses within the definition of community facilities within the NPPF should lead to their being considered as such for the purposes of Policy Cf1 and offered protection as a result. However, whilst such an approach could be legitimate, it would deviate from the historical position taken by the Borough in planning decisions, other than the recent refusal at the Garibaldi PH, which is yet to be tested at appeal. Furthermore, notwithstanding the body of local representation, it is also questionable whether – in the context of the NPPF – the proposal would represent an “unnecessary loss of valued facilities” and whether it could be considered to “reduce the community’s ability to meet its day to day needs” such that it would compromise the sustainability thereof.
- 6.7 The applicants have provided some details as to the marketing exercise that was carried out in relation to the sale of public house site in 2016. This indicates that the nature of the marketing exercise was reasonably intensive and that a total of 64 enquiries were received, including two from those interested in the pub trade, and that 32 offers were received. However, the submission provides no details of these offers, including whether any of these came from the pub trade and if not – why these interested parties did not proceed. The particulars can also be fairly described as focussing on potential redevelopment of the site, rather than it’s potential as a going concern. Notwithstanding the general commentary about the state of the public house industry and competition in the locality, the Marketing Report is not considered to be a particularly conclusive indication of a lack of scope for continued pub use. However, in view of the conclusion that the site does not constitute a community facility under Policy Cf1, the marketing exercise is not specifically required.
- 6.8 The site was successfully listed in December 2016 as an Asset of Community Value (ACV) following nomination by the local community. This designation provide scope for residents or local community groups to bid to purchase the asset in the event that it becomes available for sale, giving a 6 month window in which they can raise funds to bid for the asset and also removes certain permitted development rights. However, this process is largely separate from planning and, whilst the ACV listing is a material consideration and provides some indication of community value, it is not considered to be of significant weight or, in itself, determinative in the overall decision.
- 6.9 Whilst the other material considerations discussed above are acknowledged, it is considered that the loss of the public house would not conflict with Policy Cf1 of the Borough Local Plan 2005 and is not objectionable in principle.

#### Design and effect on the character of the area

- 6.10 The proposed development would result in the demolition of the existing public house, and its replacement with a pair of semi-detached dwellings, two detached dwellings and a block of flats.

- 6.11 A previous application for 13 units on the site was refused last year, with one of the reasons being the bulk, scale and massing or built for and the lack of separation around buildings resulting in a harmful cramped development. This application included a full three storey block of 9 flats, along with two semi-detached pairs.
- 6.12 The current application represents an improvement in the scale and design of the development. The L-shaped apartment block has been reduced to two storeys with roof accommodation providing one further flat served by dormer windows. The apartment block is now considered to be more in scale with surrounding buildings; it follows the eaves and ridge heights which prevail in the locality and generally appears significantly less bulky than the previous proposals on this prominent corner. Whilst it is noted that roof accommodation and front dormers are not prevalent in the immediate surroundings, there are examples on more modern developments in the locality, for example on Deans Road and further along Albury Road to the north. The presence of the dormers in this case is not therefore considered to be unduly harmful to the character of the area and is not sufficient to warrant refusal
- 6.13 The appearance and detailing of the block is also considered to be acceptable. The principal elevation fronting onto Albury Road would have symmetry and overall the building would not appear uncomfortable or out of keeping within the immediate street scene, particularly when read alongside the proposed semi-detached pair and the existing semi-detached properties which directly adjoin the site to the south. The return elevation onto Southcote Road would have a hipped projection at the corner, which helps to articulate the building at this prominent point. Projections, fenestration – including Juliette balconies and variation in materials are used to provide visual interest to the elevations. The materials indicated are felt to be generally acceptable and not incompatible with the relatively varied palette which exists within the locality; however, standard conditions requiring submission of materials for approval will be imposed to ensure a high quality development.
- 6.14 The previous scheme also included two pairs of semi-detached dwellings with large barn hip roofs which were judged to be bulky, top heavy and out of scale in the street scene. The current proposal is considered to overcome this issue in two ways. Firstly, the semi-detached pair on Southcote Road has been replaced with two, gable fronted, detached properties. The design, scale and height of these units now much better reflects the adjacent properties on Southcote Road. The width of these two plots also follows that which prevails on the street, thus maintaining the general rhythm and grain of development. On Albury Road, a semi-detached pair is maintained; however, this is appropriate given the existing semi-detached pair to the south of the site. The roof form has however been revised to a more traditional pitched roof which is both consistent with the neighbouring properties to the south and significantly less bulky and top heavy than the previous design.
- 6.15 The overall layout of the site is largely similar to the original proposals, with the dwellings fronting onto Southcote Road and Albury Road and a parking court to

the rear, served by an access road adjacent to the proposed semi-detached pair. Whilst spacing and separation was felt to be an issue in the previous scheme, this was in the context of larger and bulkier buildings. Now that the buildings are felt to be more in scale with their surroundings, the gaps between the units – which are broadly consistent with the relatively tight urban grain and existing building spacing along Southcote Road and Albury Road – are not considered to be harmful or give rise to a cramped appearance.

- 6.16 As above, the development would be largely serviced by a parking court to the rear, with the access road running adjacent to the boundary with Plot 4 on Albury Road. The building itself would be approximately 0.8m from the access road. Whilst this is a relatively close relationship, it is not considered that the access would appear cramped or squeezed in, particularly given the extensive area of soft landscaping which is proposed on the southern side of the access road. The plans also provide opportunity for landscaping in front of the block of flats and, following amendments, further landscaping along the Albury Road between the substation and the neighbour at no.60 which will further help to soften the development and contribute to the street scene.
- 6.17 In summary, the scale, height and bulk of the proposed buildings has been reduced since the previous refusal and is considered to overcome the concerns raised. The design approach reflects local distinctiveness in terms of materials and forms and the layout and spacing is acceptable in the context of the less bulky buildings now proposed and offers opportunity for additional landscaping. The proposal would not therefore be harmful to the character and appearance of the locality and would comply with policies Ho9 and Ho13 of the Borough Local Plan and policies CS4 and CS10 of the Core Strategy.

#### Accessibility, parking and traffic implications

- 6.18 The development would be predominantly served by a 10 space parking court located to the rear of the proposed dwellings which would be accessed from Albury Road. A further six parking spaces, located along the access road or in the frontage of individual units are also proposed, bringing the total to 16 spaces, just short of the maximum standard of 18. The plans identify a number of on-street parking bays adjacent to the site which would be available for parking; however, these would be outside of the control of the developer and could not reasonably be considered as part of the parking provision for the scheme.
- 6.19 The County Highway Authority has reviewed and assessed the application in terms of the likely net additional traffic generation, access arrangements and parking provision and has raised no objection subject to a number of conditions.
- 6.20 The proposals show that a cycle store would be provided in the rear parking court for the use of residents of the flats. Based on the plans, this appears to show space for 8 cycles (2 per Sheffield stand); however, this is uncertain. To satisfy cycle parking requirements, a condition will be imposed – as recommended by the County Highway Authority – to ensure that space for a minimum of 7 cycles to be stored is provided.

- 6.21 Whilst it is noted that the surrounding roads experience parking pressures (which can be exacerbated at some points with the use of the adjoining park/football club), the parking provision on the proposed scheme would be only slightly short of the maximum standards set out in the Borough Local Plan. As the standards are maxima, this is not considered to warrant refusal – and, given the nature of the area where on-street parking is already common – it is not considered that the shortfall would give rise to harm to character of the area or pose a significant detriment or inconvenience to residential amenity such that refusal on this basis could be justified. As above, the Highway Authority does not consider that the parking provision would give rise to a detriment to highway safety or operation.
- 6.22 On this basis, the proposal is considered to be acceptable in respect of its parking provision and impact on the highway and therefore complies with policies Ho9, Ho19, Mo4 and Mo7 of the 2005 Borough Local Plan and Policy CS17 of the Core Strategy.

Effects on the amenity of neighbouring properties

- 6.23 The proposed development has been considered with regards to its impact on the amenity of neighbouring properties.
- 6.24 The relationship between the proposed development and properties opposite on Albury Road and Southcote Road would be similar to the relationships that currently exist within the street between existing dwellings within Albury and Southcote Road. The front to front distances of around 18-19m, which are dictated by the width of the road, are typical of an urban environment and not considered to give rise to unacceptable levels of overlooking, overbearing or overshadowing. Whilst some properties which overlook the current pub car park would inevitably experience and perceive a greater change compared to the existing situation, it is not considered that the resultant relationships would cause serious adverse impacts on the amenity of these neighbours. Furthermore, whilst it is noted that the scheme would introduce windows second floor level to serve the roof apartment, the size, number and separation of these to neighbouring properties is such that they would not give rise to a harmful loss of privacy.
- 6.25 Plots 1 and 2 generally follow the same building line as the neighbouring property within Southcote Road. The buildings would be of a similar height and depth into the plot at ground floor level as the neighbour (no.14), such that they would not give rise to any significant adverse loss of light or overbearing impact on 14 Southcote Road. Plot 1 would not have any side facing windows and, whilst there would be additional rear facing first floor windows; this would not give rise to a level of overlooking which would be harmful to the amenities of this property.
- 6.26 The proposed buildings are sufficiently separated from no.60 Albury Road by an area of landscaping/amenity space and the access road to the rear parking court. As such, it is not considered that the proposal would cause any adverse harm occurs to this property in terms of overlooking or overbearing.
- 6.27 The proposed parking forecourt and amenity space serving the proposed development would adjoin the rear gardens of no.14 Southcote Road and 60

Albury Road. This may result in some noise and disturbance to these properties by way of slamming of car doors etc. or through use of the amenity area. However, this part of the application site currently accommodates the beer garden serving the public house, and as such these properties are already likely to experience noise and disturbance when it is in use. As a result of this existing position, it is not considered that the use of the parking forecourt or amenity area would give rise to materially greater level of disturbance or harm to amenity than the existing use (as a pub garden). Instances of noise from the car park are also likely to be more fleeting and less sustained than those from the existing pub garden area.

- 6.28 Concern has been raised from residents regarding inconvenience that may occur during the construction process - if the application were to be granted. Whilst this is acknowledged, such impacts would be temporary and would not constitute a sustainable reason for refusal. Other legislative regimes, including statutory nuisance legislation, exist to protect neighbours and surrounding residents should significant unacceptable events and disturbance occur during the construction process or as a result of poor management of the site, however suitable conditions and informative are suggested to help mitigate any impacts as far as possible. These same regimes also provide protection to existing residents should future occupants behave in an unneighbourly manner. The introduction of a residential development on this site, in an existing residential location, is not – in itself – considered to be incompatible or objectionable in terms of potential noise and disturbance.
- 6.29 The introduction of development along the frontage of Albury Road and Southcote Road in place of the existing undeveloped pub car park and relatively low slung pub building will inevitably result in some change in the relationship and amenity experienced by neighbouring properties. However, for the reasons above and based on the assessment of the application and surroundings, it is not considered that the change or impact on neighbours would be at a level which would be unacceptable or seriously adverse (as per the provisions of Policy Ho9). As such, it would comply with policies Ho9 and Ho13 of the 2005 Borough Local Plan in this regard.

#### Amenity of future occupants

- 6.30 It is a fundamental objective of planning policy and stated within the National Planning Policy Framework that we provide high quality housing that is well designed and built to a high standard. The advice is amplified further by policies Ho9 and Ho18 of the Borough Local Plan which states that the environment created for residents of the proposed development must be satisfactory which entails a number of considerations including adequacy of accommodation and outdoor space, relationships between proposed properties (e.g. overlooking) and other disturbance to amenity.
- 6.31 The overall sizes of the units are considered to be acceptable, and would provide adequate outlook, daylight provision and a generally acceptable level of amenity for future occupants. Whilst one of the flats would be wholly within the roof, it

would be served by dormer windows which would ensure adequate outlook and the internal space is not unduly compromised by the roof slope.

- 6.32 Each of the houses would be provided with a private garden area, each of which is considered to be of a reasonable size and provides sufficient access to outdoor space. The communal amenity area to the rear of the apartment block is more limited in size; however, a further area of amenity space is provided on the southern part of the site around the protected tree. The site is also very close to Merstham Recreation ground, an access to this open space exists immediately opposite the site on Albury Road. On balance, an adequate level of outdoor amenity provision would therefore be available for the proposed flats.
- 6.33 The access road serving the parking court would run along the boundary with the dwelling on Plot 4, approximately 0.8m from the flank wall of the proposed unit. Whilst this relationship is relatively close, the separation is considered to be sufficient to ensure that no undue harm to the amenity of potential occupants of this unit would occur.
- 6.34 The previous scheme was refused, in part, due to the potential for harmful overlooking between rear windows of the proposed flats and garden areas of the immediately adjoining proposed houses. Whilst separation distances between first floor windows and the boundaries of the rear gardens would remain similar to the previous application, the reduction in the overall scale of the apartment block and the number of windows which would face towards neighbouring gardens is considered sufficient to ensure that the relationship in terms of overlooking, oppression and dominance would not be unacceptable or unduly unneighbourly.
- 6.35 The proposed development is therefore considered to provide an adequate level of amenity for future occupants, and would be acceptable with regard to the requirements of Policy Ho9 of the Borough Local Plan in this respect.

#### Trees and landscaping

- 6.36 The main feature of arboricultural interest on the site is the mature Lime Tree which is protected by order RE1464 and is presently situated within the beer garden of the pub. The development has been laid out to enable retention of the tree, with a large area of amenity space provided around the tree.
- 6.37 In the previous application, concerns were raised regarding the potential impact of the development on the retained protected tree, which was compounded by inadequate arboricultural information. In this case, a tree protection plan was supplied.
- 6.38 Given the presence and potential for impact on the protected tree, the Tree Officer was consulted on the application and offered the following views:

*“The revised scheme as shown on drawing reference J002564-DD05C has increased the amenity area to the north east of the lime tree by moving the electrical substation and bicycle rack. The proposed layout currently shows this area as a shared garden but it is an excellent opportunity for a landscape*

*scheme to be implemented which will enhance the street scene. The existing lime is not only an important feature in the local area but also has a strong historical link with the pub but has a limited, safe life expectancy, to maintain that link a landscape scheme must be attached to the decision notice.*

*The tree protection plan from David Archer Associates, Dec 16/ TPP-02 has not been updated but this information can be secured by way of a suitably worded condition.”*

- 6.39 The site, based on the amended plans, is considered to offer meaningful opportunity for a high quality landscaping scheme which would both enhance the Albury Road street scene and add to the tree stock to provide long term continued structural tree cover given the limited safe life expectancy of the existing lime. Whilst the tree protection plan needs to be updated – an issue which can be addressed through condition – the Tree Officer has raised no concerns about the relationship between the retained protected lime and the development.
- 6.40 The site is not subject to any specific nature conservation designations and no specific adverse impacts on ecology or habitat have been identified. A high quality landscaping scheme within the site could support enhanced biodiversity.
- 6.41 Subject to the recommended conditions, the proposal would not therefore impact upon the tree stock and has the potential to enhance long term tree cover in the area, and thus would comply with policies Pc4 and Ho9 of the Borough Local Plan.

#### Affordable housing and infrastructure contributions

- 6.42 Core Strategy Policy CS15 and the Council’s Affordable Housing SPD require financial contributions towards affordable housing to be provided on housing developments of 10-14 net units. This scheme, at 11 units gross (10 net) falls within this requirement. Further, as the scheme would provide 11 units, it does not fall within the scope of the exception set out in the Government policy changes in the Written Ministerial Statement (WMS) and Planning Practice Guidance. Based on the net additional residential floorspace (which excludes the existing upper floor flat in the pub), a contribution of £125,163 is required towards affordable housing. This will be secured through a legal agreement.
- 6.43 As the proposals involve the creation of new dwellings, the development would be CIL liable. The exact amount of liability would be determined and collected after the grant of planning permission and, at this stage, it is difficult to determine the potential charge which might be due. Taking account of existing buildings on site, it is estimated that the charge due could be approximately £44,750; however, this figure is dependent upon satisfactory information to demonstrate that the existing buildings are “in-use”. This potential contribution is a material consideration.
- 6.44 Legislation (Regulation 122 of the CIL Regulations) and national policy requires that only contributions that are directly required as a consequence of



development can be secured through planning obligations. Requests of this nature must be fully justified with evidence including costed spending plans to demonstrate what the money requested would be spent on. In this case, no such requests have been made. Concerns about pressure/adequacy of local infrastructure have been raised by a number of objectors to the application. Whilst it is recognised that there may be pressure on some local services, in view of the above, it is not considered that site specific contributions would meet the legislative tests and, in absence of further evidence and given the scale of development, it is not considered that impact on infrastructure would be a sustainable reason for refusal.

### Other matters

- 6.45 The proposal would make a positive contribution towards meeting the identified housing needs and requirements of the borough, with consequent local financial, economic and social benefits. There is no requirement for the applicant to demonstrate a specific need for this development, in this location. The development would make effective use of a previously developed (brownfield) site, consistent with national and local policies which prioritise the use of sustainable urban sites. Both of these are considered to add further, albeit modest, weight in favour of the proposal.
- 6.46 Comments have been received raising fears regarding the impact of the development on health. The matter of noise and disturbance, including during construction, and any potential impact on neighbours health is addressed above. Concerns have also been raised in relation to positioning and nature of bin stores for the flats and potential impact on human health. The space allowed for this on the plans is considered to be acceptable; however, a condition requiring full details of bin stores is recommended. Beyond this, no specific issues have been identified and refusal on this basis is not therefore considered to be sustainable.
- 6.47 The proposed drainage strategy for the site has been reviewed by SCC as the Lead Local Flood Authority who is satisfied that the scheme is acceptable subject to a number of conditions. The site is within Flood Zone 1 according to the Environment Agency Flood Maps and is not therefore considered to be at particular risk of fluvial flooding.

### **CONDITIONS**

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

| <b>Plan Type</b> | <b>Reference</b> | <b>Version</b> | <b>Date Received</b> |
|------------------|------------------|----------------|----------------------|
| Street Scene     | J002564-DD18     | C              | 01.03.2017           |
| Site Layout Plan | J002564-DD05     | C              | 01.03.2017           |
| Roof Plan        | J002564-DD15     | C              | 01.03.2017           |
| Elevation Plan   | J002564-DD16     | C              | 01.03.2017           |
| Elevation Plan   | J002564-DD17     | C              | 01.03.2017           |
| Floor Plan       | J002564-DD14     | C              | 01.03.2017           |
| Location Plan    | J002564-DD01     |                | 13.12.2016           |
| Elevation Plan   | J002564-DD08     |                | 13.12.2016           |

|                |              |            |
|----------------|--------------|------------|
| Elevation Plan | J002564-DD09 | 13.12.2016 |
| Floor Plan     | J002564-DD06 | 13.12.2016 |
| Floor Plan     | J002564-DD07 | 13.12.2016 |
| Site Plan      | J002564-DD03 | 13.12.2016 |
| Elevation Plan | J002564-DD11 | 13.12.2016 |
| Elevation Plan | J002564-DD13 | 13.12.2016 |
| Floor Plan     | J002564-DD12 | 13.12.2016 |
| Floor Plan     | J002564-DD10 | 13.12.2016 |
| Block Plan     | J002564-DD02 | 13.12.2016 |

Reason:

To define the permission and ensure the development is carried out in accord with the approved plans and in accordance with National Planning Practice Guidance.

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

Reason:

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

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

Reason:

To ensure the Local Planning Authority are satisfied with the details of the proposal and its relationship with adjoining development and to safeguard the visual amenities of the locality with regard to Reigate and Banstead Borough Local Plan 2005 policy Ho9.

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

Reason:

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

5. No development shall commence including demolition and or groundworks preparation until a detailed, scaled Tree Protection Plan (TPP) and the related Arboricultural Method Statement (AMS) is submitted to and approved in writing by the Local Planning Authority (LPA). These shall include details of the specification and location of exclusion fencing, ground protection and any construction activity that may take place within the Root Protection Areas of trees (RPA) shown to scale on the TPP, including the installation of service routings. The AMS shall also include a pre commencement meeting, supervisory regime for their implementation & monitoring with an agreed reporting process to the LPA. All works shall be carried out in strict accordance with these details when approved.

Reason:

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

6. No development, groundworks or demolition processes shall be undertaken until an agreed scheme of supervision for the arboricultural protection measures have been submitted to and approved in writing by the local planning authority. The pre commencement meeting, supervision and monitoring shall be undertaken in accordance with these approved details. The submitted details shall include.
  - (a) Pre commencement meeting between the retained arboricultural consultant, local planning authority Tree Officer and individuals and personnel responsible for the implementation of the approved development
  - (b) Timings, frequency of the supervision and monitoring regime and an agreed reporting process to the local planning authority.
  - (c) The supervision monitoring and reporting process shall be undertaken by a qualified arboriculturist.

Reason:

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

7. No development shall commence on site until a scheme for the landscaping and replacement tree planting of the site including the retention of existing landscape features has been submitted and approved in writing by the local planning authority. Landscaping schemes shall include details of hard landscaping, planting plans, written specifications (including cultivation and other operations associated with tree, shrub, and hedge or grass establishment), schedules of plants, noting species, plant sizes and proposed numbers/densities and an implementation 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 or in accordance with a programme agreed in writing with the local planning authority.

Any trees shrubs or plants planted in accordance with this condition which are removed, die or become damaged or become diseased within five years of planting shall be replaced within the next planting season by trees, and shrubs of the same size and species.

Reason:

To ensure good arboricultural and landscape practice in the interests of the maintenance of the character and appearance of the area and to comply with policies Pc4 and Ho9 of the Reigate and Banstead Borough Local Plan 2005 and the recommendations within British Standard 5837.

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

Reason:

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

9. The development hereby approved shall not be first occupied unless and until the existing central access from the site to Southcote Road has been permanently closed and any kerbs, verge, footway, fully reinstated in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority.

Reason:

In order that the development should not prejudice highway safety nor pedestrian safety or cause inconvenience to other highway users with regard to policies Mo5 and Mo7 of the Reigate and Banstead Borough Local Plan 2005, Policy CS17 of the Reigate and Banstead Core Strategy and the objectives of the NPPF 2012.

10. The development hereby approved shall not be first occupied unless and until the proposed modified vehicular access to Albury Road has been constructed in accordance with the approved plans.

Reason:

In order that the development should not prejudice highway safety nor pedestrian safety or cause inconvenience to other highway users with regard to policies Mo5 and Mo7 of the Reigate and Banstead Borough Local Plan 2005, Policy CS17 of the Reigate and Banstead Core Strategy and the objectives of the NPPF 2012.

11. The development hereby approved shall not be first occupied unless and until space has been laid out within the site in accordance with the approved plans for vehicles to be parked and for vehicles to turn so that they may enter and leave the site in forward gear. Thereafter the parking and turning areas shall be retained and maintained for their designated purposes.

Reason:

In order that the development should not prejudice highway safety nor pedestrian safety or cause inconvenience to other highway users with regard to policies Mo5 and Mo7 of the Reigate and Banstead Borough Local Plan 2005, Policy CS17 of the Reigate and Banstead Core Strategy and the objectives of the NPPF 2012.

12. No development shall commence until a Construction Transport Management Plan, to include details of:

- (a) parking for vehicles of site personnel, operatives and visitors
- (b) loading and unloading of plant and materials
- (c) storage of plant and materials
- (d) measures to prevent deposit of materials on the highway
- (e) before and after construction condition surveys of the highway and a commitment to fund the repair of any damage caused

(f) a communications plan

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

Reason:

To ensure that the development would not prejudice highway safety nor cause inconvenience to other highway users to satisfy policies Mo5 and Mo7 of the Reigate and Banstead Borough Local Plan 2005 and the objectives of the NPPF 2012.

13. The development hereby approved shall not be first occupied unless and until secure parking of bicycles of 7 bicycles has been provided within the development site in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority.

Thereafter, the said approved facility shall be provided, retained and maintained to the satisfaction of the Local Planning Authority.

Reason:

To ensure that the development would promote sustainable transport choices with regard to Policy CS17 of the Reigate and Banstead Core Strategy 2014 and in recognition of Section 4 "Promoting Sustainable Transport" in the National Planning Policy Framework 2012

14. No development shall commence until the following details and drawings have been submitted to and approved in writing by the local planning authority:
- a) the results of infiltration testing on the site, including depth of ground water, in accordance with BRE Digest 365
  - b) subject to the results above, details of the Sustainable Drainage System for the site, which should be designed in accordance with the results of the infiltration testing carried out under (a)
  - c) evidence to confirm that, if required, the development is permitted to connect into the surface water sewer including agreement of the discharge rate
  - d) a drainage layout detailing the exact location of SUDs elements, pipes, control devices, impervious areas and drainage sub-catchments (if applicable)
  - e) details of all SuDS elements and other drainage features, including long and cross sections, pipe diameters and respective levels
  - f) revised plans showing topography survey
  - g) details of how the Sustainable Drainage System will cater for system failure or exceedance events, both on and offsite

The development shall thereafter be carried out in strict accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority

Reason:

To ensure that the SuDS are adequately planned, delivered and that the development is served by an adequate and approved means of drainage and to prevent flooding with regard to Policy Ut4 of the Reigate and Banstead Borough Local Plan 2005 and Policy CS10 of the Reigate and Banstead Core Strategy 2014, as well as the requirements of the Non-statutory technical standards.

15. No development shall commence until details of the proposed maintenance regimes for each of the SuDS elements must be submitted to and approved by the Local Planning Authority. The system shall thereafter be maintained in accordance with the approved details.

Reason:

To ensure the drainage system is maintained throughout its life time to an acceptable standard and to prevent flooding with regards to Policy Ut4 of the Reigate and Banstead Borough Local Plan 2005 and Policy CS10 of the Reigate and Banstead Core Strategy.

16. Prior to occupation of the development, a verification report carried out by a qualified drainage engineer must be submitted to and approved by the Local Planning Authority to demonstrate that the Sustainable Drainage System has been constructed as per the agreed scheme.

Reason:

To ensure that the SuDS are adequately planned, delivered and that the development is served by an adequate and approved means of drainage to comply with Policy Ut4 of the Reigate and Banstead Borough Local Plan 2005 and Policy CS10 of the Core Strategy 2014, as well as the requirements of the Non-statutory technical standards.

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

- (b) The quietest available items of plant and machinery should be used on site. Where permanently sited equipment such as generators are necessary, they should be enclosed to reduce noise levels;
- (c) Deliveries should only be received within the hours detailed in (a) above;
- (d) Adequate steps should be taken to prevent dust-causing nuisance beyond the site boundary. Such uses include the use of hoses to damp down stockpiles of materials, which are likely to generate airborne dust, to damp down during stone/slab cutting; and the use of bowsers and wheel washes;
- (e) There should be no burning on site;
- (f) Only minimal security lighting should be used outside the hours stated above; and
- (g) Building materials and machinery should not be stored on the highway and contractors' vehicles should be parked with care so as not to cause an obstruction or block visibility on the highway.

Further details of these noise and pollution measures can be obtained from the Council's Environmental Health Services Unit. In order to meet these requirements and to promote good neighbourliness, the Council recommends that this site is registered with the Considerate Constructors Scheme - [www.ccscheme.org.uk/index.php/site-registration](http://www.ccscheme.org.uk/index.php/site-registration).

- 5. The use of a suitably qualified arboricultural consultant is essential to provide acceptable supervision and monitoring in respect of the arboricultural issues in respect of the above conditions. All works shall comply with the recommendations and guidelines contained within British Standard 5837.
- 6. The use of landscape/arboricultural consultant is considered essential to provide acceptable submissions in respect of the above relevant conditions. Replacement planting of trees and shrubs shall be in keeping with the character and appearance of the locality. There is an opportunity to incorporate structural landscape trees into the scheme to provide for future amenity and long term continued structural tree cover in this area, including along the Albury Road frontage. It is expected that the replacement structural landscape trees will be of Advanced Nursery Stock sizes with initial planting heights of not less than 4.5m with girth measurements at 1m above ground level in excess of 16/18cm.
- 7. In relation to drainage conditions, the applicant is advised to be aware of the following:
  - a) the site is situated in an area which is modelled to be at surface water flood risk and is known to have suffered from flooding on the highway. The design of the site itself should ensure that no water pass offsite during the 1 in 100 (+30% climate change) storm event
  - b) Drainage from parking areas that will discharge to receiving water bodies must be passed through an oil interceptor of similar treatment system
- 8. The application site is situated on or in close proximity to land that could be potentially contaminated by virtue of previous historical uses of the land. As a result, there is potential for a degree of ground contamination to be present beneath part(s) of the site. Groundworkers should be made aware of this so suitable mitigation measures and personal protective equipment measures (if

required) are put in place and used. Should significant ground contamination be identified, the Local Planning Authority should be contacted promptly for further guidance.

9. The permission hereby granted shall not be construed as authority to carry out any works on the highway. The applicant is advised that prior approval must be obtained from the highway authority before any works are carried out on any footway, footpath, carriageway, or verge to form or modify a vehicle crossover to install dropped kerbs. Please see [www.surreycc.gov.uk/roads-and-transport/road-permits-and-licences/vehicle-crossovers-or-dropped-kerbs](http://www.surreycc.gov.uk/roads-and-transport/road-permits-and-licences/vehicle-crossovers-or-dropped-kerbs)
10. The developer is advised that as part of the detailed design of the highway works required by the above conditions, the County Highway Authority may require necessary accommodation works to street lights, road signs, road marking, highway drainage, surface covers, street trees, highway verges, highway surfaces, surface edge restraints and any other street furniture/equipment.
11. When access is to be closed as a condition of planning permission and agreement with, or licence issued by, the Highway Authority Local Highways Service will require that the redundant dropped kerb be raised and any verge or footway crossing be reinstated to conform with the adjoining existing surfaces at the developers expense.
12. The developer is reminded that it is an offence to allow materials to be carried from the site and deposited on or damage the highway from uncleaned wheels or badly loaded vehicles. The Highway Authority will seek, wherever possible, to recover any expenses incurred in clearing, cleaning or repairing highway surfaces and prosecutes persistent offenders. (Highways Act 1980 Sections 131, 148, 149).
13. 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 Ho9, Ho13, Ho16, Pc4, Cf1, Mo4, Mo5, Mo7 and Ut4 of the 2005 Borough Local Plan and policies CS1, CS4, CS5, CS10, CS11, CS12, CS13, CS14, CS15 and



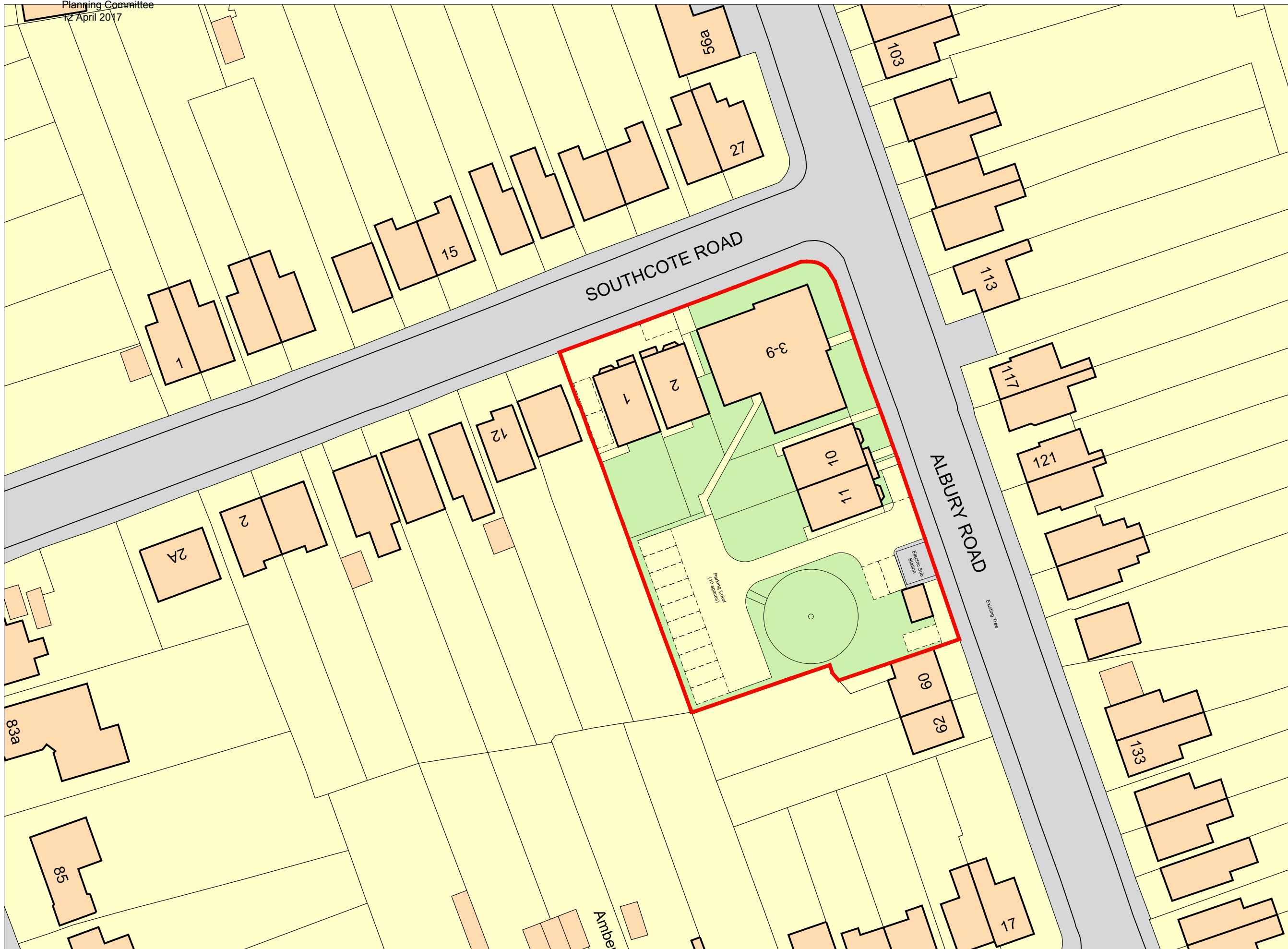
CS17 of the Reigate and Banstead Core Strategy and material considerations, including third party representations. It has been concluded that the development is in accordance with the development plan and there are no material considerations that justify refusal in the public interest.

### **Proactive and Positive Statement**

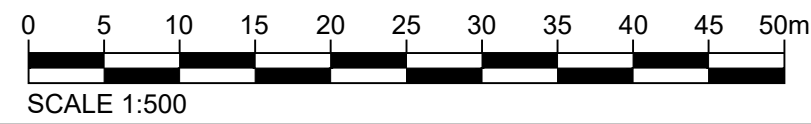
The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in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

# 16/02909/F - The Limes Public House, 58 Albury Road, Merstham

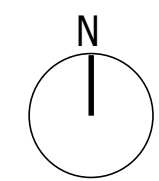




Site Block Plan As Proposed 1:500



Agenda item 5  
Do not accept for planning purposes.  
Any discrepancies are to be reported to WS Planning & Architecture.  
Refer to Structural Engineers details for structural design criteria.  
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Schedule of Accommodation:

- 4 x 3 Bed 5 Person Houses
- 5 x 2 Bed 4 Person Flats
- 1 x 2 Bed 3 Person Flats
- 1 x 1 Bed 2 Person Flats

Total: 11 Dwellings

Site Area: 2010m<sup>2</sup>

| Rev | Date | Description |
|-----|------|-------------|
|     |      |             |

**WS PLANNING & ARCHITECTURE**

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Surrey. RH2 7RP  
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F. 01737 226311  
www.wspa.co.uk

|       |               |          |    |
|-------|---------------|----------|----|
| Date  | December 2016 | Drawn By | JJ |
| Scale | 1/500@A3      | Checked  | LB |

Client  
Earlswood Homes

Project  
The Limes  
Southcote Road  
South Merstham, RH1 3LJ

Title  
As Proposed  
Site Block Plan

Drawing No.  
J002564-004



Albury Road Street Scene 1:250

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Southcote Road Street Scene 1:250



| Rev | Date       | Description   |
|-----|------------|---|
| C   | 23.02.2017 | Amendments to drawings as per case officer's comments |
| B   | 21.02.2017 | Amendments to drawings as per case officer's comments |
| A   | 03.02.2017 | Amendments to drawings as per case officer's comments |

**WS PLANNING & ARCHITECTURE**

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|       |               |          |    |
|-------|---------------|----------|----|
| Date  | December 2016 | Drawn By | JJ |
| Scale | 1/250@A3      | Checked  | LB |

Client  
Earlswood Homes

Project  
The Limes  
Southcote Road  
South Merstham, RH1 3LJ

Title  
As Proposed  
Street Scenes

Drawing No.

J002564-DD18C  
66

Agenda item: 5  
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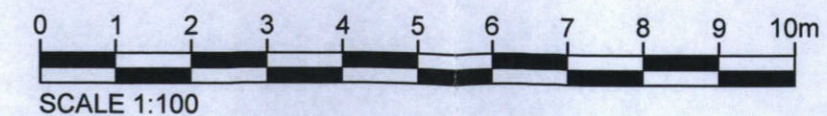


Front Elevation 1:100

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Side Elevation 1:100



| Rev | Date       | Description   |
|-----|------------|---|
| C   | 23.02.2017 | Amendments to drawings as per case officer's comments |
| B   | 21.02.2017 | Amendments to drawings as per case officer's comments |
| A   | 03.02.2017 | Amendments to drawings as per case officer's comments |

**WS PLANNING & ARCHITECTURE**

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www.wspa.co.uk

|       |               |          |    |
|-------|---------------|----------|----|
| Date  | December 2016 | Drawn By | JJ |
| Scale | 1/100@A3      | Checked  | LB |

Client  
Earlswood Homes

Project  
The Limes  
Southcote Road  
South Merstham, RH1 3LJ

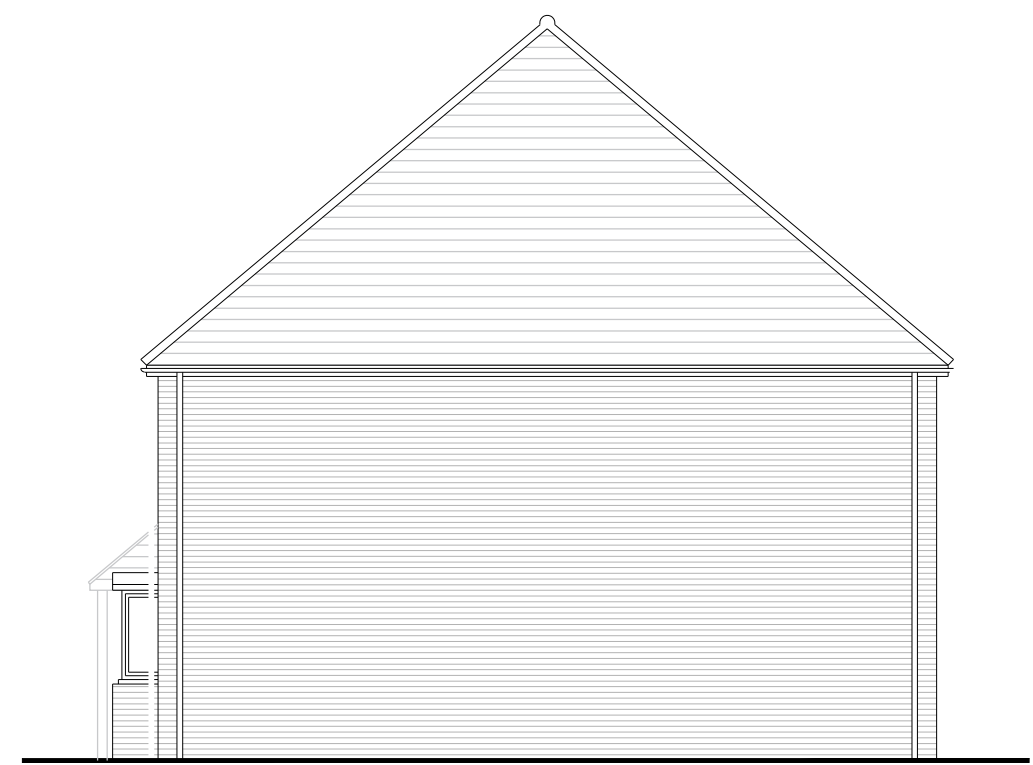
Title  
As Proposed  
Elevations  
Flats

Drawing No.  
J002564-D0176C



House 4    House 3

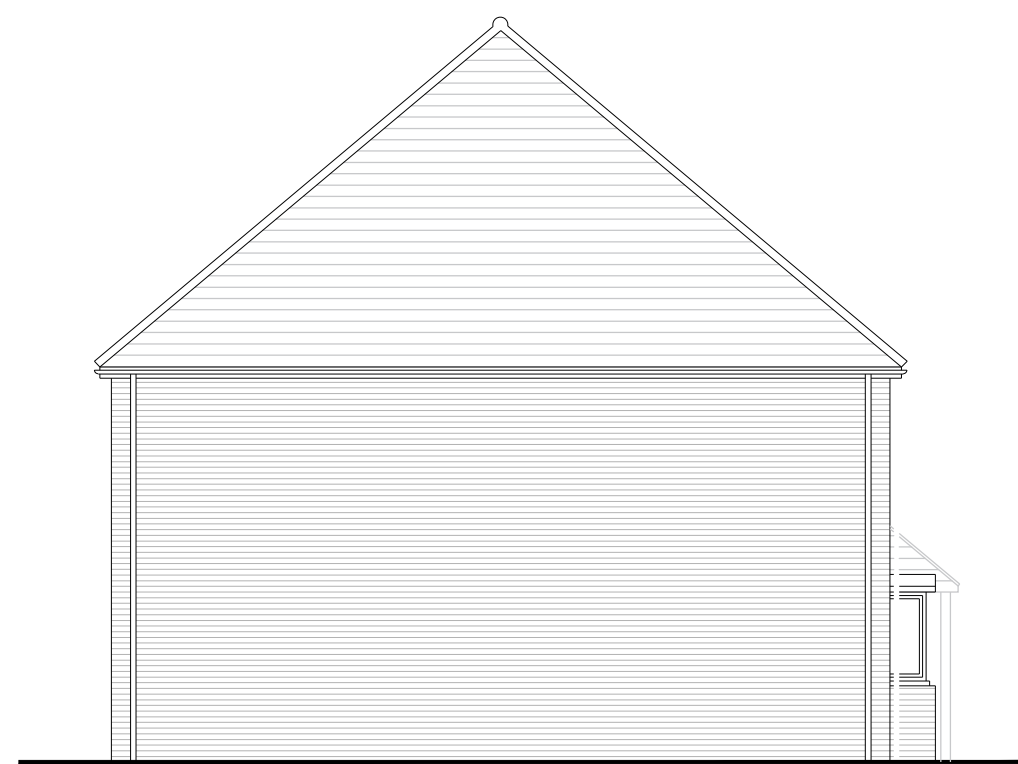
Front Elevation 1:100



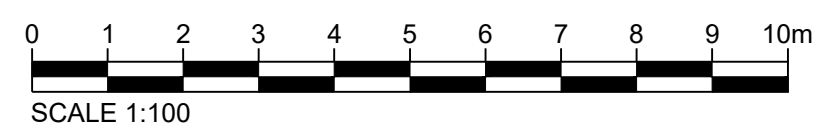
Side Elevation 1:100



Rear Elevation 1:100



Side Elevation 1:100



| Rev | Date | Description |
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|     |      |             |

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| Date  | December 2016 | Drawn By | JJ |
| Scale | 1/100@A3      | Checked  | LB |

Client  
Earlswood Homes

Project  
The Limes  
Southcote Road  
South Merstham, RH1 3LJ

Title  
As Proposed  
Elevations Units 3 & 4  
3B5P Houses

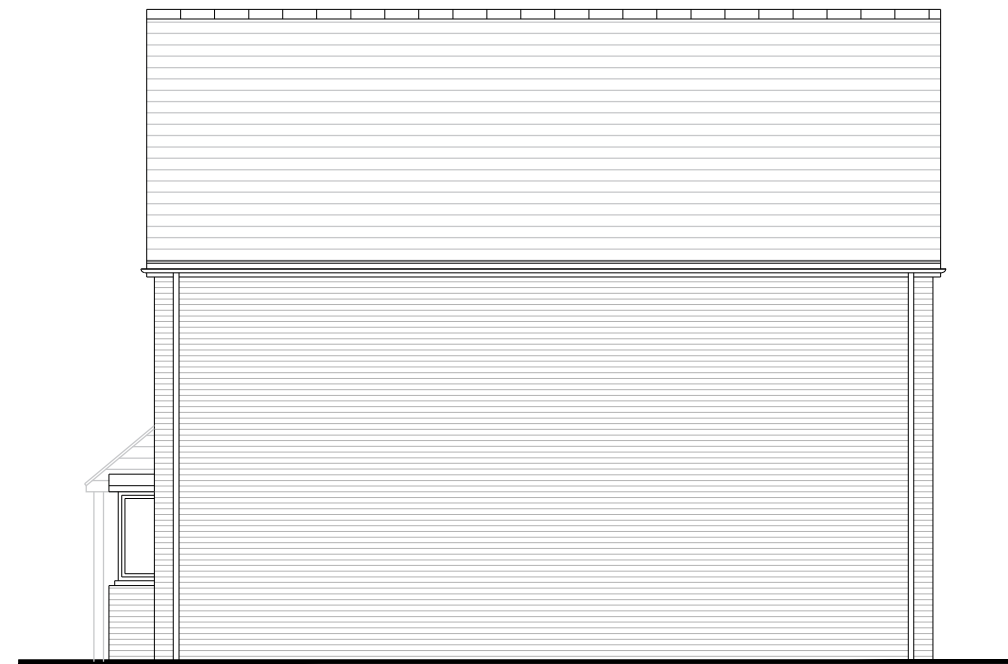
Drawing No.  
J002564-D013



House 2

House 1

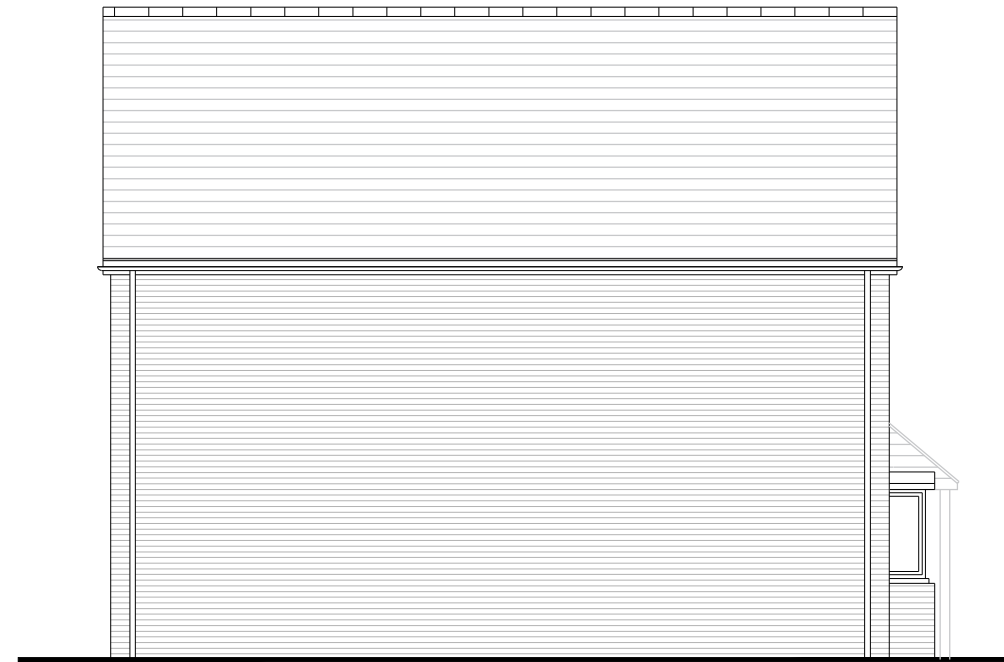
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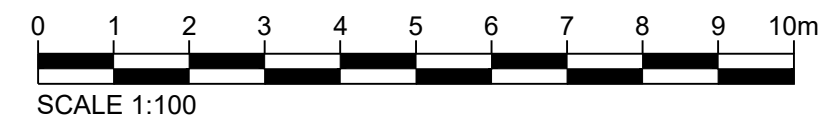
Side Elevation 1:100



Rear Elevation 1:100



Side Elevation 1:100



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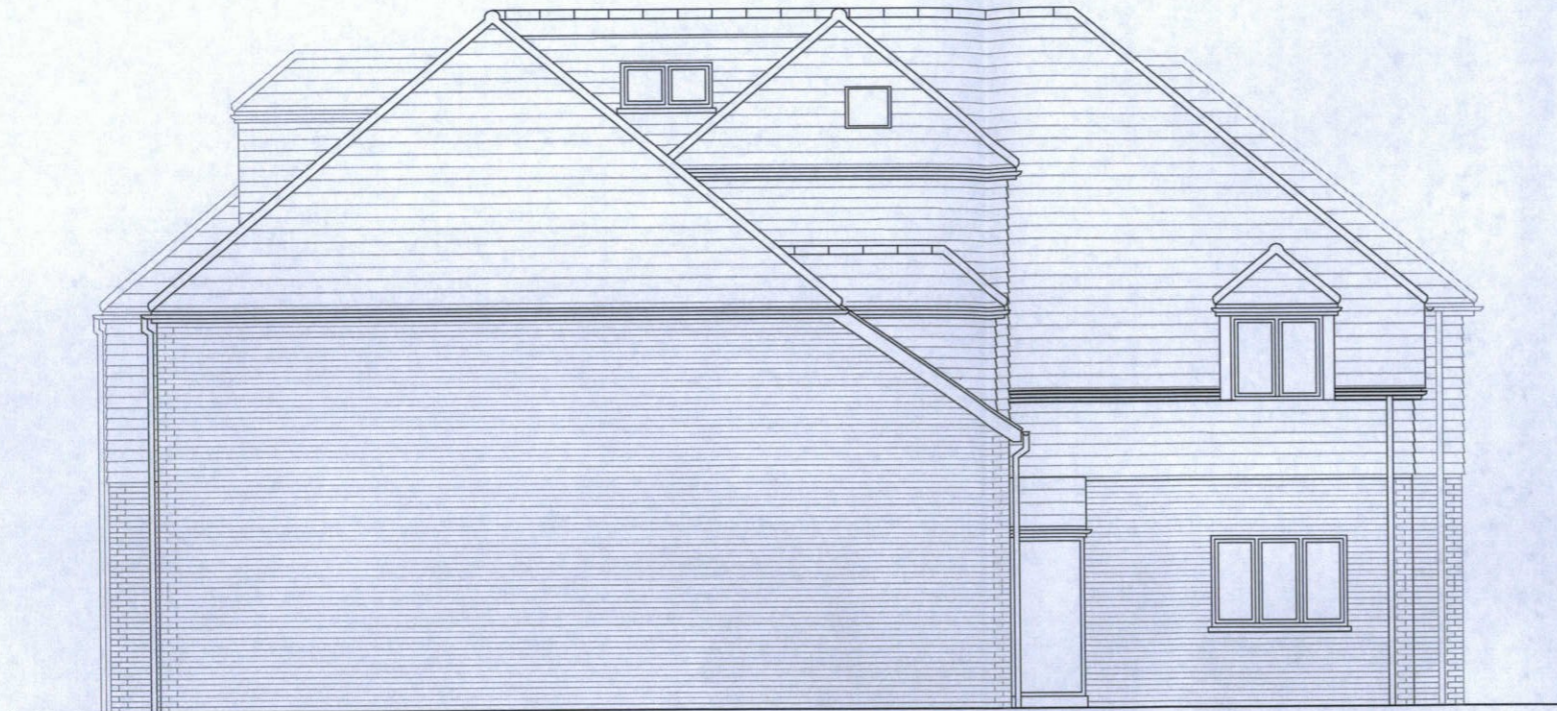
Client  
Earlwood Homes

Project  
The Limes  
Southcote Road  
South Merstham, RH1 3LJ

Title  
As Proposed  
Elevations Units 1 & 2  
3B5P Houses

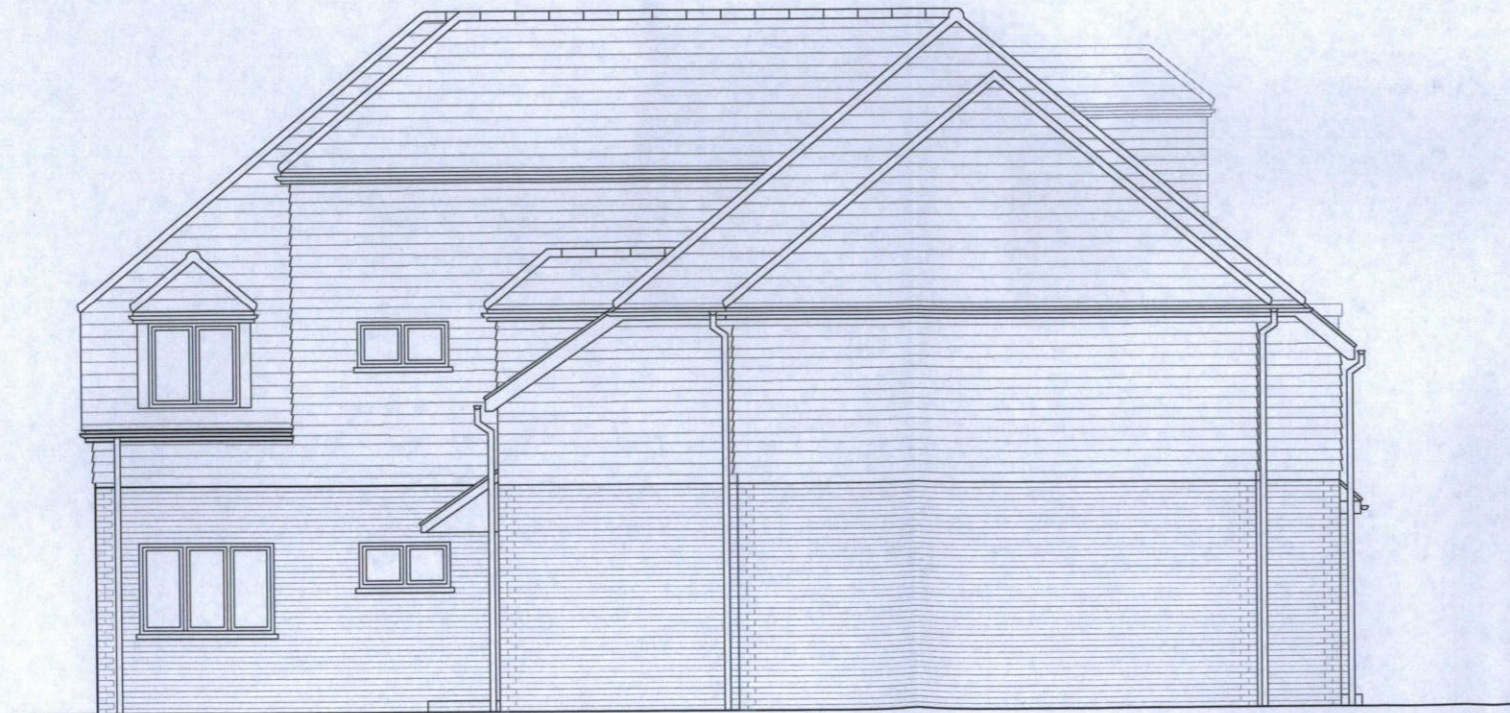
Drawing No.

J002564-D01

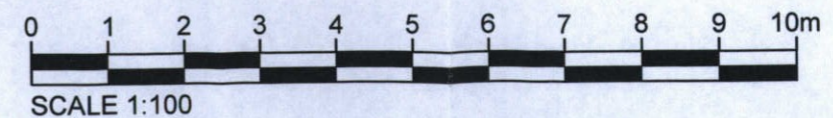


Rear Elevation 1:100

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Side Elevation 1:100



| Rev | Date       | Description   |
|-----|------------|---|
| C   | 23.02.2017 | Amendments to drawings as per case officer's comments |
| B   | 21.02.2017 | Amendments to drawings as per case officer's comments |
| A   | 10.02.2017 | Amendments to drawings as per case officer's comments |

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Client  
Earlswood Homes

Project  
The Limes  
Southcote Road  
South Merstham, RH1 3LJ

Title  
As Proposed  
Elevations  
Flats

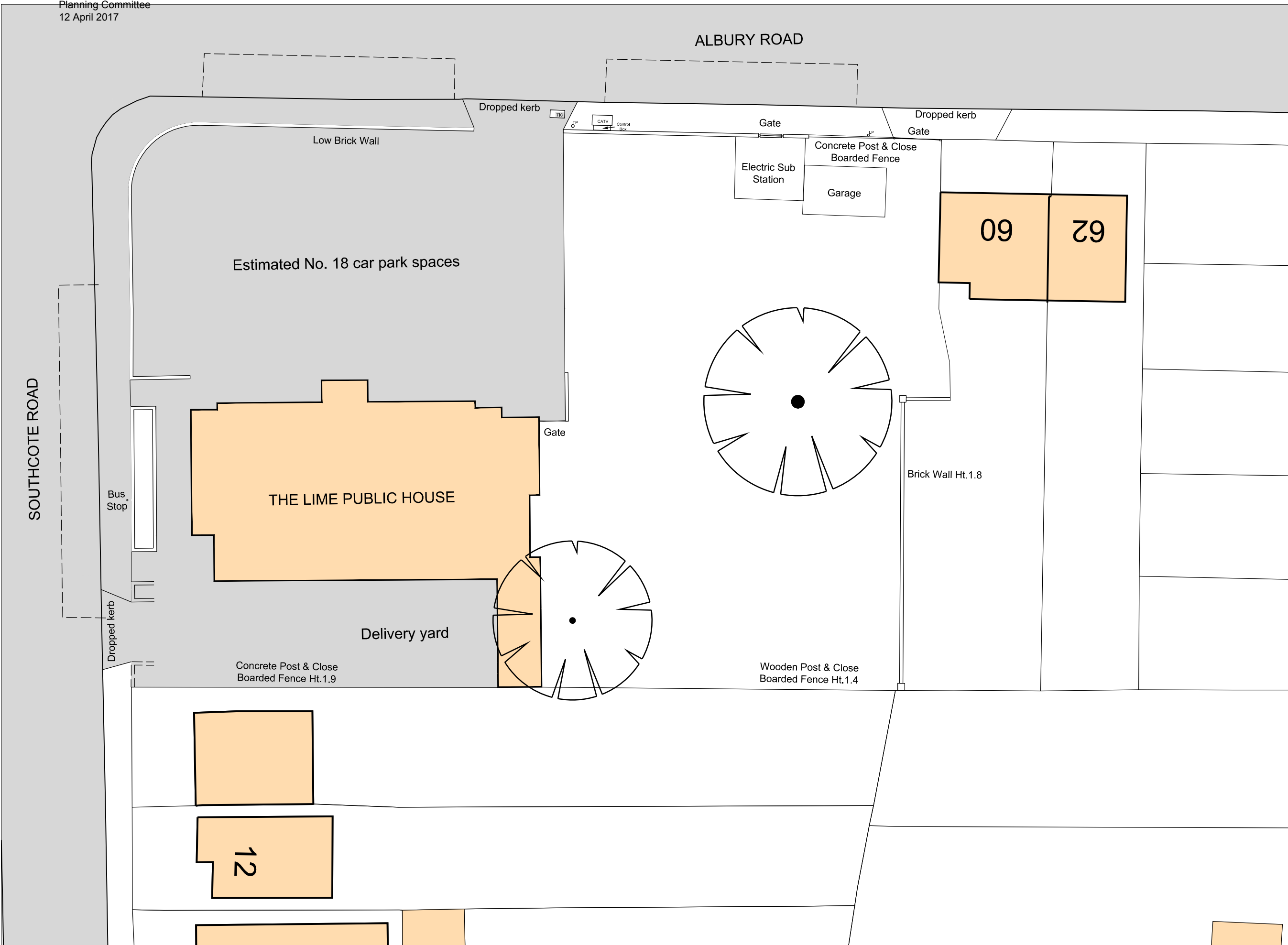
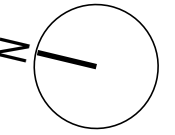
Drawing No.  
J002564-D707C



ALBURY ROAD

Agenda item 5  
Do not accept for planning purposes.  
Any discrepancies are to be reported to WS Planning & Architecture.  
Refer to Structural Engineers details for structural design criteria.  
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SOUTHCOTE ROAD



| Rev | Date | Description |
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Client  
Earlswood Homes

Project  
The Limes  
Southcote Road  
South Merstham, RH1 3LJ

Title  
As Existing  
Site Plan

Drawing No.  
J002564-Dp03

Site Plan As Existing 1:250

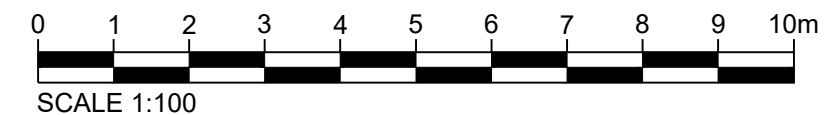




Front (North-East) Elevation As Existing 1:100



Side (North-West) Elevation As Existing 1:100



| Rev | Date | Description |
|-----|------|-------------|
|     |      |             |

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| Date  | December 2016 | Drawn By | JJ |
| Scale | 1/100@A3      | Checked  | LB |

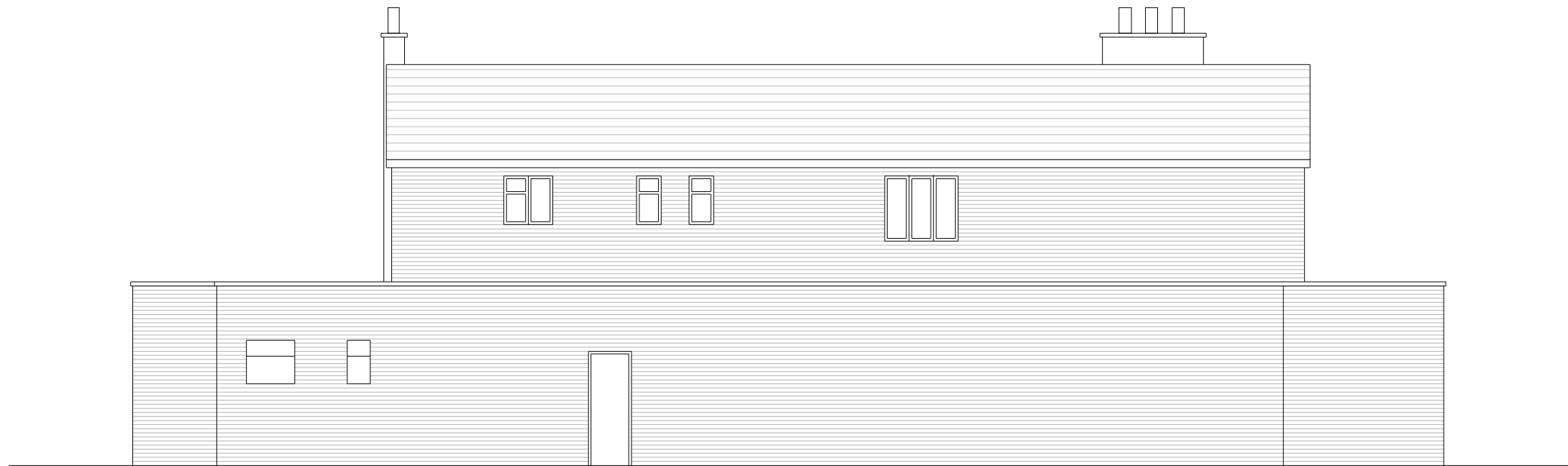
Client  
Earlswood Homes

Project  
The Limes  
Southcote Road  
South Merstham, RH1 3LJ

Title  
As Existing  
Elevations

Drawing No.

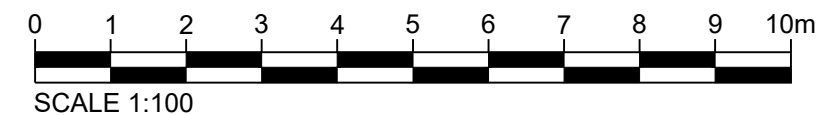
J002564-DP08



Rear (South-West) Elevation As Existing 1:100



Side (South-East) Elevation As Existing 1:100



| Rev | Date | Description |
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| Date  | December 2016 | Drawn By | JJ |
| Scale | 1/100@A3      | Checked  | LB |

Client  
Earlswood Homes

Project  
The Limes  
Southcote Road  
South Merstham, RH1 3LJ

Title  
As Existing  
Elevations

Drawing No.

J002564-DP09

