 <p>Reigate & Banstead BOROUGH COUNCIL Banstead Horley Redhill Reigate</p>	TO:	PLANNING COMMITTEE
	DATE:	14 June 2017
	REPORT OF:	HEAD OF PLACES & PLANNING
	AUTHOR:	Rosie Baker
	TELEPHONE:	01737 276173
	EMAIL:	rosie.baker@reigate-banstead.gov.uk
AGENDA ITEM:	8	WARD: Redhill West

APPLICATION NUMBER:	17/00232/F	VALID:	07/02/2017
APPLICANT:	The Medical Centre, Greystone House	AGENT:	Niblett Architecture Ltd
LOCATION:	DOCTORS SURGERY, GREYSTONE HOUSE, 99 STATION ROAD, SURREY RH1 1EB		
DESCRIPTION:	Two storey extension in brick cavity construction and tile hanging under a tiled roof to the rear of the existing surgery. As amended on 03/04/2017		
All plans in this report have been reproduced, are not to scale, and are for illustrative purposes only. The original plans should be viewed/referenced for detail.			

This application was deferred from the 17th May Planning Committee meeting to allow for a Members' site inspection. The report is appended with any addendum changes highlighted in italics.

At that meeting two matters of clarification were also sought: namely, the degree of harm on the amenity of neighbouring properties and the provision of car parking locally.


Officers can confirm their view that the impact of the proposed development on the residential amenities of neighbouring properties was not considered to be so harmful as to warrant a refusal on this ground alone. Whilst the balance of harm versus benefit was outlined within the report, and a degree of harm identified, the level or significance of such harm was not viewed to be such that the proposal was deemed contrary to policy Cf2 or unacceptable in this regard. This is however a subjective assessment on which opinions will undoubtedly differ.

The level of car parking locally was also queried at the previous meeting. It has since been clarified that in the 2013/14 parking survey of Linkfield Street car park, there was 45% vacancy of spaces across the 10-hour charging period. Whilst there may be some variability across the day and occasions when it is fully occupied, this is not considered to be so significant as to alter the general conclusions that the car park does have capacity for additional parking resulting from the proposed development.

In accordance with a correction identified at the last meeting, all references to policies Ho9 and Ho13 within the conditions should be replaced by Policy Re2.

RECOMMENDATION(S)

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

 Reigate & Banstead BOROUGH COUNCIL Banstead Horley Redhill Reigate	TO:	PLANNING COMMITTEE
	DATE:	17 May 2017
	REPORT OF:	HEAD OF PLACES & PLANNING
	AUTHOR:	Rosie Baker
	TELEPHONE:	01737 276173
	EMAIL:	rosie.baker@reigate-banstead.gov.uk
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This application is referred to Committee in accordance with the Constitution as the application site proposes the creation of more than 100sqm of new floorspace

SUMMARY

This is a full application for a two storey rear extension to the existing doctor's surgery at Greystone House, Station Road, Redhill, creating an additional 192sqm of floorspace. The application proposes no change to existing access or parking arrangements.

The surgery currently provides a range of GP and Primary Care services to the local community. The applicant has stated the extension would allow the surgery to enhance their service provision to existing patients, and expand to take on an additional 4,000 patients required as a result of the closure of South Park Surgery and new housing developments within the vicinity. Four new consultation rooms would be provided, together with new clinical and ancillary rooms and the development would require the equivalent of 2 additional full time GPs. Significant weight is therefore attached to the healthcare benefits of the proposal and limited weight to the economic benefits

The extension is proposed to the northeast of the existing building and would measure approx. 8.25m (width) x 16m (Depth). The extension is considered of

acceptable design following the form and scale of the existing building. There is a change in levels across the site with the surgery positioned on a lower ground level than the adjoining car park to the rear and neighbouring property at 7 Sandown Court, 95 Station Road to the east. The proposed two storey extension would be constructed at this lower ground level, such that from the rear the extension will appear predominantly single storey, because the ground floor will be largely below ground. From the side (east elevation) proximate to 7 Sandown Court, the upper storey of the flank wall and roof will be visible above the existing hedge line.

Amendments have been made to the application to reduce the impact to neighbour amenity by resiting the extension 2m from the site boundary and retain the boundary hedge between the application site and 7 Sandown Court.

The NPPF requires a balanced judgement to be made weighing the benefits of the proposal against any harm arising in accordance with the presumption in favour of sustainable development. It is my assessment that whilst the depth, height and siting of the extension will result in greater presence, a degree of overshadowing and a change in outlook, resulting in a level of harm to the neighbouring property at 7 Sandown Court it would not be harmful enough to warrant refusal of the application and, when considered against the community benefits arising from the improvement in healthcare provision, the proposal is deemed to be acceptable.

Conditions are proposed to overcome concerns regarding loss of privacy and overlooking by obscure glazing first floor windows in the north and east elevations.

This revised proposal is therefore considered acceptable and recommended for approval.

RECOMMENDATION(S)

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

Consultations:

Highway Authority:

The County Highway Authority has undertaken an assessment in terms of the likely net additional traffic generation, access arrangements and parking provision and is satisfied that the application would not have a material impact on the safety and operation of the adjoining public highway, subject to a condition relating to sustainable travel. Detailed comment as follows:

“Surrey County Council's 'Vehicular and Cycle Parking Guidance' states that for a Doctor's practice, there should be one space per consulting room. The proposed parking more than covers this. There are four car parking spaces at the front of the building for disabled drivers, and the remaining spaces are to be used by staff. Other patients are encouraged to use the pay and display car park at Linkfield Corner which is 65m away from the surgery. I have acknowledged local resident's concerns, but I do not think it is necessary to ask for visitor spaces to be allocated as visitors do have places to park. The surrounding roads also appear to have restrictions on them which would stop displacement of cars onto the public highway. Therefore I do not consider the parking arrangements would cause a highway safety issue. One cycle parking space per two consulting rooms should also be provided in line with the above condition.”

Representations:

Letters were sent to neighbouring properties on 3rd March 2017. Neighbours were re-notified on the revised plans for a 14 day period commencing 4th April 2017.

In total 36 responses have been received raising the following issues:

Issue	Response
Inadequate parking, increase in traffic and congestion	See paragraph 6.13 – 6.16
Noise & disturbance	See paragraph 6.11
Light disturbance in evening	See paragraph 6.11
Overlooking, overbearing, overshadowing, loss of light and loss of privacy	See paragraph 6.7 – 6.12
Right of Light	This is not a material planning consideration
Overdevelopment, out of character with surrounding area	See paragraph 6.3 – 6.5
No need for development	Each application must be assessed on its own merits
Loss of private view	This is not a material planning consideration
Loss of property value	This is not a material planning

consideration

2003 Design statement comments relating to rationale behind 2003 extension See paragraph 6.6

Risk of subsidence See paragraph 6.11

Loss of adjoining hedge See paragraph 2.2

1.0 Site and Character Appraisal

1.1 The site is an existing doctor's surgery, located within the urban area of Redhill, on the northern side of Station Road, close to the roundabout junction with Linkfield Lane and Hatchlands Road.

1.2 The site is sloping and rises from Station Road to Oxford Road to the north, with the existing surgery constructed with a consistent floor level resulting in the ground floor at the rear being two thirds of a storey height below the prevailing ground level. The rear of the building is therefore accessed direct to first floor from a ramp from the car park.

1.3 The area where the development is proposed is set at a lower level than the car park to the rear. It is also at a lower level than the neighbouring residential garden at 7 Sandown Court to the east which sits higher.

1.4 There is a car parking area to the north of the building, which is utilised for staff parking and disabled parking for visitors. With the exception of disabled parking there is no visitor parking on site. The car park is accessed from the north (Oxford Road) with exit between the existing surgery building and the western boundary on to Station Road.

1.5 There are no trees on site that would be impacted by the development. An existing tall mature hedge with a boundary fence within, is located between the boundary of the site and 7 Sandown Court to the east of the site.

1.6 Greystone House is situated in a mixed use area, although residential development prevails to the east with adjoining residential development at Sandown Court and Somerville Court to the north-east.

2.0 Added Value

2.1 Improvements secured at the pre-application stage: The applicant did not enter into pre-application discussions with the Council.

2.2 Improvements secured during the course of the application:

- Landscape improvements: Retention of the boundary hedge between the application site and 7 Sandown Court
- Design improvements to reduce impact to neighbour amenity: Resiting of extension 2m from site boundary and introduction of obscure glazing to windows in north elevation and first floor window in the east elevation.

- 2.3 Further improvements could be secured through the use of conditions, including retention of hedge and tree protection plan to protect hedge during construction, use of obscure glazing to the first floor window in the east elevation and windows in the north elevation, and a sustainable travel condition.

3.0 Relevant Planning and Enforcement History

- | | | | |
|-----|--------------|---|-------------------------------------|
| 3.1 | 12/02132/CLP | Alteration of customer car park for the use by staff and disabled permit holders only | Permitted development
05.02.2013 |
| 3.2 | 07/01281/F | Proposed hardstanding and parking for a mobile scan trailer for MRI/CT and Audiology scans. | Approved
23.08.2007 |
| 3.3 | 03/02307/F | Rear extension to existing surgery to provide improved clinical facilities. | Approved
09.12.2003 |
| 3.4 | 95/12120/F | Demolition of existing building and erection of a new Doctors' Surgery premises | Approved
29.02.1996 |

4.0 Proposal and Design Approach

- 4.1 This is a full application for an extension to the existing doctor's surgery. The surgery is a popular facility offering a range of GP and Primary Care services to the local community. It currently employs 6 GP Partners, 5 salaried GPs, 2 Trainees, a Nurse Practitioner, 5 nurses plus administrative staff and other Health Care Practitioners.
- 4.2 The applicant states that the extended building would create additional space to allow the surgery to enhance their service provision to existing patients in terms of primary care offer, and take on an additional 4,000 patients as a result of the closure of South Park Surgery and additional housing development in the area. The extended facilities and additional patients would provide new employment opportunities, requiring the equivalent of 2 additional full time GPs at the surgery.
- 4.3 The proposal is for the erection of a two storey extension to the rear of the building, creating an additional 192sqm of floorspace. A central unenclosed courtyard will be created between the existing building and the wrap around extension, enabling retention of existing plant. The extension will measure approx. 8.25m (width) x 16m (Depth). From the rear the extension will predominantly appear single storey, because the ground floor section will be largely below ground with only high level windows visible and the first floor

and roof above. Four new consultation rooms will be provided within the new extension together with new clinical rooms, specialist services rooms and ancillary rooms to improve facilities.

- 4.4 The application proposes no change to existing access or parking arrangements
- 4.5 A design and access statement should illustrate the process that has led to the development proposal, and justify the proposal in a structured way, by demonstrating the steps taken to appraise the context of the proposed development. It expects applicants to follow a four-stage design process comprising:
Assessment;
Involvement;
Evaluation; and
Design.
- 4.6 Evidence of the applicant's design approach is set out below:

Assessment	The character of the surrounding area is assessed as mixed including both residential and business uses
	Site features meriting retention are listed as the existing building
Involvement	No community consultation took place.
Evaluation	The statement does not include any evidence of other development options being considered.
Design	The applicant's reasons for choosing the proposal are to provide additional space to expand and improve facilities, provide new floorspace in accordance with NHS Guidelines, whilst retaining a domestic scale to the extension.

- 4.7 Further details of the development are as follows:

Site area	0.18 ha
Increase in floor area	219 square metres
Additional staff	9 FTE Equivalent
Existing parking	32 spaces
Proposed parking	30 spaces (2 lost at rear of site)

5.0 Policy Context

- 5.1 Designation
Urban area

5.2 Reigate and Banstead Core Strategy

CS1 (Sustainable Development)
CS4 (Valued Townscapes and Historic Environment)
CS5 (Valued People/Economic Development),
CS7 (Town/Local Centres),
CS10 (Sustainable Development),
CS11 (Sustainable Construction),

5.3 Reigate & Banstead Borough Local Plan 2005

Landscape & Nature Conservation	Pc4
Community Facilities	Cf2
Utilities	Ut4
Movement	Mo5, Mo6, Mo7

5.4 Other Material Considerations

National Planning Policy Framework	
National Planning Practice Guidance	
Supplementary Planning Guidance	Surrey Design Local Distinctiveness Design Guide A Parking Strategy for Surrey Parking Standards for Development
Other	Human Rights Act 1998 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 and where the principle of such development is acceptable in land use terms. The proposal would provide additional and enhanced doctor's surgery and primary care facilities for the community in a sustainable location and location where new GP surgery places are in high demand as a result of the closure of South Park Surgery. It would also provide a limited increase in jobs. In accordance with the NPPF I place significant weight on the healthcare benefits of the proposal arising to the community from the improvement and expansion in healthcare offer and limited weight to the benefit derived from the small increase in employment opportunities.

6.2 Planning permission was granted in 2003 for the doctor's surgery and a two storey rear extension later that year. The existing parking arrangements were approved under a certificate of lawfulness in 2012. This application seeks a further two storey extension to the north east, which will abut the existing rear wall, run adjacent to the eastern boundary and abut the 2003 extension. The main issues to consider are:

- Design appraisal
- Neighbour amenity
- Highway matters
- Community Infrastructure Levy

Design appraisal

- 6.3 The application is assessed against policy Cf2 which seeks to ensure all proposals for community facilities maintain and enhance the local environment.
- 6.4 The building is positioned on a lower ground level than the adjoining car park and neighbouring property at 7 Sandown Court, 95 Station Road. The proposed two storey extension would be constructed at this lower ground level, such that it has the visual appearance from the north as predominantly a single storey extension, with only the high level windows of the ground floor visible, with the first floor and roof above. From the side (east elevation) proximate to 7 Sandown Court, the upper storey of the flank wall and roof will be visible above the existing hedge line. The extension will not be visible from the streetscene as viewed from Station Road.
- 6.5 The brick and tile hanging features on the existing building would be replicated on the extension proposed and I consider that the extension would integrate well with the existing building. The reduced height of the extension, revised roof form and increased set back, secured by amendment, is considered an improvement to the original design, increasing the separation to the neighbouring property.
- 6.6 Whilst two storey forms are characteristic of the local area the extension is significant in size and scale, extending a depth of 16m and increasing the extent of built development on the site. However the site is large with a significant area of car parking to the rear, and the proposal is not considered an overdevelopment of the site. The design and form is considered acceptable, the roof profile largely reflects the existing building with a duo pitch roof with a hip roof to the rear and its two storey scale and visual appearance is mitigated in part by the change in levels on the site and between adjoining properties. On balance I consider the scheme represents a satisfactory design in accordance with policy Cf2 that would conform to the general character and appearance of the wider area.

Neighbour amenity

- 6.7 Concern has been raised in relation to the architects comments within a design statement submitted in support of the 2003 rear extension application. The statement sets out the design rationale for that proposal identifying why the site of the 2003 extension was preferred over the site of the current proposal. Whilst I recognise the architect in that statement indicates that building along the eastern property line would “interfere with air, light & neighbours’ amenity” this is not a material planning consideration in the

determination of this application. The Council must consider each application on its own merits and an assessment of neighbour amenity for this application has been duly undertaken.

- 6.8 The proposed extension would bring the building closer to the side boundary with 7 Sandown Court, 95 Station Road and at the rear to the boundary with 6 Somerville Court.
- 6.9 Notwithstanding the change in levels between 7 Sandown Court and the application site, and the hipped roof form which pulls the ridge line away from the boundary, the original plans were considered to result in an overbearing and visually dominant development, harmful to the amenity of this neighbour's enjoyment of their garden by reason of the extension's proposed depth and height in such close proximity to the boundary. The impact was exacerbated by the loss of the existing boundary hedge. Revised plans have subsequently been received which set back the flank elevation 2m from the ownership boundary. The amendments would enable the retention of the existing hedge, which given its height and maturity provides significant visual screening between the properties, together with a services gap on the surgery side. The proposed extension is significant at 16m depth and will run the entire length of this neighbour's boundary with both the first floor and roof visible. By pulling the proposed extension away from the boundary this has diminished the harm by reason of overbearing and overshadowing to this property. Whilst I acknowledge the extension will result in greater presence, a degree of overshadowing to the garden and a change in outlook, resulting in a level of harm to this property, the NPPF requires a balanced judgement to be made weighing the benefits of the proposal against any harm arising in accordance with the presumption in favour of sustainable development. It is considered that the impacts identified above would not be harmful enough to warrant refusal of the application when considered against the community benefits arising from the improvement in healthcare provision.
- 6.10 7 Sandown Court is served by windows to its rear elevation and the development is not considered to result in a material loss of light. The 45 degree assessment for overshadowing has been undertaken based on available plans on the closest ground floor and upper floor windows (both serving habitable rooms, the upper floor a bedroom) to the extension. The proposal would fail the horizontal test based on the depth of the extension but would pass the vertical test. This takes into account the change in elevation between the properties with 7 Sandown Court set at a higher level, that the extension will be set down into the ground with the roof hipped away from the property. On the basis of the above and noting the existing presence of significant boundary hedging, I am of the view that the overshadowing impact is acceptable.
- 6.11 A window is now proposed in the first floor east elevation, however the applicant has indicated this would be obscure glazed with opening limited to a top opening fan light 1.7m from the ground. This element can be controlled by a suitably worded condition and in light of this I do not consider the application would result in loss of privacy or overlooking to 7 Sandown Court.

- 6.12 Concern has also been raised regarding overlooking and loss of privacy to occupants of the neighbouring properties to the rear including 6 Somerville Court. To overcome these concerns a condition is proposed to ensure rear facing windows in the north elevation in proximity to this property are obscure glazed and non-opening with the exception of a top opening fan light 1.7m from the ground. With this condition in place the development is not considered to result in harm to the properties in Somerville Court.
- 6.13 The application is not considered to give rise to materially harmful noise and disturbance during operating hours or light disturbance in the evening. Given the separation distance between the application site and neighbouring properties and controls put in place via a construction method statement, the construction of the extension is not considered to result in issues of subsidence. The works would be subject to Building Control regulations. Any damage would be a private matter between the contractor and the property owner and not a planning matter.
- 6.14 While giving rise to a degree of change in the relationship between buildings, the proposed scheme is considered to cause an acceptable level of harm to the amenity of neighbouring properties when a judgement is made in the round, taking into consideration the healthcare and economic benefits arising from the proposal.

Highway matters

- 6.15 The existing site access and parking arrangements would remain as existing, with the car park to the rear provided for staff and visitor disabled parking only, with all other visitors directed to the nearby Linkfield Corner car park. This arrangement was established by application 12/02132/CLP. The proposed extension would however lead to the loss of two spaces, reducing the number available to 30.
- 6.16 The County Highway Authority has undertaken an assessment in terms of the likely net additional traffic generation, access arrangements and parking provision and is satisfied that the application would not have a material impact on the safety and operation of the adjoining public highway subject to conditions relating to the provision of bike storage and sustainable travel.
- 6.17 In responding to concern regarding the need to provide dedicated visitor parking on site and concern from local residents regarding nuisance displacement parking on nearby roads the County Highway Authority responded as follows:

“Surrey County Council's 'Vehicular and Cycle Parking Guidance' states that for a Doctor's practice, there should be one space per consulting room. The proposed parking more than covers this. There are four car parking spaces at the front of the building for disabled drivers, and the remaining spaces are to be used by staff. Other patients are encouraged to use the pay and display car park at Linkfield Corner which is 65m away from the surgery. I have

acknowledged local resident's concerns, but I do not think it is necessary to ask for visitor spaces to be allocated as visitors do have places to park. The surrounding roads also appear to have restrictions on them which would stop displacement of cars onto the public highway. Therefore I do not consider the parking arrangements would cause a highway safety issue. One cycle parking space per two consulting rooms should also be provided in line with the above condition."

- 6.18 The suggested condition relates to sustainable travel options and is included in the list of conditions below. In light of the above and subject to the imposition of the identified conditions the application is considered to comply with the NPPF, and local policies Mo5, Mo6 and Mo7.

Community Infrastructure Levy (CIL)

- 6.19 The Community Infrastructure Levy (CIL) is a fixed charge which the Council will be collecting from some new developments from 1 April 2016. It will raise money to help pay for a wide range of infrastructure including schools, road, public transport and community facilities which are needed to support new development.
- 6.20 This development would not be CIL liable as it is for an extension to a doctor's surgery.

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
Combined Plan	15/115 01	A	03.04.2017
Combined Plan	15/115 02	A	03.04.2017
Combined Plan	15/115 04	A	03.04.2017
Floor Plan	15/115 03	A	03.04.2017

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

3. No development shall take place until the developer obtains the Local Planning Authority's written approval of details of both existing and proposed

ground levels and the proposed finished ground floor levels of the buildings. The development shall be carried out in accordance with the approved levels.

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

4. No development 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 pruning, removal or other works to the retained hedge located on the eastern boundary with 7 Sandown Court both within and overhanging the site, shall take place during construction, or for one year after completion except with the prior written approval of the Local Planning Authority. If any part of the retained hedge, within the site, controlled by this condition, is removed, dies, or becomes damaged or diseased within one year of completion, it shall be replaced before the expiry of one calendar year by hedge to a planting specification agreed in writing by the Local Planning Authority.

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 policy Pc4 of the Reigate and Banstead Borough Local Plan 2005.

6. No development shall commence including groundworks or demolition until a detailed, scaled Tree Protection Plan (TPP) and related Arboricultural Method Statement (AMS) is submitted to and approved in writing by the local planning authority in relation to the retained hedge. These shall contain details of the specification and the location of exclusion fencing, (ground protection barriers and/or ground protection) and any construction activity that may take place within the protected root areas of the hedge shown to scale on the TPP, including installation of service routings. The protection measures shall be installed prior to any development works and will remain in place for the duration of all construction works. The tree protection barriers/ground protection shall only be removed on the completion of all construction activity, including hard landscaping. 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 of the Reigate and Banstead Borough Local Plan.

Informative

The use of a suitably qualified arboricultural consultant is essential to provide acceptable submissions in respect of the arboricultural tree condition above. All works shall comply with the recommendations and guidelines contained within British Standard 5837

7. No development shall commence until a Construction Transport Management Plan, to include details of:
- (a) parking for vehicles of site personnel, operatives and visitors
 - (b) loading and unloading of plant and materials
 - (c) storage of plant and materials
 - (d) programme of works (including measures for traffic management)
 - (e) measures to prevent the deposit of materials on the highway
 - (f) before and after construction condition surveys of the highway and a commitment to fund the repair of any damage caused
 - (g) on-site turning for construction vehicles
- has been submitted to and approved in writing by the Local Planning Authority. Only the approved details shall be implemented during the construction of the development.

Reason: The above conditions are required in order that the development should 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.

8. The development hereby approved shall not be first used unless and until the following facilities have been provided in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority for:
- (a) The secure parking of bicycles within the development site
 - (b) Information to be provided to staff and patients regarding the availability of and whereabouts of local public transport / walking / cycling / car sharing clubs / car clubs and thereafter the said approved facilities shall be provided, retained and maintained to the satisfaction of the Local Planning Authority.

Reason: The above conditions are required in order that the development should 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.

10. The first floor window in the east elevation and windows in the north elevation of the development hereby permitted shall be glazed with obscured glass which shall be fixed shut, apart from a top hung opening fanlight whose cill height shall not be less than 1.7 metres above internal floor level, and shall be maintained as such at all times.

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

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. 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.

3. 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.

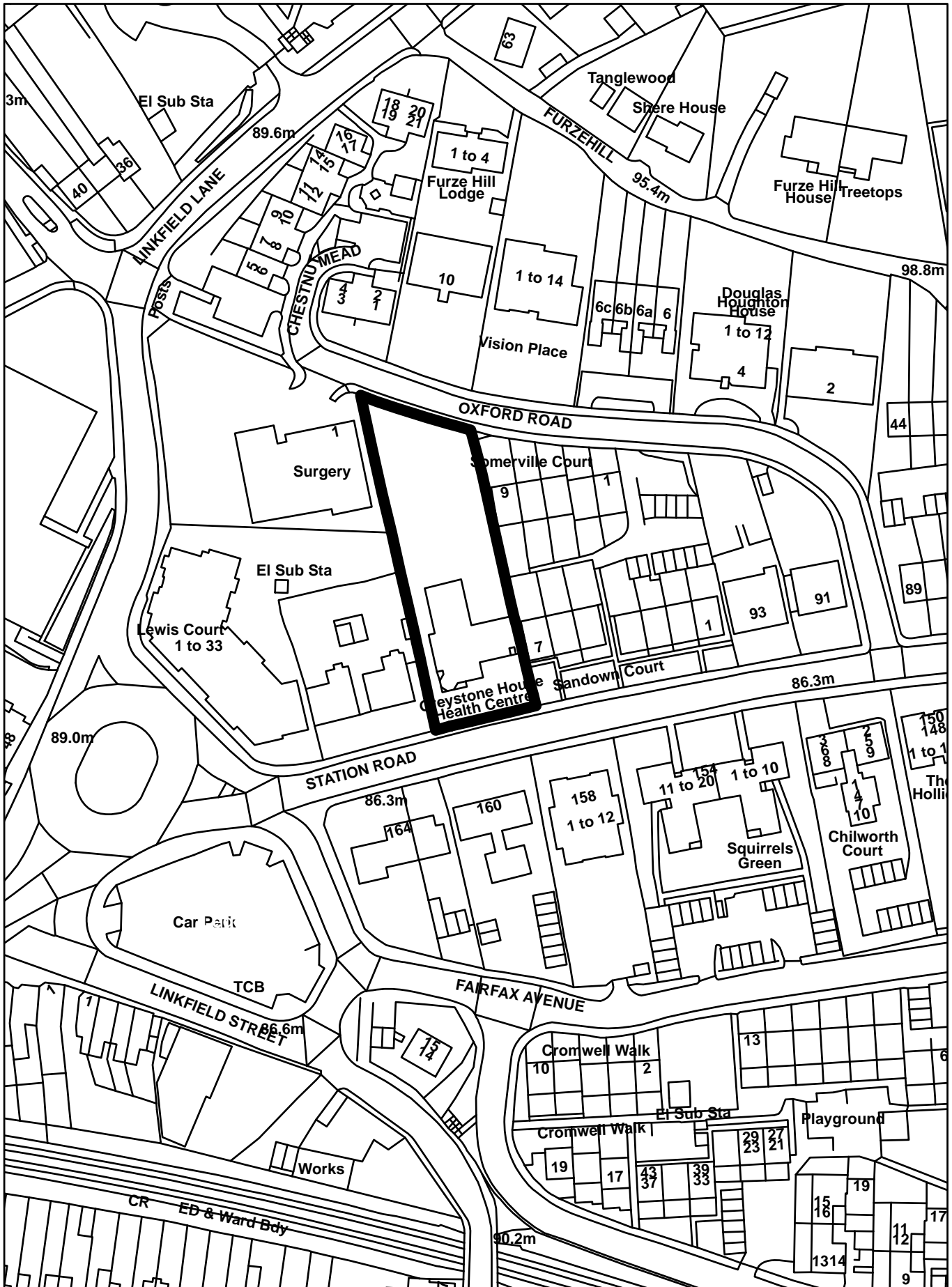
REASON FOR PERMISSION

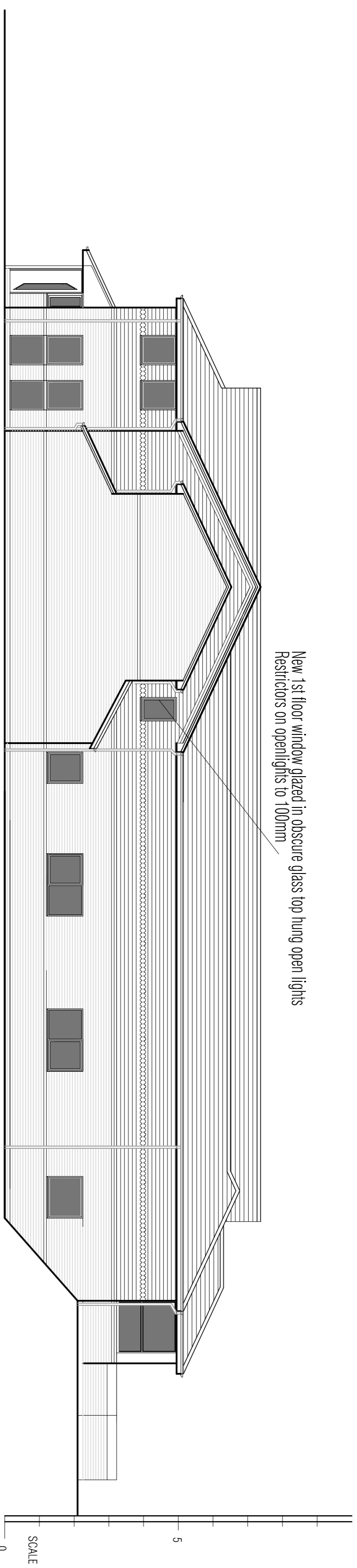
The development hereby permitted has been assessed against development plan policies CS1, CS4, CS5, CS7, CS10, CS11, Pc4, Cf2, Ut4, Mo5, Mo6 and Mo7 and material considerations, including third party representations. It has been concluded that the development is in accordance with the development plan and there are no material considerations that justify refusal in the public interest.

Proactive and Positive Statements

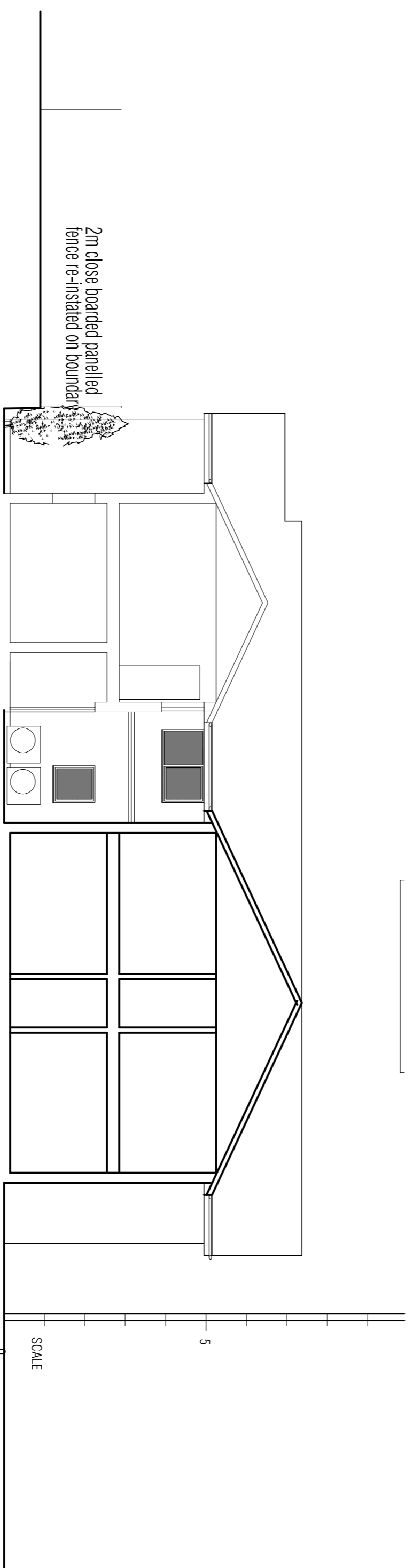
The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in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

17/00232/F - Doctors Surgery, Greystone House, 99 Station Road, Redhill



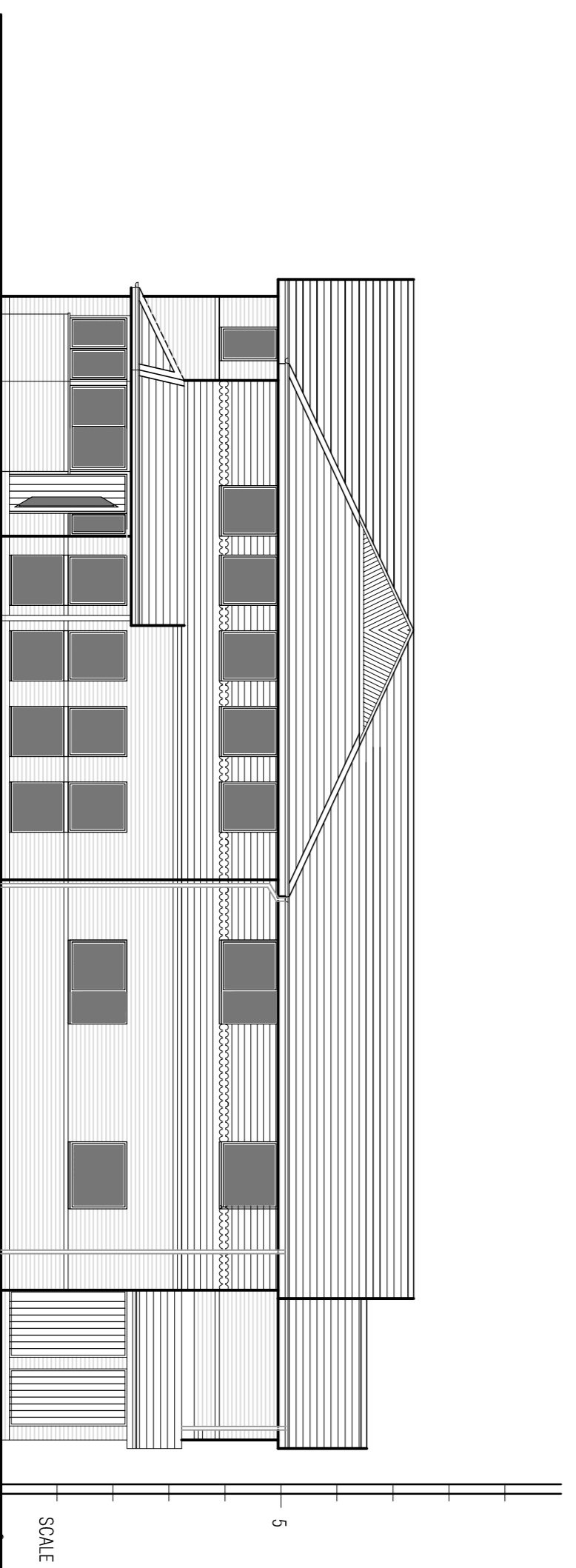


EAST ELEVATION - PROPOSED

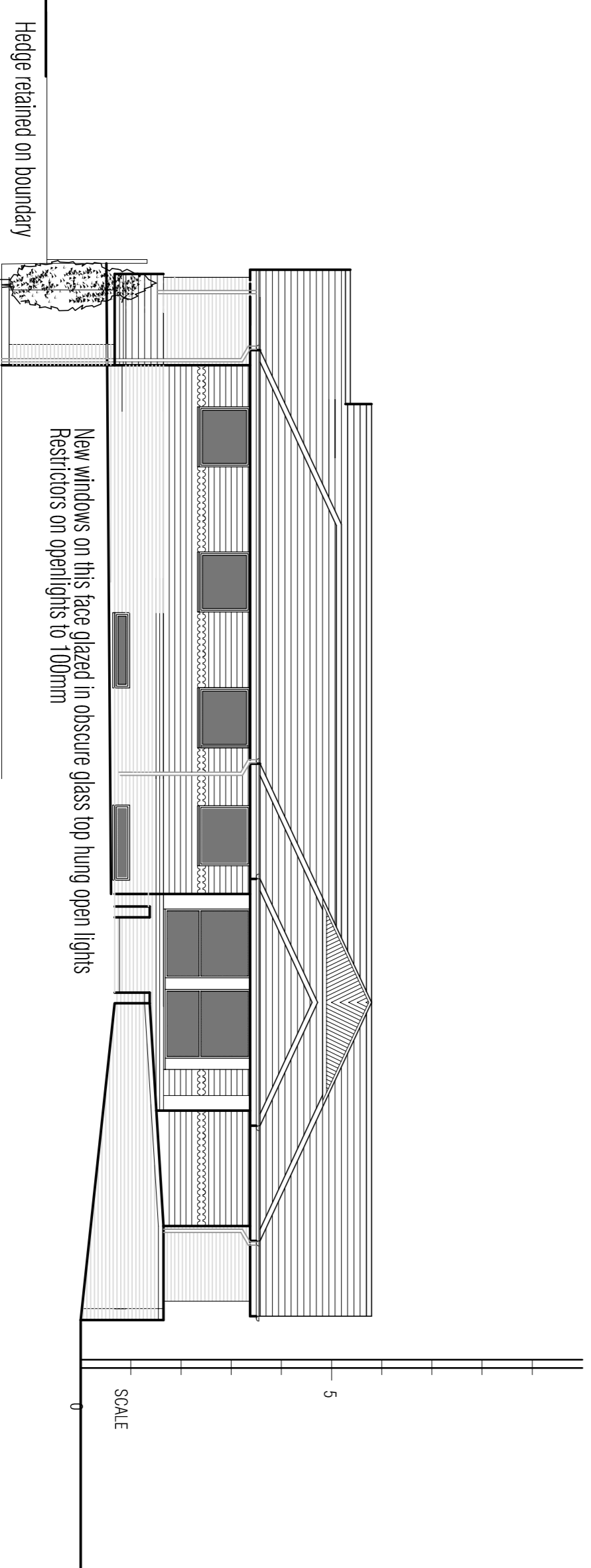


SECTION THROUGH EXISTING AND PROPOSED

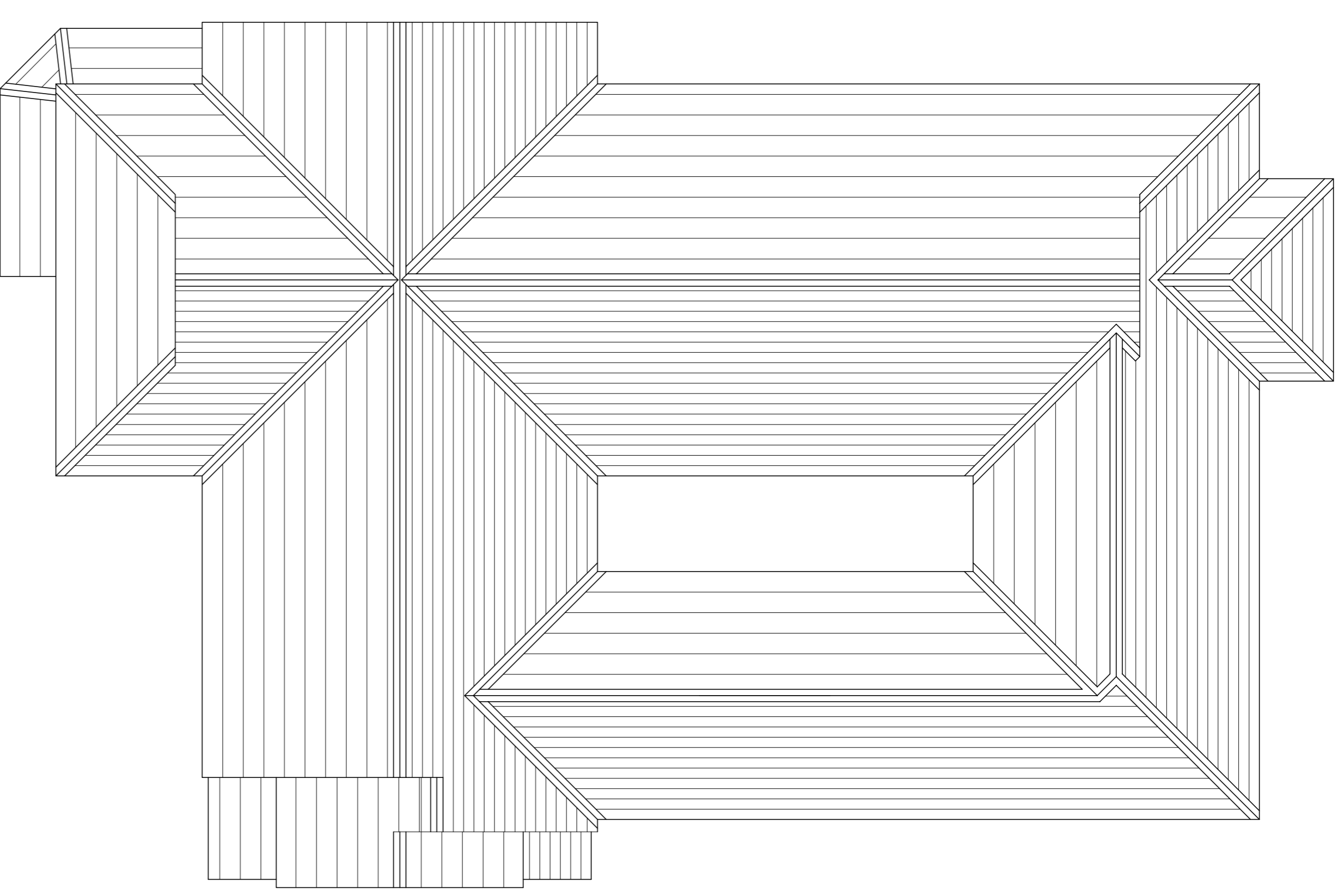
- Materials:**
- Roof:** Proposed Flat Interlocking Flat Concrete Tiles
 - Walls:** Ground Floor Face unwork red with blue/black bands with tile hanging on the first floor
 - Windows:** Double glazed dark stained timber frames
 - RMG:** Half round gutters / round mips
 - Fascias:** Opaque stained softwood



SOUTH ELEVATION - PROPOSED



NORTH ELEVATION - PROPOSED



ROOF PLAN

Rev A Planning orders 02/04/17 NBP

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13 THE PINES, MARDON,
ABERGAVENNY, MONMOUTHSHIRE, NP7 6HD
TEL: 01873 859254
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PROJECT
GERSTONE HOUSE SIMSERY
99 STATION ROAD
REBHILL
SIMSERY

TITLE
PROPOSED ELEVATIONS AND SECTION
ROOF PLAN

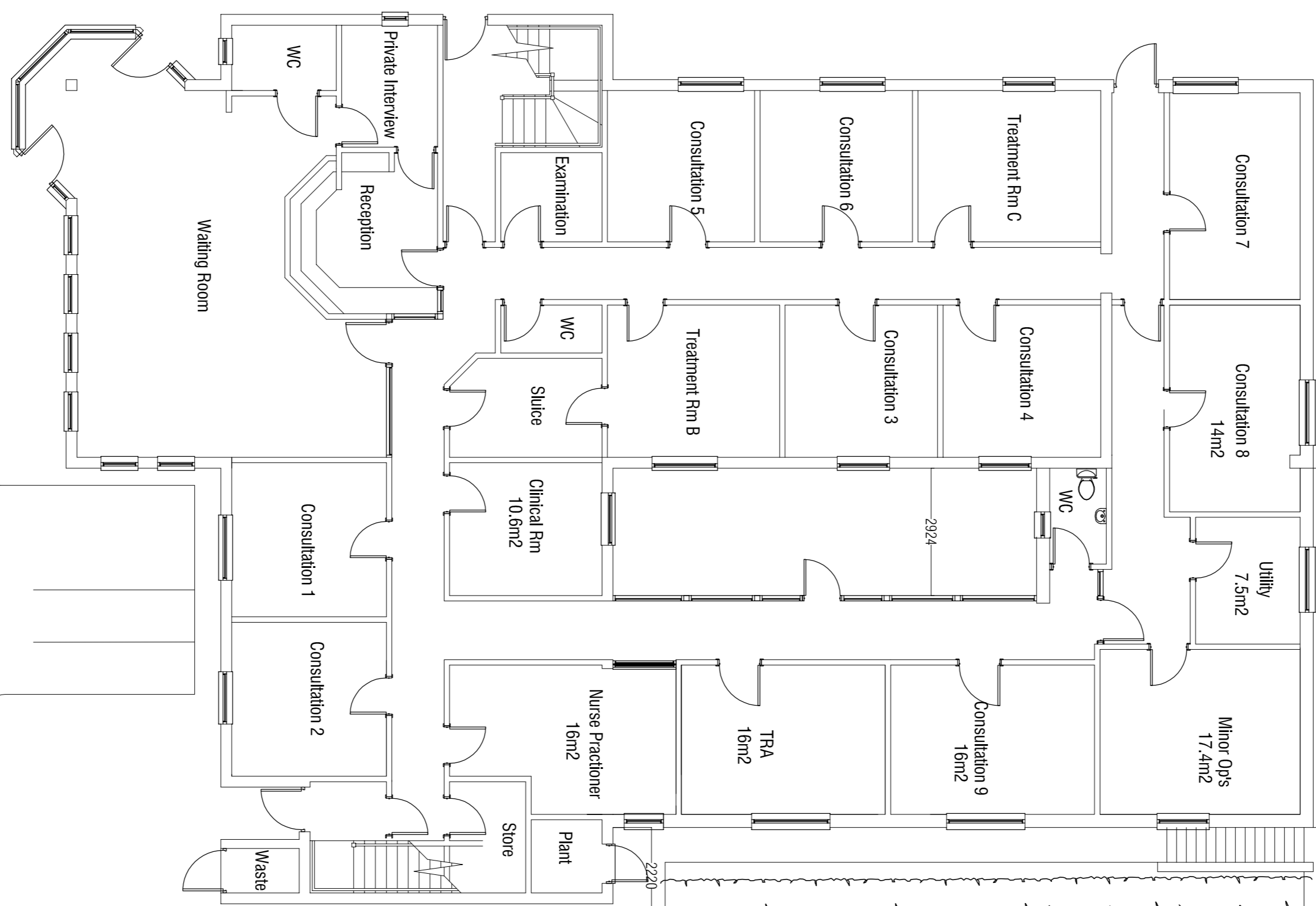
TYPE	PLANNING	DATE	3/10/17
SCALE	1:100 ON A1	DATE	15/11/15

15/11/15 04 A

Not for construction

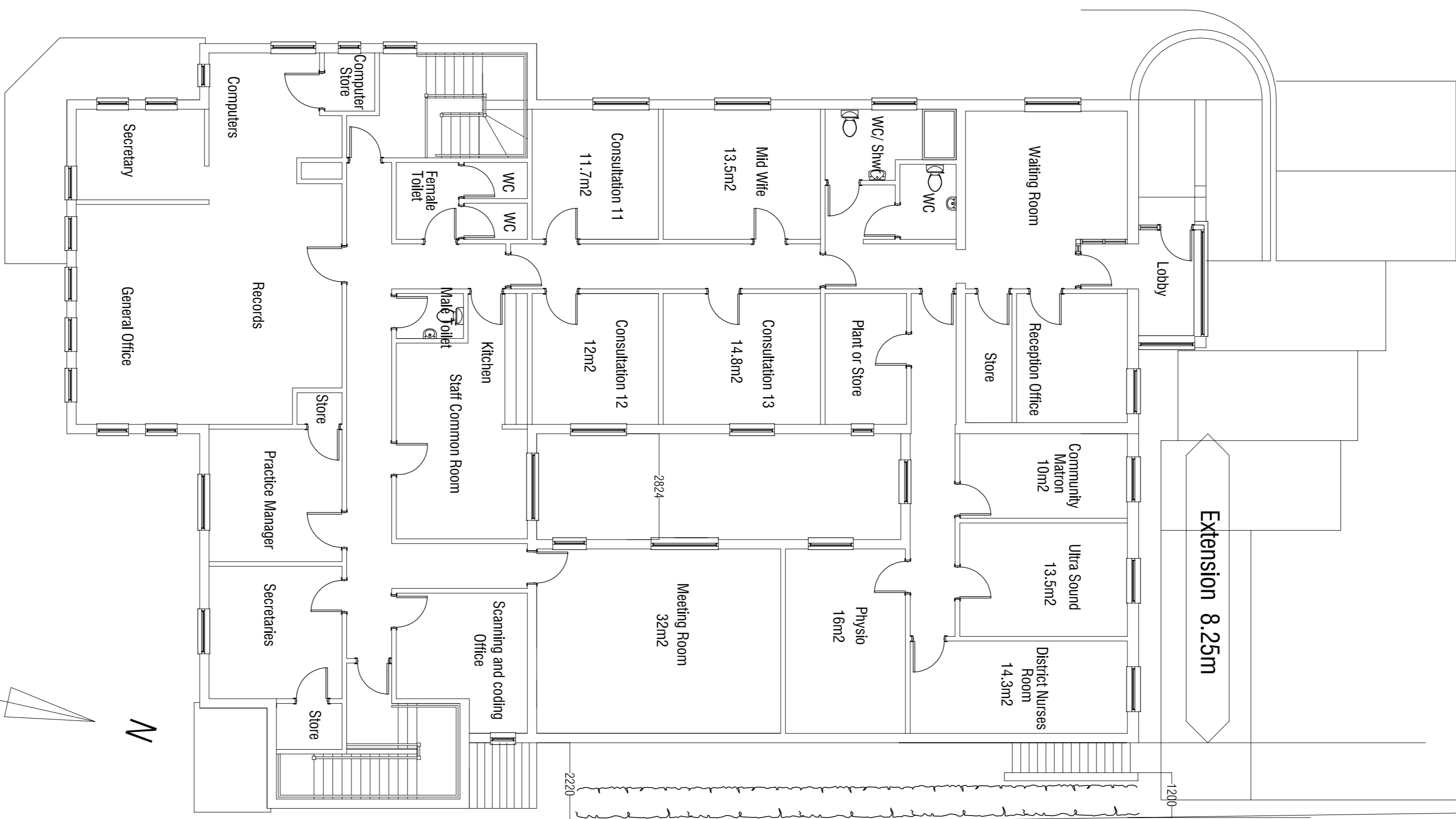
Site Boundary

GROUND FLOOR PLAN



Site Boundary

FIRST FLOOR PLAN



Ref: A Extension moved further away from boundary 03/04/17 NBP

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architecture

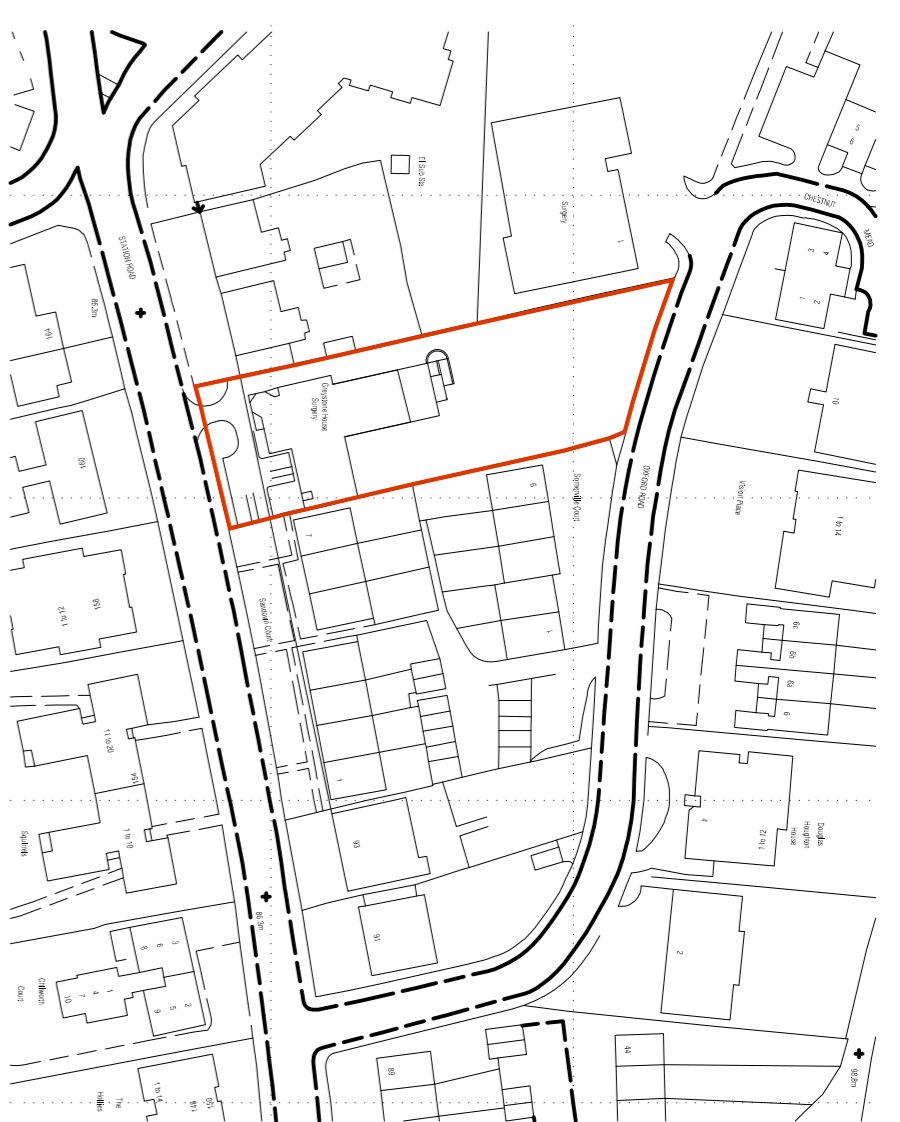
13 THE PINES, MADDY,
ABERDEEN, MONMOUTHSHIRE, NP7 6HD
TEL: 01873 892954
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PROJECT:
GREYSTONE HOUSE SURGERY
99 STATION ROAD
REHABIL
SURGERY

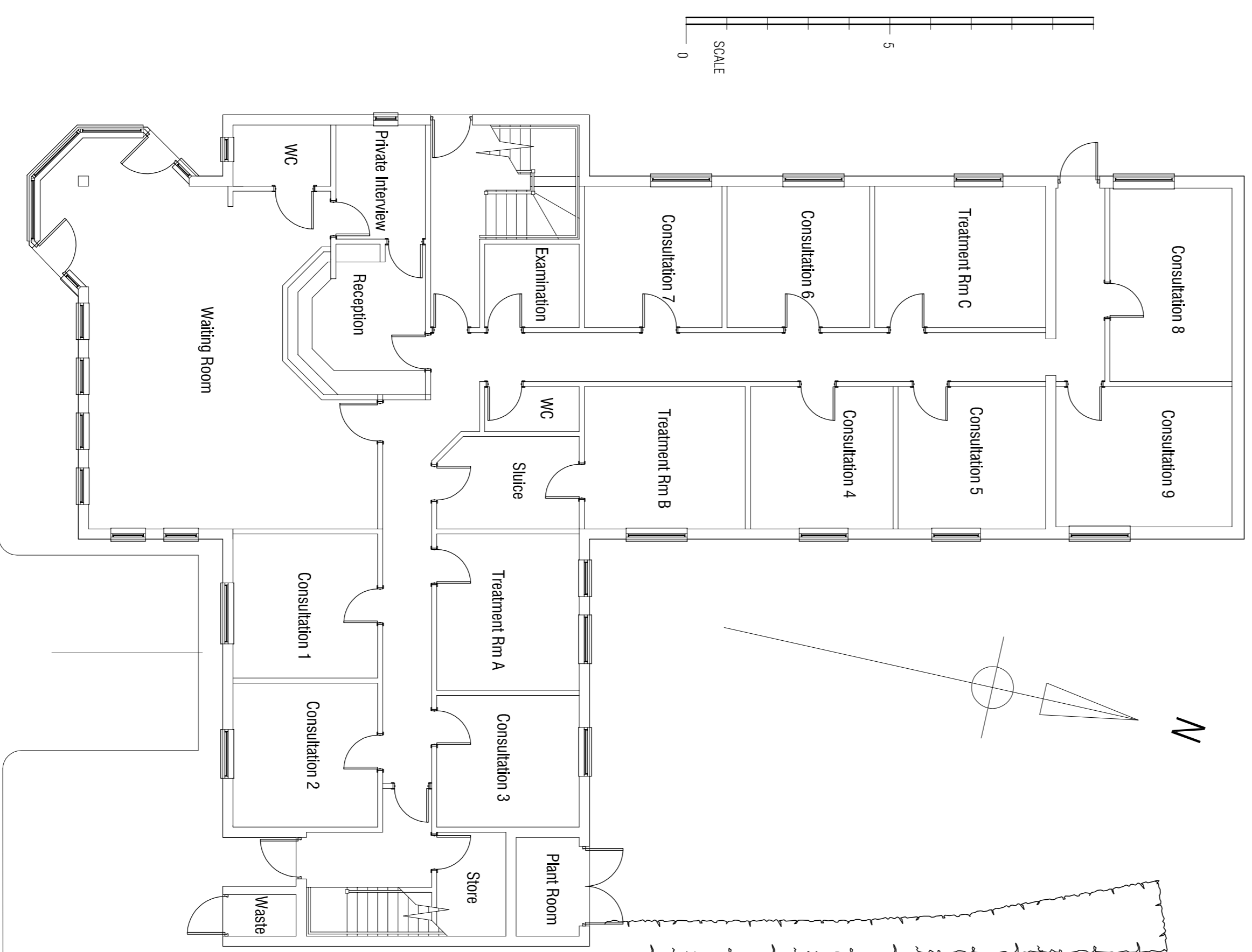
PROPOSED PLANS

Type	PLANNING	Scale	NBP
Date	3/10/17	Site No.	15/115 03 A
Scale	1:100 ON A1	Sheet	

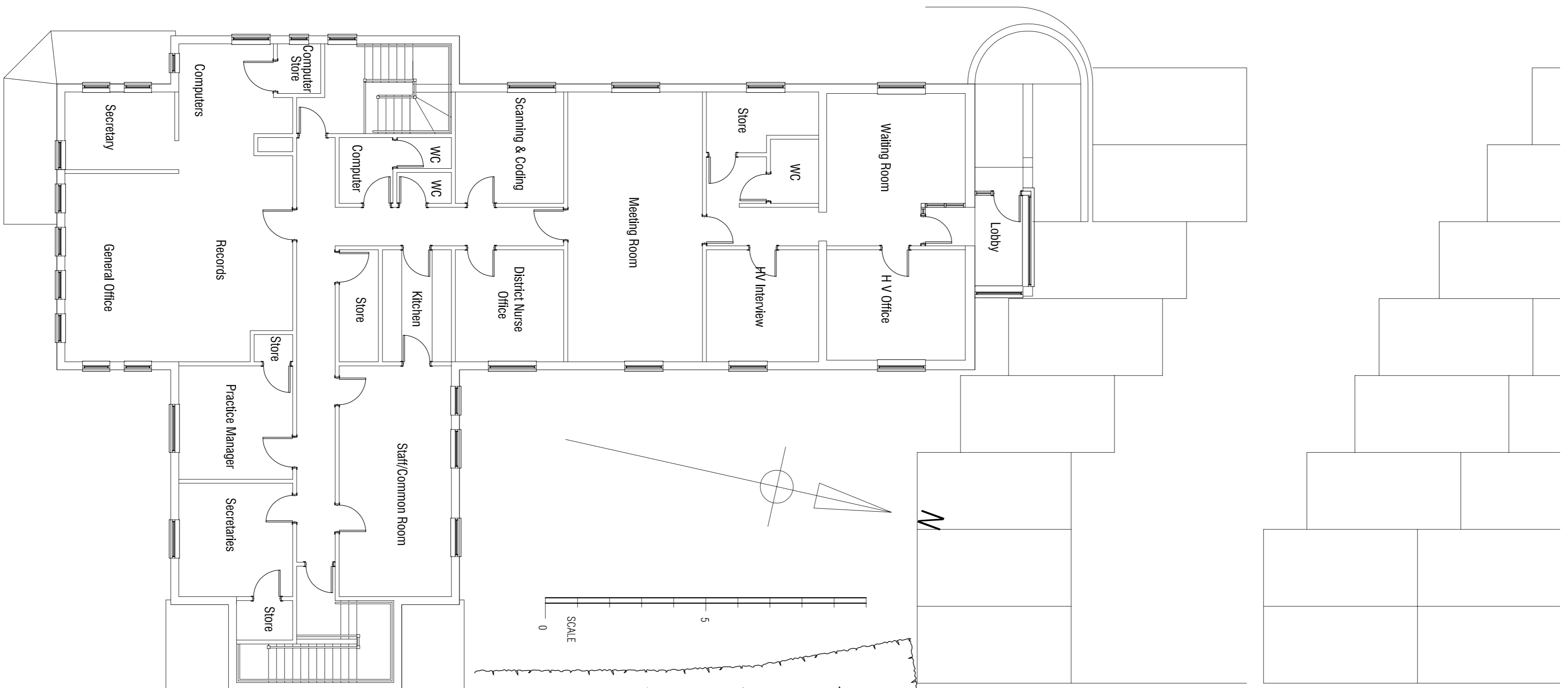
Master Architect: George



LOCATION PLAN 1 : 1250



GROUND FLOOR PLANS



FIRST FLOOR PLANS



SITE PLAN 1:200

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Post: GREYSTONE HOUSE SURGERY
 99 STATION ROAD
 REHILL
 SUMPTON

Site	EXISTING PLANS LOCATION, SITE AND FLOOR PLANS	Scale	1:100 1:200 and 1:250 on Master Architect's Copy
Type	PLANNING	Date	31/01/17
Author	NBP	App No.	15/115 01 A

