 <b>Reigate &amp; Banstead</b> <b>BOROUGH COUNCIL</b> Banstead   Horley   Redhill   Reigate	<b>TO:</b>	PLANNING COMMITTEE
	<b>DATE:</b>	14 <sup>th</sup> June 2017
	<b>REPORT OF:</b>	HEAD OF PLACES & PLANNING
	<b>AUTHOR:</b>	Rosie Baker
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<b>AGENDA ITEM:</b>	9	<b>WARD:</b> Tattenhams

<b>APPLICATION NUMBER:</b>	17/00441/F	<b>VALID:</b>	<b>21/03/2017</b>
<b>APPLICANT:</b>	Mr J Kriek & Gibson Veterinary Surgery	<b>AGENT:</b>	Peter Goolden Designs LLP
<b>LOCATION:</b>	<b>38 BRIGHTON ROAD, BANSTEAD, SURREY SM7 1BT</b>		
<b>DESCRIPTION:</b>	<b>Proposed two storey side extension with single storey rear extension to the existing veterinary surgery, northern boundary realignment together with enlarged parking area to front of property and alteration to a single highway access.</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>			

**This application is referred to Committee in accordance with the Constitution as the proposed floorspace exceeds 100 sqm**

## **SUMMARY**

This is a full application for a two storey side extension and single storey rear extension to the existing Kriek & Gibson veterinary surgery at 38 Brighton Road, together with northern boundary realignment to take account of the expanded site, enlarged parking area to the site frontage and alteration to a single highway access.

The site consists of a two storey building with flat roofed rear and side extension located on the west side of Brighton Road near Banstead, together with additional land to the north of the plot acquired to accommodate the proposal. The ground floor is used as a veterinary surgery with residential accommodation above.

The extension will provide the existing surgery with additional facilities to expand and improve the existing veterinary business. A previous application for an extension was withdrawn in 2016. The applicant has since entered into pre-application advice and the proposal has been revised. The scale of the extension has been reduced and the design improved and is now considered satisfactory. The external appearance and materials will complement the existing building and the proposal is considered to have an acceptable impact on the character of the surrounding area and is not harmful to the amenity of neighbouring properties.

The application proposes revised access arrangements with the current in out arrangement altered to a single point of access to enable the provision of an additional 3 parking spaces in a revised configuration. The parking arrangement still allows vehicles to enter and leave the site in forward gear and the revised parking and access arrangement is considered acceptable by the Highway Authority subject to conditions. Whilst the scheme provides sufficient space for a meaningful landscape scheme the submitted planting proposal is insufficient and a landscape condition is proposed to secure revised details.

The application, which is located in a sustainable location, is considered to deliver enhanced facilities to expand and improve an existing community valued commercial business and is 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 are satisfied that the application would not have a material impact on the safety and operation of the adjoining public highway. The County Highway Authority therefore has no highway requirements subject to conditions.

Environmental Health: No objection subject to informative relating to potential for contamination in light of former garage previously present in the curtilage of no.38

## **Representations:**

Letters were sent to neighbouring properties on 7<sup>th</sup> April 2017.

As of 22 May 2017 1 response had been received confirming a position of no objection.

### **1.0 Site and Character Appraisal**

- 1.1 The site consists of a two storey building with flat roofed rear and side extension situated on the west side of Brighton Road near Banstead, together with additional land to the north of the plot acquired to accommodate the proposal.
- 1.2 The ground floor is used as a veterinary surgery with residential accommodation above. The site has a large open frontage with low front boundary wall, but benefits from good vegetative screening to the sides and rear. The Council's records indicate a tree protection order (BAN 151) on an elm tree on the northern side boundary of the property. From my site visit it was confirmed that this tree no longer exists.
- 1.3 The frontage of the property is raised above the street level by approx 0.5-1m. There are two existing vehicle access points at the front, which allows the site to be accessed and egressed in a forward gear. The site fronts the A217, albeit with a small access road separating the two.
- 1.4 The area is characterised by a mix of commercial and residential properties with a variety of architectural styles and scales.

### **2.0 Added Value**

- 2.1 Improvements secured at the pre-application stage: The applicant entered into pre-application discussions with the Council. Advice was provided regarding the scale and design in relation to the previous scheme and policy. Whilst the design was considered generally acceptable concern was raised regarding the proposed fenestration and balance between parking and landscaping at the plot frontage. Fenestration has been amended and minor design amendments have been secured.

- 2.2 Improvements secured during the course of the application: The application is considered acceptable as proposed. Additional planting can be secured via condition.
- 2.3 Further improvements could be secured through the use of conditions, including a landscape condition to deliver an acceptable planting scheme

### 3.0 Relevant Planning and Enforcement History

- |     |              |  |                          |
|-----|--------------|--|--------------------------|
| 3.1 | 16/01188/F   | Proposed two storey and single storey rear and side extensions to existing veterinary surgery, alterations to the access and additional parking spaces proposed. As amended on 16/06/2016  | Withdrawn                |
| 3.2 | 13/02341/ADV | Building signage across the main building to denote the veterinary surgery together with logo, smaller 'Welcome' sign above main entrance door, sign boards to car parking area  | Express consent          |
| 3.3 | 13/01703/ADV | Two externally illuminated signs mounted on the building and one externally illuminated V sign mounted at the front of the site  | Refused                  |
| 3.4 | 12/02067/CU  | Change of use of ground floor area of two storey detached residential dwelling to form a veterinary centre (D1 use) with provision of overnight accommodation, rebuild of detached garage to form veterinary use. First floor to remain a two bedroom dwelling | Approved with conditions |
- 3.5 Application 16/01188/F was withdrawn in light of the following officer concerns:

*"I have significant concerns regarding the scale of built form proposed, the design and lack of integration. The set back of the two storey element would result in a very odd looking building that would fail to integrate with the existing. We also do not encourage flat roof designs and I have concerns regarding the flat roof elements that would be visible. The loss of all landscaping along the frontage is also considered to cause harm to the character of the area. I appreciate there is frontage parking further along the Brighton Road however this is generally broken up with some landscaping."*

#### 4.0 Proposal and Design Approach

- 4.1 This is a full application for the erection of a two storey side extension with single storey rear extension to the existing veterinary surgery, northern boundary realignment together with enlarged parking area to the front of property and alteration to a single highway access.
- 4.2 The extension will provide the existing surgery with additional facilities in the form of two additional consulting rooms, new laboratory, operations theatre, procedures room and surgical prep room, enlarged dispensary, reception area and staff and office facilities, enlarged cat and dog ward, new dedicated clinical waste store and utility room. It will provide an additional 228 sqm of GIA floorspace and provide one additional full time member of staff. The surgery hours will remain as existing: 0800 – 1900 Monday- Friday, 0830 – 1600 on Saturdays and emergency only appointments 0930 – 1130 on Sundays.
- 4.3 The application proposed revised access arrangements with the current in out arrangement altered to a single point of access to enable the provision of an additional 3 parking spaces in a revised configuration.
- 4.4 A design and access statement should illustrate the process that has led to the development proposal, and justify the proposal in a structured way, by demonstrating the steps taken to appraise the context of the proposed development. It expects applicants to follow a four-stage design process comprising:  
Assessment;  
Involvement;  
Evaluation; and  
Design.
- 4.5 In this case the applicant has not submitted a design and access statement, although did enter into pre-application discussions with the Council and the design has been informed by the previous withdrawn scheme and officer advice.

Assessment	The statement does not include an assessment of local character
	No site features worthy of retention were identified.
Involvement	No community consultation took place.
Evaluation	The statement does not include any evidence of other development options being considered. See para 4.3 above
Design	The statement does not explain why the proposal was chosen. See para 4.3 above

- 4.5 Further details of the development are as follows:

Site area	981 sqm
Use Class	D1
Existing parking spaces	5
Proposed parking spaces	8
Parking standard	12 (maximum) 4 spaces per consulting room (max) (With extension surgery would include 3 consulting rooms)

## 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),  
CS10 (Sustainable Development),  
CS11 (Sustainable Construction)  
CS17 (Travel options and accessibility)

### 5.3 Reigate & Banstead Borough Local Plan 2005

Employment	Em3
Community Facilities	Cf2
Landscape	Pc4
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
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Other	Human Rights Act 1998 Community Infrastructure Levy Regulations 2010
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## 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 an extension to the existing veterinary practice is acceptable in land use terms, subject to the development preserving and enhancing the character and appearance of the area.
- 6.2 The main issues to consider are:
- Design appraisal
  - Neighbour amenity
  - Highway matters
  - Community Infrastructure Levy
  - Infrastructure contributions

### Design appraisal

- 6.3 The application has addressed the previous concerns regarding the scale of built form proposed, the design and lack of integration that led to the withdrawal of the previous scheme. I consider the scale and design of the proposal now appropriate to the plot and site context, with the extension to the rear now limited to approx. 2.6m additional depth from the existing rear back wall, plus an element of infill. It will enable the retention of small area of amenity space associated with the residential flat above. The consistent rear building line and revised roof form is considered acceptable. The side extension whilst significant retains appropriate separation distance to the northern boundary and is considered to complement the existing building.
- 6.4 The proposed design and building appearance is considered acceptable with improvements to the fenestration in accordance with pre-application advice to improve the design and compliment the existence building introducing more balance, vertical division and increased verticality. Top opening elements have also been incorporated. Materials are proposed to match the existing building.
- 6.5 The proposal seeks revised access and parking arrangements at the site frontage. In principle the revised arrangement is acceptable recognising there is frontage parking further along the Brighton Road, where parking is generally broken up with some landscaping. It is noted that concern was raised regarding the loss of all landscaping along the frontage on the withdrawn scheme which was considered to cause harm to the character of the area. This scheme provides 8 parking spaces as opposed to the 10 spaces proposed in the withdrawn scheme, enabling space to be retained for a meaningful landscape scheme, with existing landscaping retained to the side boundaries and an area proposed laid to lawn at the site frontage. Whilst the balance between hard surfacing for parking and turning and space retained for landscaping is considered acceptable to retain the verdant character of the street, the planting specification submitted is not (see tree officer's response below). A condition is therefore proposed to require a

revised planting scheme. It is noted permeable brick pavers are proposed for the parking area with drainage to a soakaway.

- 6.6 The tree officer has commented on the application with respect to the proposed landscape scheme and has responded as follows:

*"I have undertaken a desk top review of the proposed development and in particular the proposed soft landscaping scheme submitted to support the application. The soft landscaping scheme is mediocre and will not achieve the visual enhancement or screening that you have mentioned in your consultation to me. The reference to 'pot' plants is the incorrect terminology for containerised plants, I suspect that the scheme has not been prepared by a suitably qualified landscape architect or contractor. Whilst pot sizes are given these are incorrect as are the plant spacing's and densities, overall plant selection is poor. The scheme as submitted is unacceptable.*

*There is a significant opportunity through the planning process to add value to the proposed development and to achieve meaningful landscape to compliment this scheme providing visual enhancement and making provision for future visual amenity in this locality. There is scope and available space to incorporate structural tree planting into the site.*

*I would strongly recommend that the landscape scheme as submitted not be approved and that if you are minded to recommend approval that we impose a suitable and appropriate landscape condition to secure future planting at this site. I have attached a landscape condition which I think is appropriate for these circumstances."*

- 6.7 Taking all of these considerations into account, and subject to a landscape condition, the proposal would not appear out of place or cause harm to the character and appearance of the area. Accordingly, the proposal would comply with policies Pc4, Cf2 and Em3 of the Local Plan, all of which seek to ensure that new development meets a high standard of design, layout and construction, complements its surroundings and reflects the character and pattern of existing development.

#### Neighbour amenity

- 6.8 The development would increase the presence and scale of the development on the site, however it is not considered to result in harm to neighbour amenity. The scale of the proposed extension is now more moderate and there is good screening and good separation distances between neighbouring properties. It is considered that the siting, massing and layout in relation to adjacent properties and boundaries is acceptable, maintains adequate levels of daylight, sunlight and does not cause overshadowing, dominance or loss of outlook. There are no windows in the flank elevation of the two storey side extension and only windows at ground floor within the southern and rear elevations, ensuring no harmful loss of privacy or overlooking issues. In light of the above the application is considered to comply with Local plan policies Cf2, Em3 and Ho9.



### Highway matters

- 6.9 The existing site access would be utilised to access the proposed development and the application proposes 8 parking spaces. The County Highway Authority having considered any local representations 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 access and parking and informatives.

### Community Infrastructure Levy (CIL)

- 6.10 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.
- 6.11 This development is for an extension to an existing veterinary surgery and as such in accordance with the Council's CIL Charging Schedule would not be CIL liable.

### Infrastructure Contributions

- 6.12 The Community Infrastructure Levy (CIL) Regulations were introduced in April 2010 which state that it is unlawful to take a planning obligation into account unless its requirements are (i) relevant to planning; (ii) necessary to make the proposed development acceptable in planning terms; and (iii) directly related to the proposed development.
- 6.13 As such only contributions that are directly required as a consequence of development can be requested and such requests must be fully justified with evidence including costed spending plans to demonstrate what the money requested would be spent on. It is therefore the responsibility of the service providers to demonstrate the infrastructure needs directly resulting from a development and make requests for such to the Local Planning Authority. In this case, none of the service providers have been able to demonstrate the impact on infrastructure that this specific development would have. Accordingly, any request for an infrastructure contribution would be contrary to CIL Regulation 122.

## **CONDITIONS**

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

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

<b>Plan Type</b>	<b>Reference</b>	<b>Version</b>	<b>Date Received</b>
Location Plan	558:NC:OG:300		23.02.2017
Combined Plan	558:NC:OG:301		23.02.2017
Floor Plan	558:NC:OG:302		23.02.2017
Elevation Plan	558:NC:OG:303		23.02.2017
Site Layout Plan	558:NC:OG:304		23.02.2017
Floor Plan	558:NC:OG:305	B	23.02.2017
Elevation Plan	558:NC:OG:306		23.02.2017
Landscaping Plan	558:NC:OG:307		23.02.2017

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. The materials to be used in the construction of the external surfaces of the extension must be of a similar appearance to those used in the construction of the exterior of the existing building.

Reason: To ensure that the development hereby permitted is only constructed using the appropriate external facing materials or suitable alternatives in the interest of the visual amenities of the area with regard to Reigate and Banstead Borough Local Plan 2005 policies Cf2 and Em3.

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

All hard and soft landscaping work shall be completed in full accordance with the approved scheme, prior to occupation or within the first planting season following completion of the development hereby approved 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, 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, Cf2 and Em3 of the Reigate and Banstead Borough Local Plan 2005.

Informative:

The use of a landscape/arboricultural consultant is considered essential to provide acceptable submissions in respect of the above relevant condition. The planting of trees and shrubs shall be in keeping with the character and appearance of the locality. There is an opportunity to incorporate structural landscape trees into the scheme to provide for future amenity and long term continued structural tree cover in this area. It is expected that the replacement structural landscape trees will be of Advanced Nursery Stock size with initial planting heights of not less than 4.5m with girth measurements at 1m above ground level in excess of 16/18cm. Any planting scheme should not impact visibility splays for the access.

6. The proposed vehicular access to Brighton Road service road hereby approved shall be constructed in accordance with the approved plans, and thereafter shall be permanently maintained.

Reason: 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.

7. The existing access from the site to Brighton Road Service Road shall be permanently closed and any kerbs, verge, footway, fully reinstated in accordance with the approved plans.

Reason: 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. Space shall be 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 /turning areas shall be retained and maintained for their designated purposes.

Reason: 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.

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

boundary treatment shall be completed before the occupation of the development hereby permitted.

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

## 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. 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).

3. The permission hereby granted shall not be construed as authority to carry out works on the highway. The applicant is advised that prior approval must be obtained from the Highway Authority Local Highways Service Group (0300 200 1003) before any works are carried out on any footway, footpath, carriageway, or verge to form a vehicle crossover or 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).

4. When an access is to be closed as a condition of planning permission an 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 existing adjoining surfaces at the developers expense.
5. 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 markings, highway drainage, surface covers, street trees, highway verges, highway surfaces, surface edge restraints and any other street furniture / equipment.
6. The applicant 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 the 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.

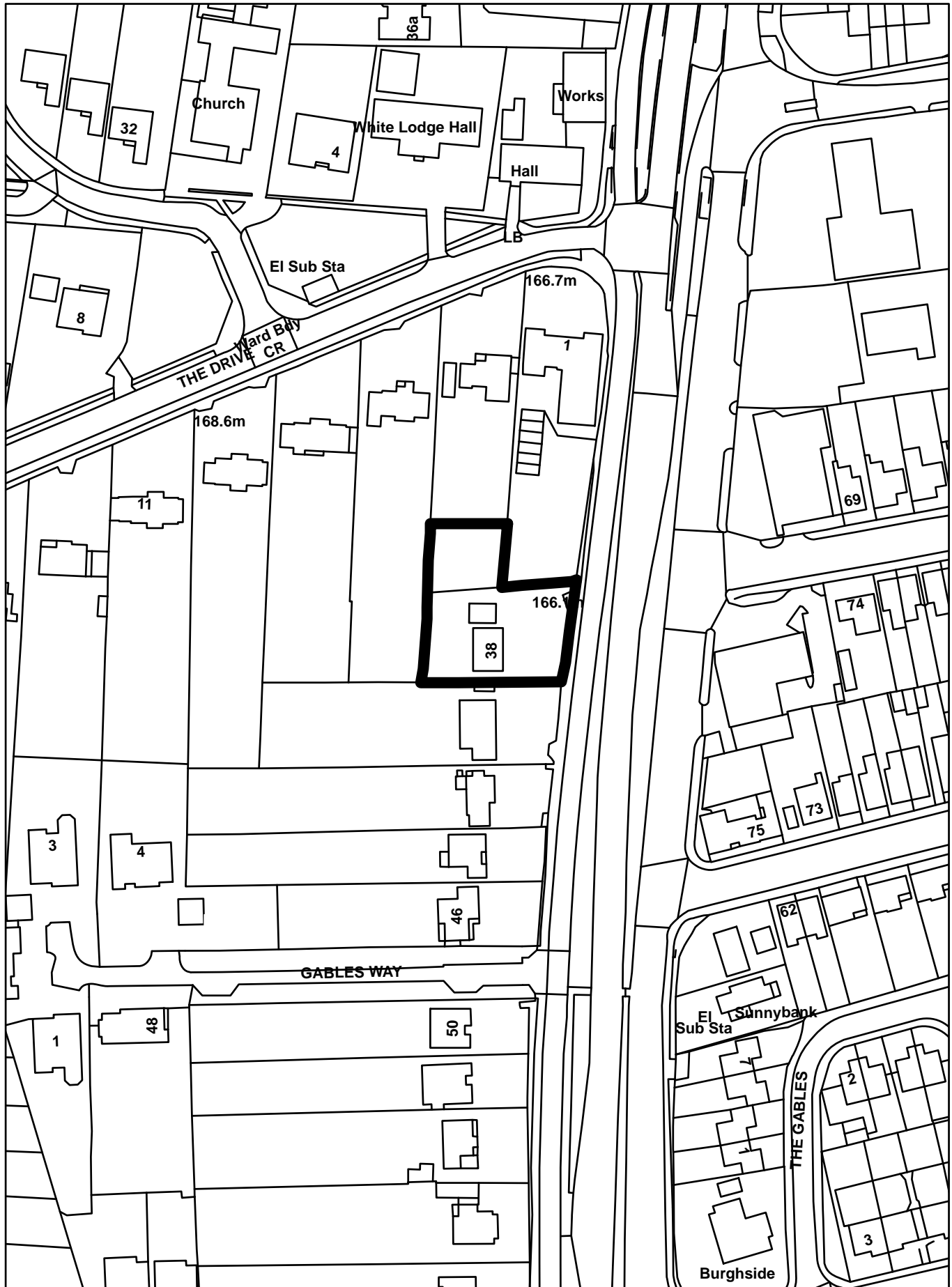
## **REASON FOR PERMISSION**

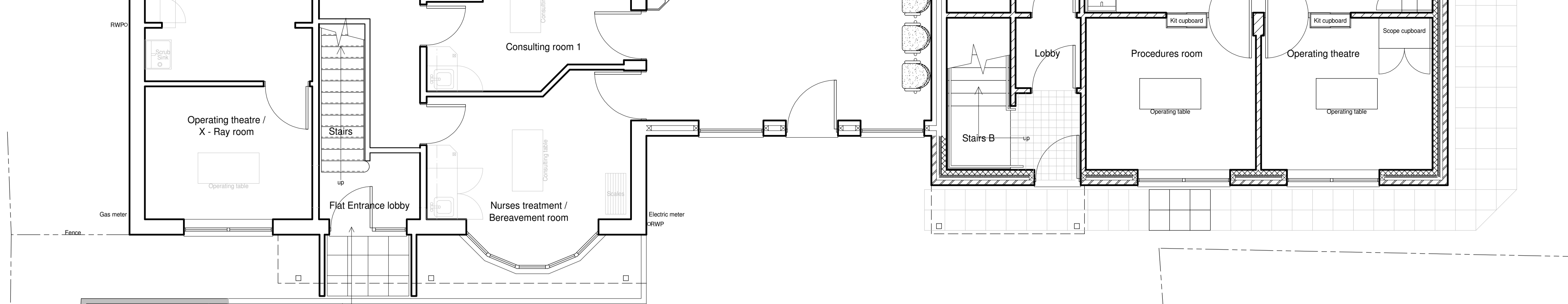
The development hereby permitted has been assessed against development plan policies CS1, CS4, CS5, CS10 ,CS11, CS17 and Cf2, Em3, Pc4, Ho9, Mo5, Mo6, and Mo7 and material considerations, including third party representations. It has been concluded that the development is in accordance with the development 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.

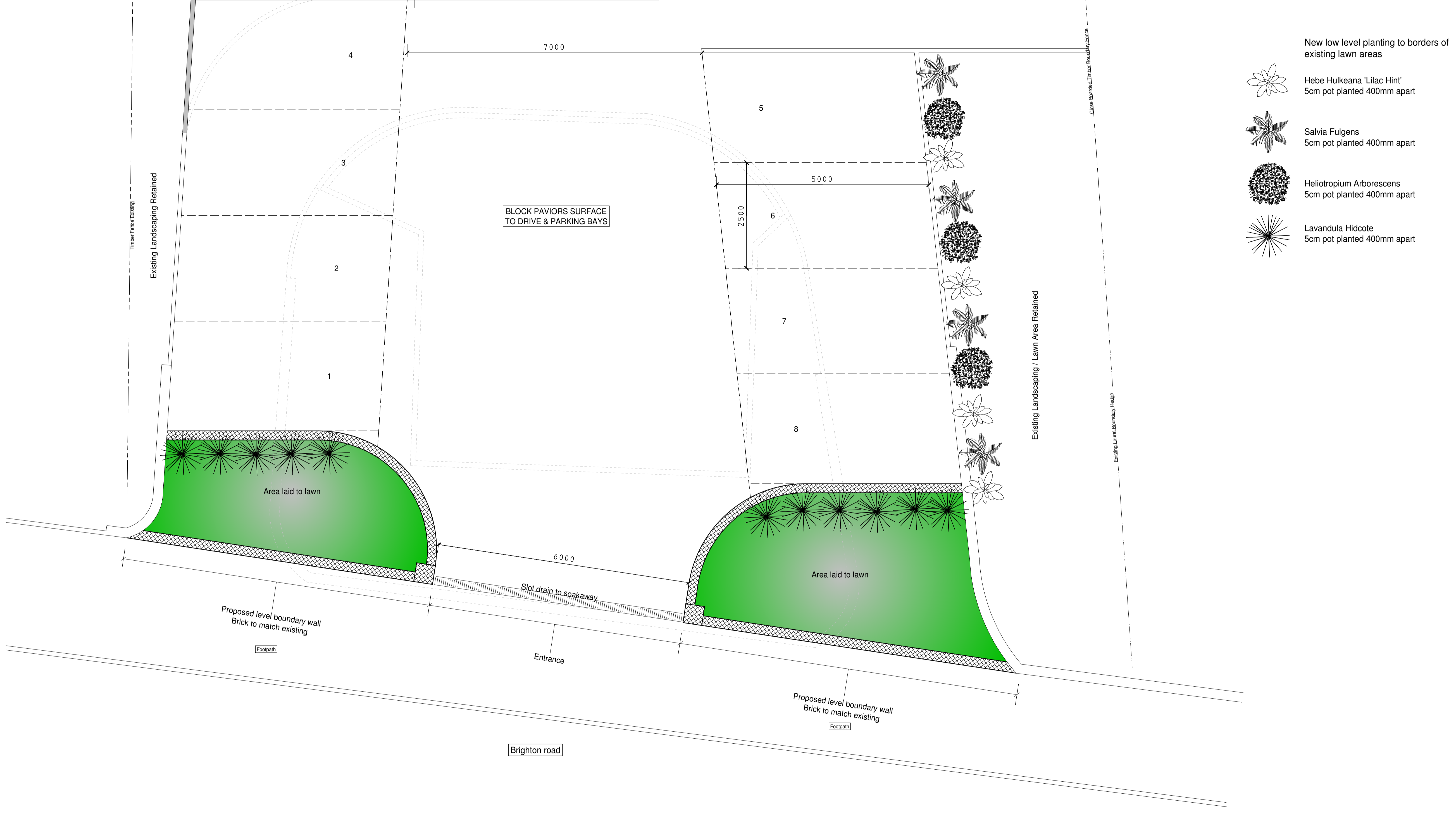
# 17/00441/F - 38 Brighton Road, Banstead









Scale Bar (mm @ 1 : 1)

INDEX	REVISIONS	DATE



- New low level planting to borders of existing lawn areas
-  Hebe Hulkeana 'Lilac Hint'  
5cm pot planted 400mm apart
  -  Salvia Fulgens  
5cm pot planted 400mm apart
  -  Heliotropium Arborescens  
5cm pot planted 400mm apart
  -  Lavandula Hidcote  
5cm pot planted 400mm apart

DO NOT SCALE FROM DRAWING - IT IS THE CONTRACTOR'S RESPONSIBILITY TO CHECK ALL SITE DIMENSIONS & NOTIFY ANY DISCREPANCIES

**Peter Goolden - designs**  
 62 Vestry Road, Street, Somerset BA16 0HX  
 e-mail: peter@petergoolden.co.uk - www.petergoolden.co.uk  
 Telephone 01458 840668 Facsimile 01458 840669

Client  
 Kriek & Gibson Veterinary Surgery

Project  
 Proposed extension & alterations @  
 38 Brighton rd, Banstead, Surrey SM7 1BT

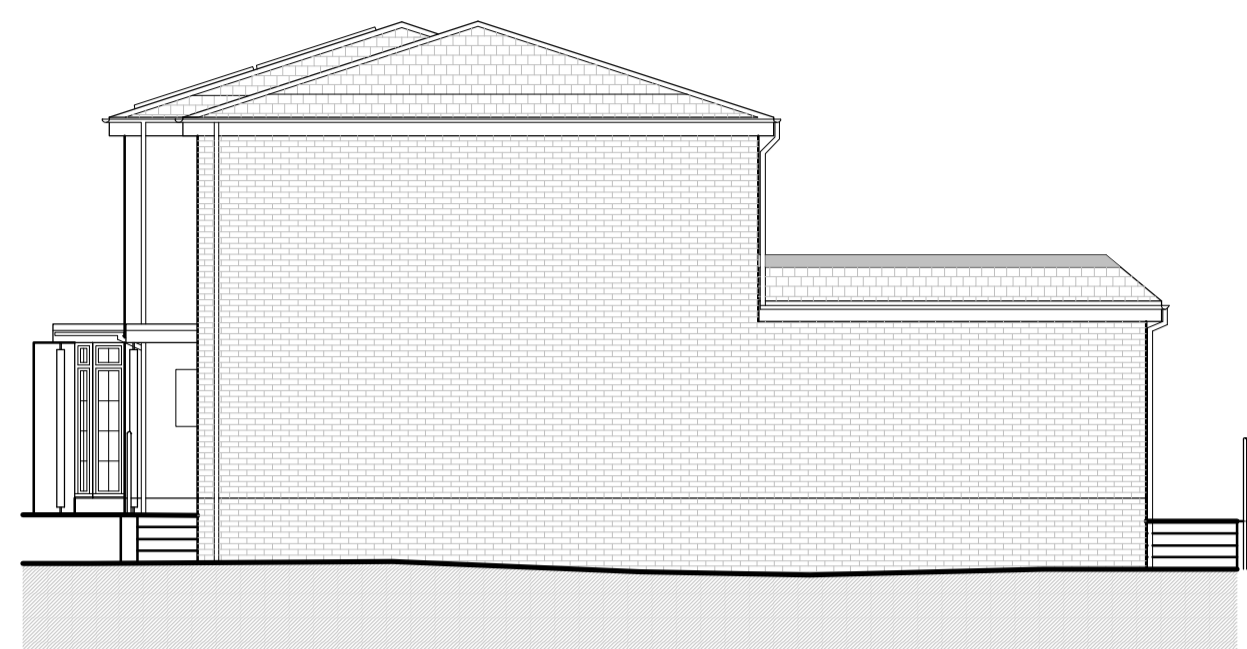
Drawing  
 Proposed parking layout & landscaping

Scale  
 1 : 50 @ A1

date  
 February 2017

Drg. No.  
 558:NC:OG:307

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Proposed ground & first floor extension      Proposed mansard roof ground floor extension

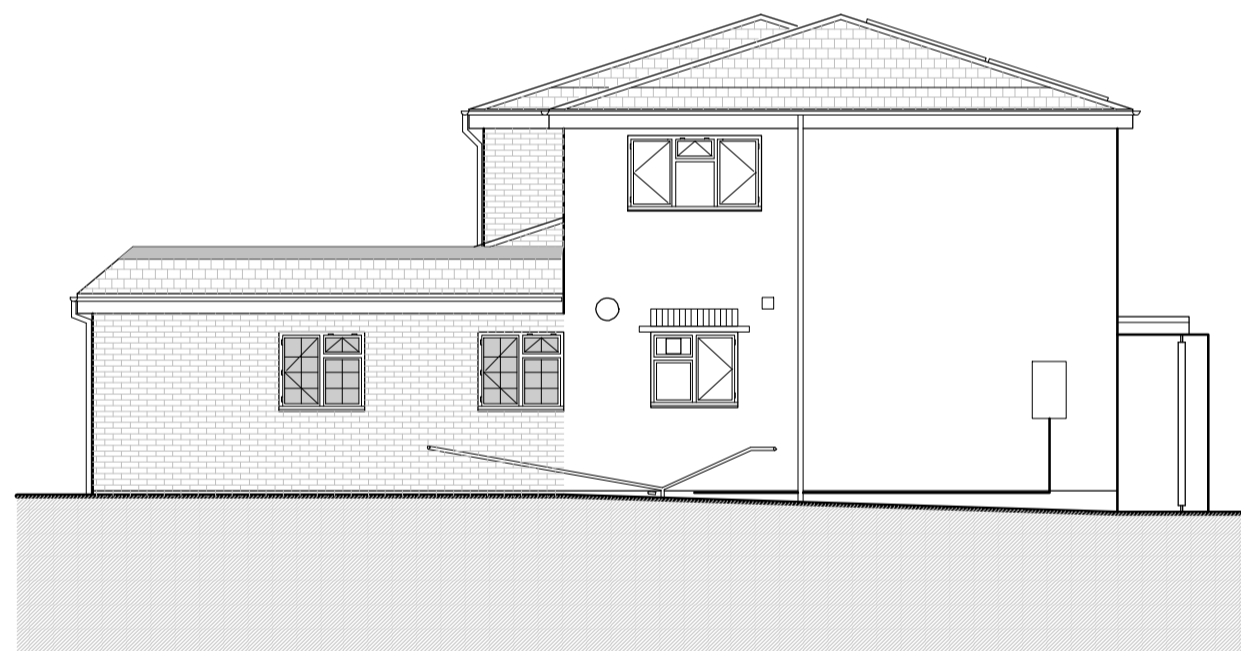
Existing surgery in the back ground  
Existing windows to be replaced in upvc to match existing in style & colour

Proposed North Elevation



Existing surgery  
Existing windows to be replaced in upvc to match existing in style & colour      Existing flat roof to be replaced with a pitched roof      Proposed ground & first floor extension

Proposed East Elevation



Proposed mansard roof ground floor extension      To remain as existing

Proposed ground & first floor extension  
in the back ground

Proposed South Elevation



Proposed mansard roof ground floor extension

Proposed ground & first floor extension      Existing flat roof to be replaced with a pitched roof      Existing surgery in the back ground  
Existing windows to be replaced in upvc to match existing in style & colour

Proposed West Elevation

DO NOT SCALE FROM DRAWING - IT IS THE CONTRACTOR'S RESPONSIBILITY TO CHECK ALL SITE DIMENSIONS & NOTIFY ANY DISCREPANCIES

**Peter Goolden - designs**  
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Client  
Kriek & Gibson Veterinary Surgery

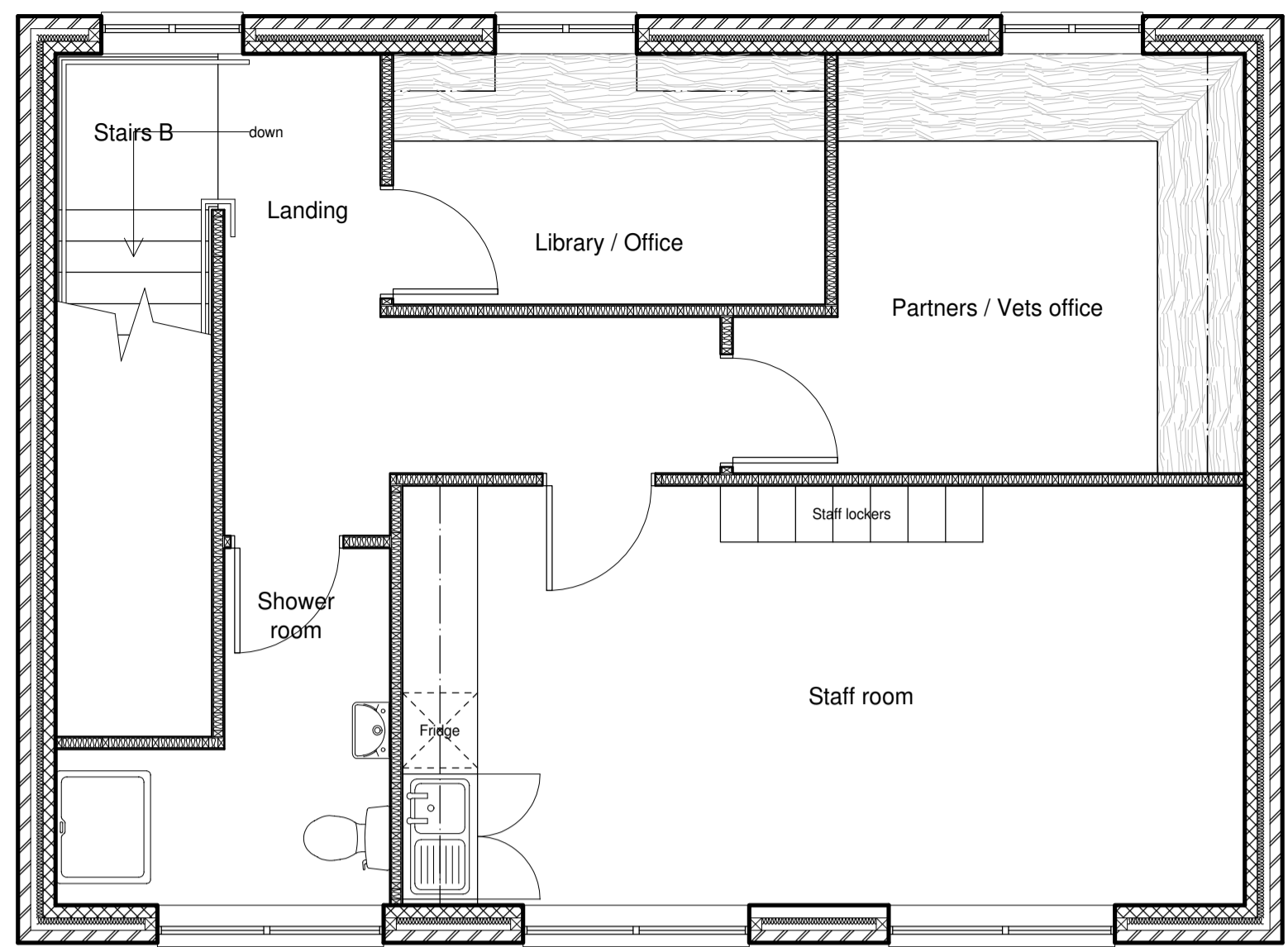
Project  
Proposed Extension @ 38 Brighton road,  
Banstead, Surrey SM7 1BT

Drawing  
Proposed Elevations

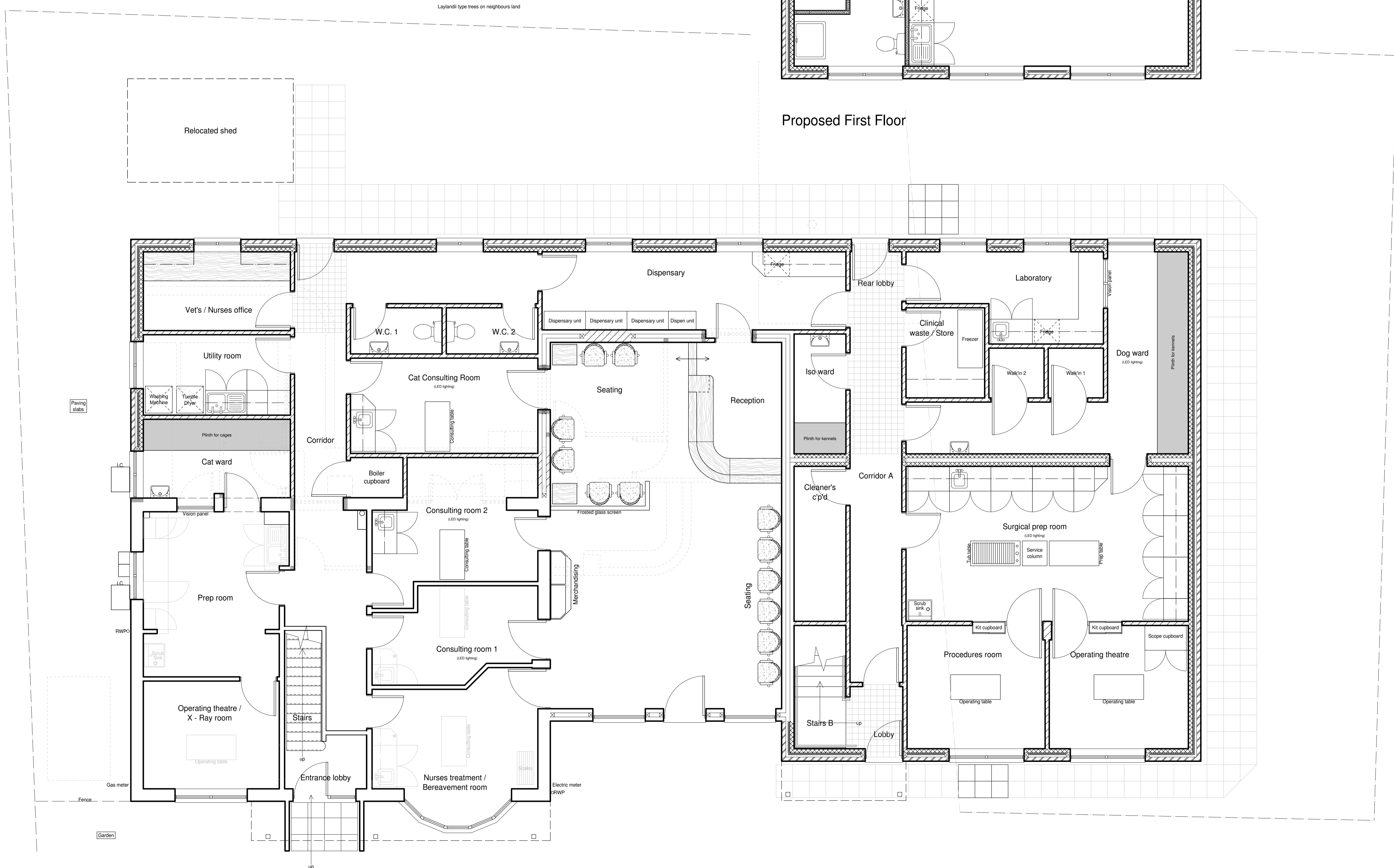
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1 : 100 @ A1      February 2017

Drg. No.  
558:NC:OG:306



Proposed First Floor



Proposed Ground Floor

INDEX	REVISIONS	DATE
B	Revised in line with tele con of the 16/02/17	16/02/17
A	Revised in line with email of the 09/02/17	09/02/17

DO NOT SCALE FROM DRAWING - IT IS THE CONTRACTOR'S RESPONSIBILITY TO CHECK ALL SITE DIMENSIONS & NOTIFY ANY DISCREPANCIES

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Client  
 Kriek & Gibson Veterinary Surgery

Project  
 Proposed extension & alterations @  
 38 Brighton rd, Banstead, Surrey SM7 1BT

Drawing  
 Proposed Ground & First Floor Plan

Scale  
 1 : 50 @ A1

date  
 January 2017

Dr. No.	A	B		
558:NC:OG:305				

