 Reigate & Banstead BOROUGH COUNCIL Banstead Horley Redhill Reigate	TO:	PLANNING COMMITTEE
	DATE:	14 June 2017
	REPORT OF:	HEAD OF PLACES AND PLANNING
	AUTHOR:	Matthew Holdsworth
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AGENDA ITEM:	10	WARD: Tadworth and Walton

APPLICATION NUMBER:	16/02344/F	VALID:	02 November 2016
APPLICANT:	Mr & Mrs Wilding	AGENT:	DMA Building Designs
LOCATION:	2 HERNBROOK, CHEQUERS LANE, WALTON ON THE HILL		
DESCRIPTION:	Proposed demolition of existing sub-standard single storey dwelling and the erection of two storey replacement dwelling		
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 is referred to Committee by Councillor Turner due to the potential impact to the amenity of a neighbouring property.

SUMMARY

The proposed development seeks the demolition of the existing detached bungalow and the erection of a two storey detached dwelling house along with associated landscaping. In an urban location the principle of the replacement of a bungalow with a two-storey dwelling can not be resisted.

Following amended plans, the proposal is considered to be in keeping with the character of the Conservation Area and have an acceptable impact on the setting neighbouring listed building.

The bulk and scale of the property have been reduced from the initial proposal and this has mitigated against any harmful over-dominance of the neighbouring gardens.

Consequently, whilst the proposal would still represent an increase in height, scale and bulk from the existing dwelling, the relationship with the neighbouring properties is now such that it is considered no adverse harm would occur. The proposal is therefore considered acceptable.

RECOMMENDATION

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

Consultations:

Highway Authority: - The County Highway Authority has undertaken an assessment in terms of the likely net additional traffic generation, access arrangements and parking provision and are satisfied that the application would not have a material impact on the safety and operation of the adjoining public highway. The County Highway Authority therefore has no highway requirements subject to conditions.

Tadworth & Walton Residents' Association: Objects due to the impact on the conservation area, overdevelopment of the site, and design and impact on the listed building.

Conservation Officer: This is a proposal for a replacement house in Walton Conservation Area. It stands within the former grounds of a grade II listed cottage. I consider that the scale of the proposed house as amended was in keeping with the scale of the surrounding buildings, including the listed building. The scale has now been slightly reduced in a revised drawing and I consider this resulting design is also acceptable from a conservation viewpoint. Conditions regarding materials, removal of permitted development rights, boundary treatments and a hard and soft landscape scheme have been recommended.

Tree Officer: It is difficult to provide any detailed comments the scheme will have on the conifers that bound the site. Whilst they may not be key features of the area they do provide screening and are located in neighbouring land. It is likely the new dwelling will be located within their root protection area (RPA) and damage to their rooting environment, it is necessary to attach a tree protection condition to the decision notice.

As this site is being redeveloped this is a good opportunity for a landscape scheme to be introduced which over time will enhance the area.

Environmental Health Officer: Recommends informatives regarding construction.

SES Water: no comments received

Representations:

Letters were sent to neighbouring properties on 18 November 2016, 02 February 2017 and 26 April 2017 and a site notice was posted on 18 November 2016. Representations have been received from four neighbouring properties stating the following concerns:

Issue	Number	Response
Overdevelopment of plot	4	See paragraph 6.5
Overshadowing	2	See paragraph 6.8
Loss of privacy	3	See paragraph 6.8-6.10
Harm to listed building	2	See paragraph 6.6
Harm to conservation area	1	See paragraph 6.3-6.5

Poor design	2	See paragraph 6.3-6.5
Lack of parking	1	See paragraph 6.13

1.0 Site and Character Appraisal

- 1.1 The application site comprises a single storey detached dwelling in relatively poor structural condition set within a reasonably sized plot. The site is set well back from the road with a recently constructed driveway that goes along the side boundary of Hernbrook. The property was previously part of the curtilage of Hernbrook Cottage and was previously used in the past as tea rooms.
- 1.2 The surrounding area is characterised by a predominance of residential properties, and includes some retail sites, as well as a scout hut to the north and a large public house (The Chequers) opposite.. The site is within the Walton-on-the-hill conservation area. There is a Grade II Listed building (Hernbrook Cottage) immediately to the east. The street scene is characterised by a variety of buildings that vary with regards to their design and scale. The site is relatively flat and there are no substantial trees within the site although there is a mature coniferous hedge to east and part of the southern boundary.

2.0 Added Value

- 2.1 Improvements secured at the pre-application stage: The opportunity did not arise because the applicant did not approach the Local Planning Authority before submitting the application.
- 2.2 Further improvements could be secured: Conditions will be placed on the grant of permission to ensure the correct choice of materials appropriate for a conservation area, a scheme of hard and soft landscaping, tree protection plan, and obscure glazing to some windows.

3.0 Relevant Planning and Enforcement History

- 3.1 77P/0565 – Change of use of former café to retail shop - approved

4.0 Proposal and Design Approach

- 4.1 This is a full application for the demolition of the existing single storey dwelling and the erection of a detached two storey dwelling measuring a maximum of 15m deep and 9.6m in width. The property would have an eaves height of 4.1m to the front and a maximum ridge height of 8.010m.
- 4.2 The dwelling would be orientated differently to the one currently on site so that the bulk of the building is east-west, rather than north-south. The main amenity area would be a lawned garden to the north.

- 4.3 A traditional palette of materials has been proposed and the use of these would be secured by condition.
- 4.4 The existing recently constructed access would be used and it is proposed to enhance the landscaping to the access and to the wider plot.
- 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 statement assess that the local area is of mixed age and of varying architectural styles, typical of most village locations and there is no particular set vernacular.
	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.
Design	The statement explains that the proposal has been designed and styled in traditional materials.

5.0 Policy Context

5.1 Designation

Urban Area
Walton-on-the-Hill Conservation area
Adjacent to a Grade II listed building (Hernbrook Cottage)

5.2 Reigate and Banstead Core Strategy

CS1(Sustainable Development)
CS4 (Valued Townscapes and Historic Environment)
CS10 (Sustainable Development),
CS11 (Sustainable Construction),

5.2 Reigate & Banstead Borough Local Plan 2005

Conservation	Pc9, Pc12, Pc13
Housing	Ho9, Ho13, Ho16

Movement Mo5, Mo7

5.3 Other Material Considerations

National Planning Policy Framework

Supplementary Planning Guidance

Surrey Design
Local Distinctiveness Design Guide
Householder Extensions and
Alterations

Other

Human Rights Act 1998

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.

6.2 The main issues to consider are:

- Impact of local character
- Impact on listed building
- Neighbour amenity
- Highway and parking matters
- Trees and landscaping
- CIL

Impact on local character

6.3 The proposed dwelling is of traditional design with a steeply pitched roof and a cat-slide to the front elevation. The property would have pitched gabled dormers to the front elevation and a dormer to the rear, as well as two smaller dormers to the side elevation.

6.4 During the course of the application, the proposed building has been reduced in bulk and scale, especially to the first floor and roof. Amendments have been made to the palette of materials, with clay tiles, tile hanging and brick as opposed to slate roof and rendering. A condition regarding the type of materials will be added to the permission.

6.5 Due to the very low ridge height of the existing property, it does not form a prominent part of the street scene and is only readily visible from the driveway. The new property would have a greater presence within the street scene; however, it would remain well set back from the road and the height of the property would be comparable with other two storey properties in the locality. The property would have a reasonable sized amenity space as well as room for parking two cars. Sufficient space would be left to the boundaries and it is not considered that the proposal would constitute an overdevelopment of the plot. A condition will be added removing permitted

development rights to extensions and loft conversions in order to ensure that the plot is not overdeveloped in the future.

Impact on listed building

- 6.6 The existing property was once part of the curtilage and ownership of Hernbrook Cottage (the grade II listed building to the east) but was split from that curtilage a few years ago. Concern has been raised regarding the setting of the listed building and that the new building would over dominate Hernbrook. The new property would be set 10.4m to the rear of Hernbrook Cottage. During the course of the application, the property has been reduced in scale and bulk at first floor level. The conservation officer has been consulted and comments that the scale of the proposed house as amended would be in keeping with the scale of the surrounding buildings, including the listed building. It is considered therefore that the proposal complies with policy Pc9, especially with regard to criterion (iii)

Neighbour amenity

- 6.7 The proposal would create a larger two storey building in the place of a single storey bungalow and there would be a material change to the amenity of the neighbouring properties. However, it is not considered that the harm to the amenity would be so significant to warrant a refusal on this ground.
- 6.8 The proposal would be situated just over 10m from Hernbrook Cottage. That property has a large conservatory to the rear, and a garden that extends to the west along the boundary with the application site. This garden is the main amenity space to Hernbrook Cottage. Concerns have been raised from this property regarding both a loss of privacy and over-dominance. Consequently, both the case officer and the neighbourhood development manager have undertaken site visits to Hernbrook Cottage to view the impact of the proposed development. In terms of dominance, the massing of the roof of the property has been greatly reduced, especially to the front elevation of the property, such that the area closest to the boundary with Hernbrook Cottage has a cat slide style roof and lower eaves heights. It is accepted that there will be a change in relationship but is considered that the property would not overshadow or dominate the garden of Hernbrook Cottage, or the kitchen windows and conservatory to such an extent as to warrant refusal on this ground.
- 6.9 Turning to privacy and overlooking, there are two first floor windows in the front elevation of the proposed dwelling that face east. The larger of the two windows would look down the access driveway and is not considered to be materially harmful to either Hernbrook Cottage or to 1 Rose Cottages. The other window to the front could cause overlooking and a loss of privacy to the amenity areas of Hernbrook Cottage. In order to overcome this, a condition will be placed on the condition requiring details of obscure glazing to be submitted for that window in order that the harm caused via overlooking and loss of privacy is mitigated. As it is only to serve a third bedroom, such a condition is considered reasonable in this instance.

- 6.10 There would be two small south facing windows at first floor level that could cause overlooking to 1 Rose Cottages. These will be obscure glazed and fixed shut (excepting a fan light opening 1.7m above floor level) by condition.
- 6.11 Whilst there would be a change to the amenity of the neighbouring properties, it is not considered that there would be such harm caused to those properties to warrant refusal.

Highway matters

- 6.12 The proposed development has been considered by the county highway authority who having considered any local representations and having assessed the application on safety, capacity and policy grounds, recommends conditions relating to the parking being in situ before the property is occupied and a construction transport management plan.
- 6.13 There have been concerns raised regarding the lack of parking. There are two parking spaces proposed and a space to turn vehicles within the site and this is considered sufficient and appropriate for a property of this size.

Trees and landscaping

- 6.14 The site is currently well screened to the west and southern elevations by conifers in neighbouring properties. The Council's tree officer has been consulted and his comments are as follows:
"It is difficult to provide any detailed comments the scheme will have on the conifers that bound the site. Whilst they may not be key features of the area they do provide screening and are located in neighbouring land. It is likely the new dwelling will be located within their root protection area (RPA) and damage to their rooting environment, it is necessary to attach a tree protection condition to the decision notice.
As this site is being redeveloped this is a good opportunity for a landscape scheme to be introduced which overtime will enhance the area."
- 6.15 Subject to the above conditions being imposed and complied with, it is considered that the proposal complies with policy Pc4.

CIL

- 6.16 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, roads, public transport and community facilities which are needed to support new development. This development would be CIL liable although the exact amount would be determined and collected after the grant of planning permission.

CONDITIONS

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

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.

Note: Should alterations or amendments be required to the approved plans, it will be necessary to apply either under Section 96A of the Town and Country Planning Act 1990 for non-material alterations or Section 73 of the Act for minor material alterations. An application must be made using the standard application forms and you should consult with us, to establish the correct type of application to be made.

Plan Type	Reference	Version	Date Received
Combined Plan	DE700/04	P5	25.04.2017
Elevation Plan	DE700/05	P6	25.04.2017
Combined Plan	DE700/06	P1	02.11.2016
Site Layout Plan	DE700/03	P3	11.11.2016
Location Plan	DE700/01	P1	11.11.2016
Site Layout Plan	DE700/02	P2	11.11.2016

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. Notwithstanding the drawings, the proposed external finishing materials and details shall be carried out using the external facing materials and details specified below and there shall be no variation without the prior approval in writing of the Local Planning Authority;
 - a) All tiles and tile hanging shall be of Wealden handmade sandfaced plain clay tiles with bonnet tiles to hips and the tile hanging being a lighter shade than the roof tiles. The tile hanging shall be a lighter shade than the roof tile.
 - b) All external joinery shall be of white painted timber with architraved bargeboards with the box ends shown on the drawings omitted.
 - c) All casement windows shall be of white painted timber with casements in each opening and glazing bars of traditional profile and straight edge lead aprons.
 - d) All fascias shall be no more than two bricks depth.
 - e) All rainwatergoods shall be of painted cast metal or cast metal profile.
 - h) All footpaths and drives shall be of fixed gravel.
 - j) Any rooflights shall be black painted metal conservation rooflight with a single vertical glazing bar.
 - k) All brickwork shall be of handmade sandfaced brick in Flemish bond with window arches to either segmental brick arches or gauged brick arches.

l) The dormers shall have tile hung gables from ridge to eaves level, and tile hung or leaded cheeks.

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 Ho9 and Pc13.

4. Notwithstanding the plans hereby approved, prior to the commencement of development details of the double casemented first floor window in the front elevation of the extension hereby permitted, serving the bedroom, shall be submitted to and approved in writing by the Local Planning Authority. The submission shall include details of obscure glazing and restricted opening capacity of the window, which shall be installed and maintained in accordance with the approved submission 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.

5. The first floor windows in the southern 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.

6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no extensions permitted by Classes A, B or C of Part 1 of the Second Schedule of the 2015 Order shall be constructed.

Reason: To control any subsequent enlargements in the interests of the visual and residential amenities of the locality with regard to Reigate and Banstead Borough Local Plan 2005 policies Ho9, Ho13, and Ho16.

7. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015, (or any Order revoking and re-enacting that Order with or without modification), no first floor windows, dormer windows or rooflights other than those expressly authorised by this permission shall be constructed.

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

8. No development shall commence including groundworks or demolition until a detailed Tree Protection Plan (TPP) shall be submitted to and approved in writing by the local planning authority. The TPP shall contain details of the specification and location of tree protection (barriers and/or ground protection) and any construction activity that may take place within the protected root areas of trees/hedges shown, where retained on the TPP. The tree 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 and Pc12 of the Reigate and Banstead Borough Local Plan.

9. No development shall commence until details of hard and soft landscaping is submitted to and approved in writing by the Local Planning Authority (LPA). These shall include frontage tree and hedge planting and any other existing or proposed, soft or hard, landscaping in the front garden area, or adjacent to boundaries where appropriate. The soft landscape details shall include an establishment maintenance schedule for a minimum of 2 years, full planting specifications, planting sizes & densities. Upon implementation of the approved development all the landscaping works shall be carried out in strict accordance with the landscape details as approved, and these shall be completed, before building completion, occupation or use of the approved development whichever is the earliest. If any of the new or existing tree/s or hedge/s, detailed and approved under this condition, are removed, die, or become significantly damaged or diseased within 5 years of completion, it/they shall be replaced before the expiry of one calendar year, to a planting specification agreed in writing by the Local Planning Authority. The hedges detailed shall be retained at a minimum height of 1 metre, or if new, once grown to this height thereafter.

Reason: To ensure good landscape practice in the interests of the maintenance of the character and appearance of the area and to comply with policies Pc4, Pc13 Ho9, and Ho13 of the Reigate and Banstead Borough Local Plan 2005.

10. 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.

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 cause inconvenience to other highway users and to comply with the objectives of the NPPF (2012) and to satisfy policy Mo7 of the Reigate and Banstead Borough Local Plan (2005).

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
- 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: In order that the development should not prejudice highway safety nor cause inconvenience to other highway users and to comply with the objectives of the NPPF (2012) and to satisfy policy Mo7 of the Reigate and Banstead Borough Local Plan (2005).

Statement of reason for grant of planning permission (Article 31 of The Town And Country Planning (Development Management Procedure) (England) Order 2010):

The development hereby permitted has been assessed against development plan policies Ho9, Ho13, Ho16, Pc4, Pc8, Pc9, Pc12, Pc13, Mo5 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.

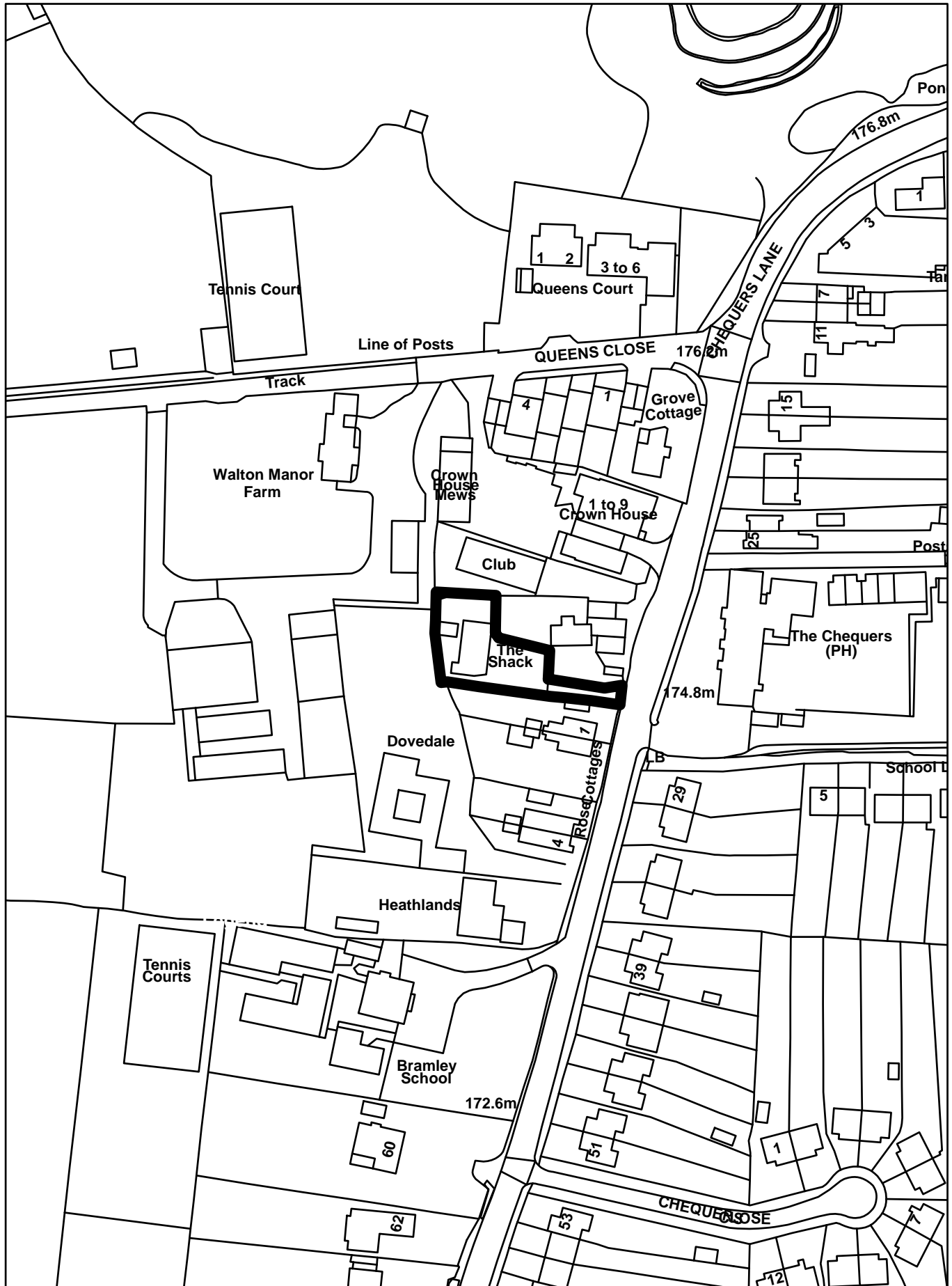
The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in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

INFORMATIVES

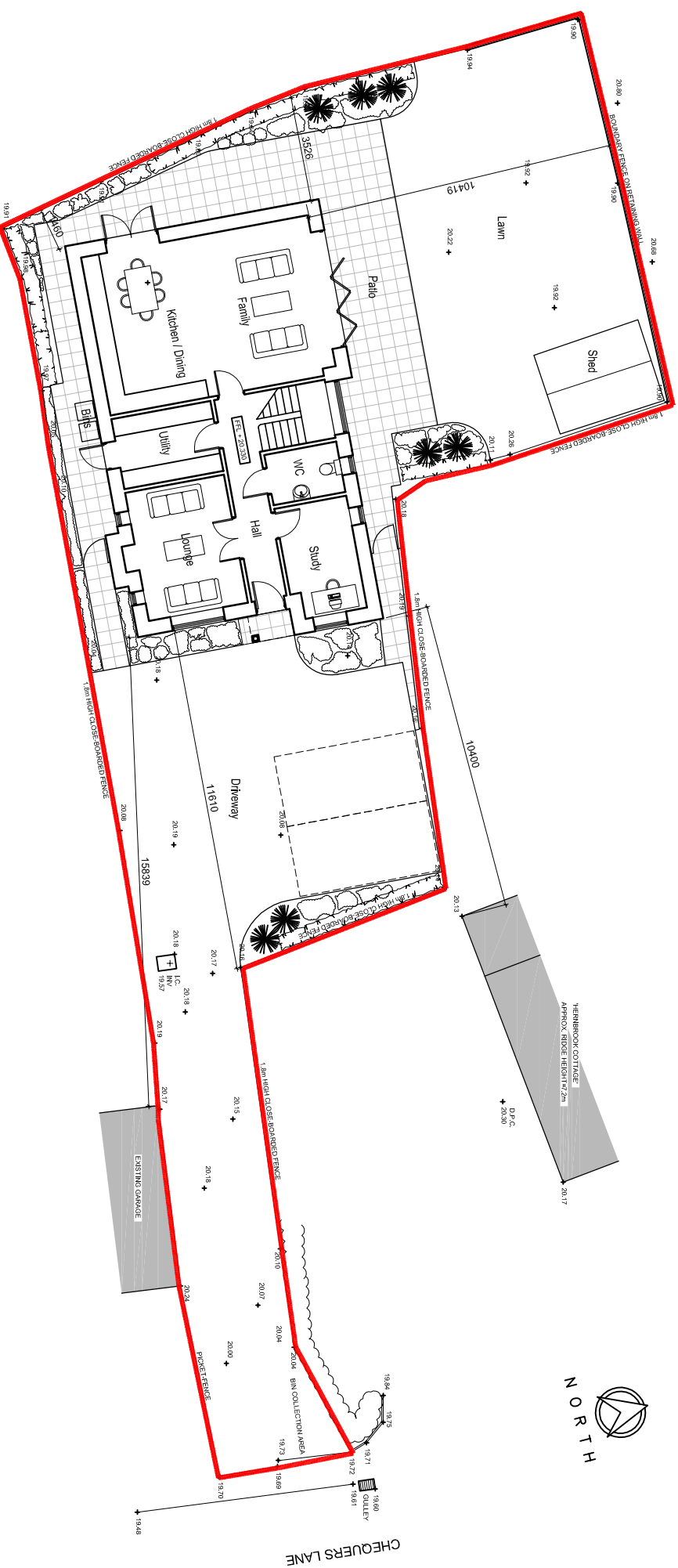
1. The use of a suitably qualified arboricultural consultant is essential to provide acceptable submissions in respect of the arboricultural tree condition above. All works shall comply with the recommendations and guidelines contained within British Standard 5837

2. The use of suitably experienced landscape architects is recommended to satisfactorily address both the design and implementation of the landscape details of the above condition although such landscaping is often straightforward and small scale in proportion to the approved development.
3. 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).
4. 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.
5. You are advised that the Council will expect the following measures to be taken during any building operations to control noise, pollution and parking:
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.

16/02344/F - 2 Hernbrook, Chequers Lane,
Walton On The Hill



ALL LEVELS TO TEMPORARY LOCAL DATUM



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No works to commence without either full plans building control approval or a building notice served with the local authority.
 The dimensions indicated are approximate and subject to site checks by the contractor prior to commencement.
 DMA Building Designs accept no responsibility for any unknown factors which either preclude the works from construction or add additional costs, ie location of public sewers and underground services, abnormal foundation designs, due to trees, ground conditions or any underground structure or obstruction, condition of the existing building.

1. The works shown have been drawn for submission to the local planning authority and are not to be used for construction.
 2. No works shall commence until planning approval has been given by the local authority.

DMA BUILDING DESIGNS

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 TEL. No 01403 822220 Mobile 07730 523447
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CLIENT
J. WILDING & D. BROOKS

PROJECT
**REPLACEMENT DWELLING AT:
 2 HERNBROOK, CHEQUERS LANE,
 WALTON ON THE HILL, SUPREY, KT20 7ST.**

REV	DESCRIPTION	DATE
P3	Scale Revised and Re-submitted to planning	11/11/2016
P2	Submitted for Planning Approval	07/10/2016
P1	Client led changes	16/08/2016

SCALE @ A3	DATE	DRG NO	REVISION
1:200	AUGUST 2016	DE700/03	P3

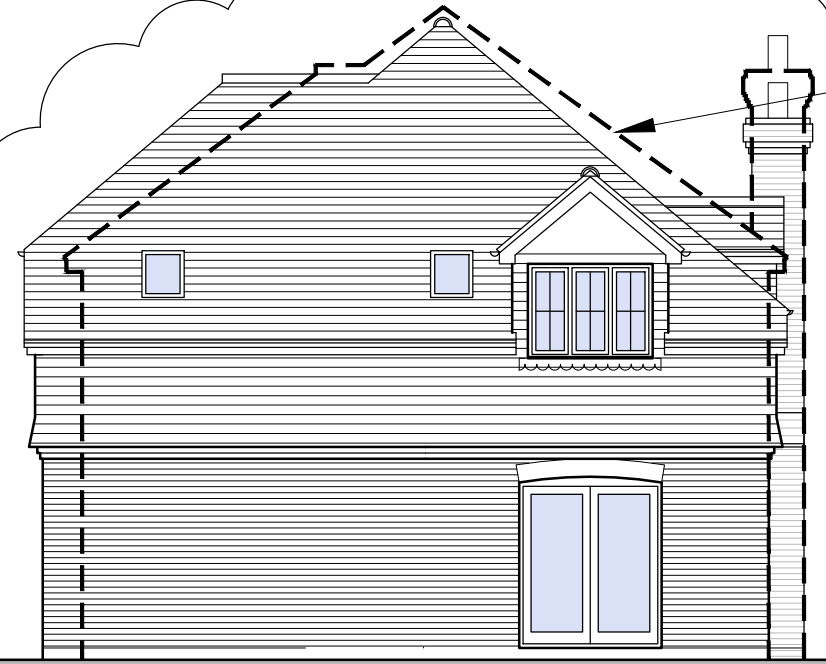


Proposed Front Elevation (East)

Outline of original submitted design



Proposed Side Elevation (North)

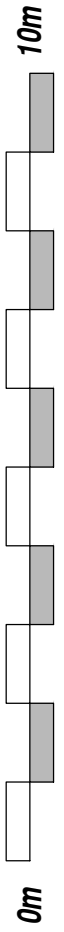


Proposed Rear Elevation (West)

Outline of original submitted design



Proposed Side Elevation (South)



P6	Elevational changes to roof and dormers	25/04/2017
P5	Obscure gazing and conservation roof lights	31/01/2017
P4	Changes further to discussion with planners	06/01/2017
	Ridge & eaves dropped, tile-hanging & fenestration added. Re-submitted for approval.	
P3	Elevations amended to full render & Re-submitted for Planning Approval	11/11/2016
P2	Submitted for Planning Approval	07/10/2016
P1	Client led changes	16.08.2016

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- No works shall commence until planning approval has been given by the local authority.
- No works to commence without either full plans building control approval or a building notice served with the local authority.
- The dimensions indicated are approximate and subject to site checks by the contractor prior to commencement.
- DMA Building Designs accept no responsibility for any unknown factors which either preclude the works from construction or add additional costs, ie location of public sewers and underground services, abnormal foundation designs, due to trees, ground conditions or any underground structure or obstruction. condition of the existing building.

DMA BUILDING DESIGNS

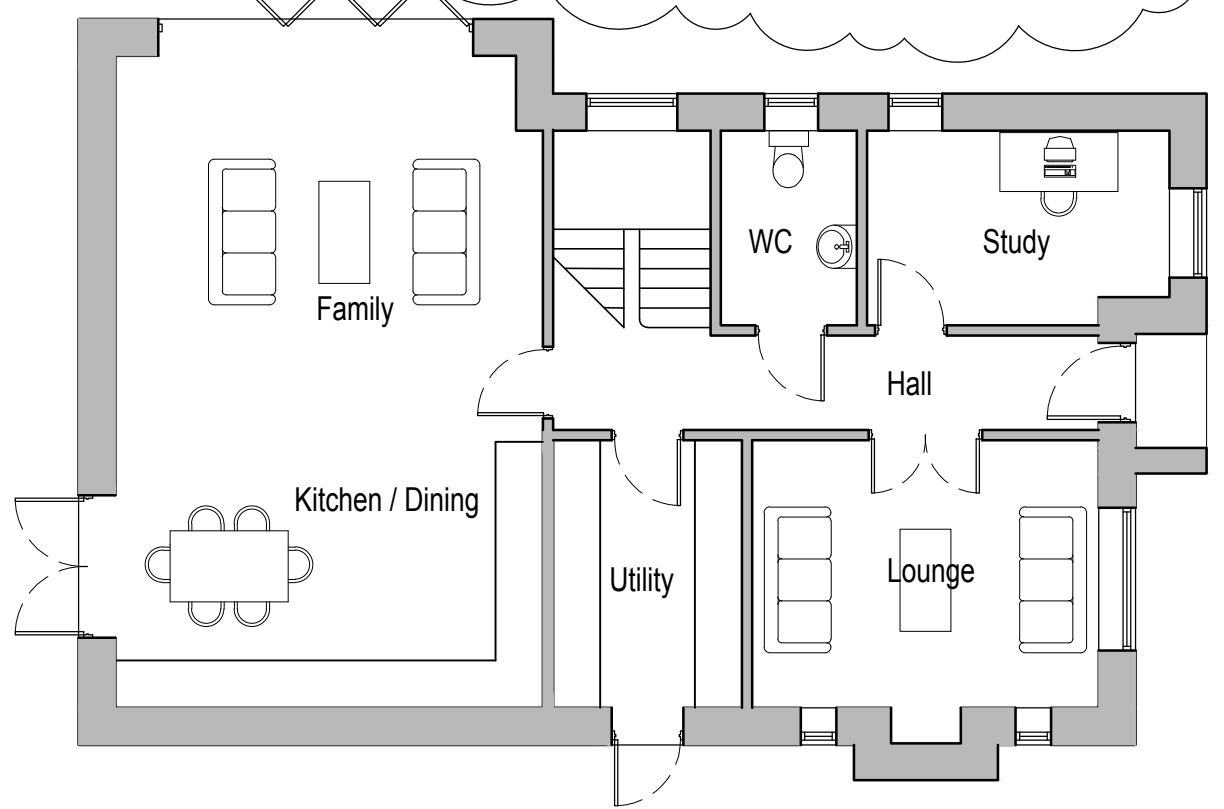
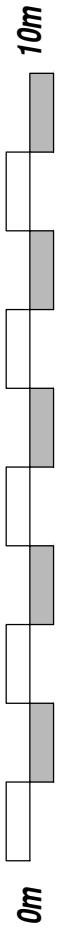
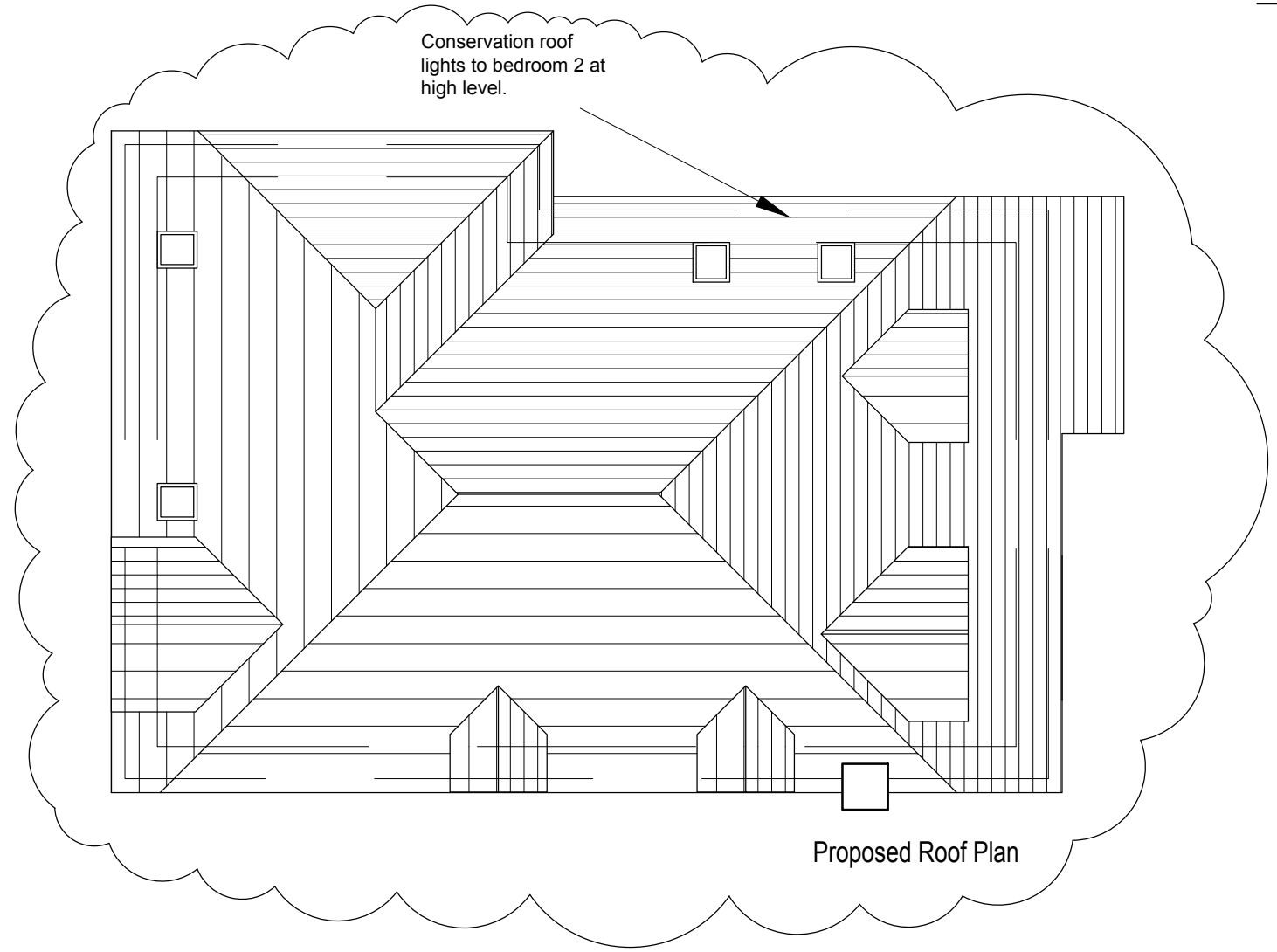
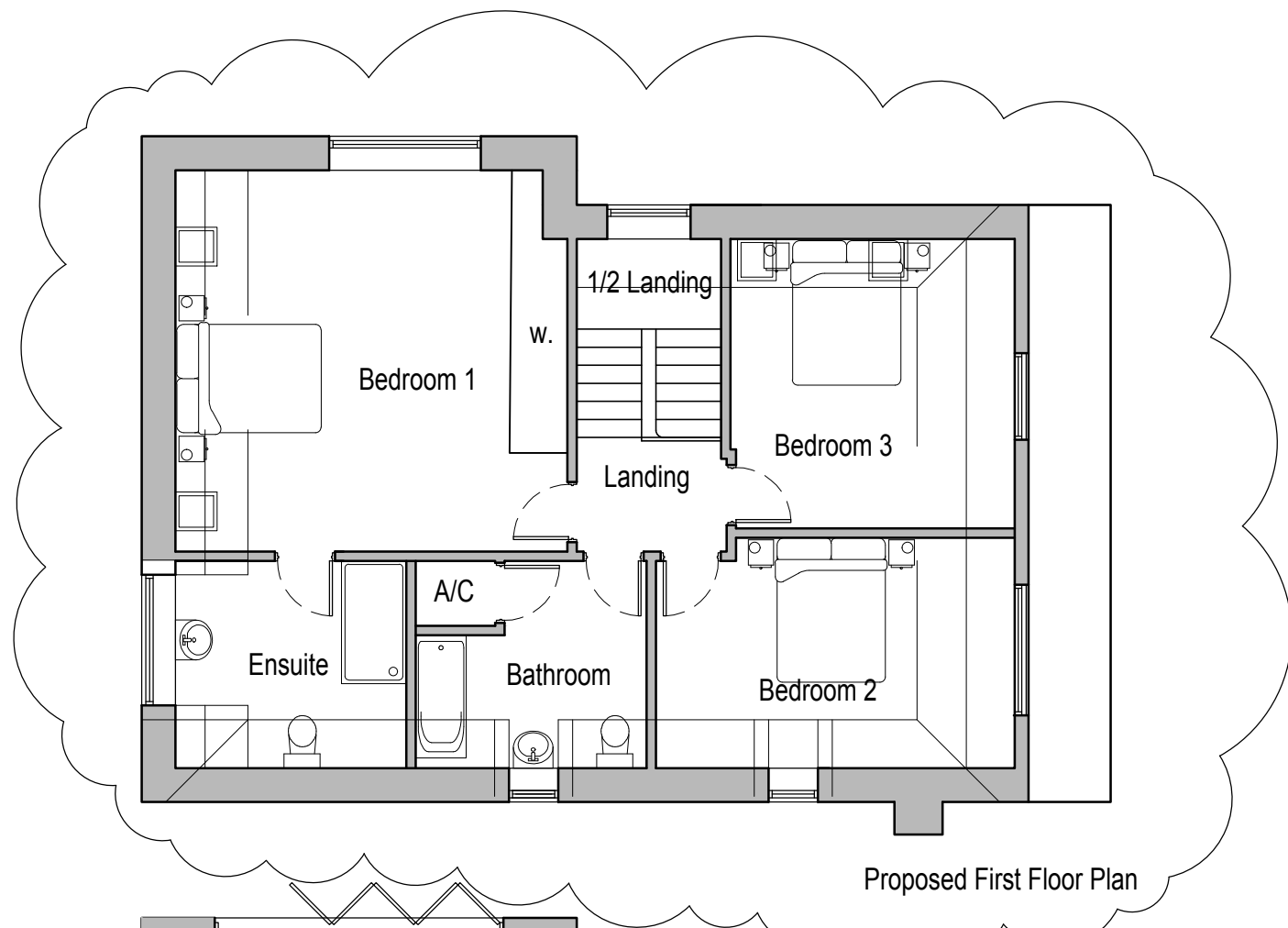
KILN HOUSE, RUDGWICK BRICKWORKS, LYNWICK ST
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CLIENT
J. WILDING & D. BROOKS

PROJECT
 REPLACEMENT DWELLING AT;
 2 HERNBROOK, CHEQUERS LANE,
 WALTON ON THE HILL, SURREY. KT20 7ST.

REV	DESCRIPTION	DATE
DRAWING		
PROPOSED ELEVATIONS		
SCALE @ A3	DATE	DRG No
1:100	AUGUST 2016	DE700 87
		REVISION
		P6



P5	First floor and roof changes	25/04/2017
P4	Obscure gazing and conservation roof lights	31/01/2017
P3	Changes further to discussion with planners Re-submitted for approval.	06/01/2017
P2	Submitted for Planning Approval	07/10/2016
P1	Client led changes	16.08.2016

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CLIENT
J. WILDING & D. BROOKS

PROJECT
 REPLACEMENT DWELLING AT;
 2 HERNBROOK, CHEQUERS LANE,
 WALTON ON THE HILL, SURREY. KT20 7ST.

REV	DESCRIPTION	DATE
DRAWING		
PROPOSED FLOOR PLANS		
SCALE @ A3	DATE	DRG No
1:100	AUGUST 2016	DE700 04
		REVISION
		P5