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|  Reigate & Banstead BOROUGH COUNCIL Banstead Horley Redhill Reigate | TO: | PLANNING COMMITTEE |
| | DATE: | 27 JULY 2017 |
| | REPORT OF: | HEAD OF PLACES & PLANNING |
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| AGENDA ITEM: | 7 | WARD: Horley Central |

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| APPLICATION NUMBER: | 16/01349/F | VALID: | 3/6/2016 |
| APPLICANT: | Mr T Harman, Barclay Developments (UK) LTD | AGENT: | RDjW Architects Limited |
| LOCATION: | ST GEORGES HOUSE, 6 YATTENDON ROAD, HORLEY | | |
| DESCRIPTION: | Demolition of existing offices, workshops and storage units to provide 4 no. two bed flats and 2no. one bed houses, including cross over for access to carpark to the rear. Alteration to the boundary and the house at No.5 Yattendon Road. As amended on 08/06/2017. | | |
| 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. | | | |

SUMMARY

The proposed development seeks planning permission for the demolition of the existing offices, workshops and storage units to provide 4 no. two bed flats and 2no. one bed houses, including cross over for access to carpark to the rear. The proposals were amended and re-consulted upon on 8 June 2017 to extend the site boundary and include works to the boundary and proposed works to the house at No.5 Yattendon Road, including the installation of a rooflight and changes to the side path and access to the property to improve their amenity. The other amendment was to the design of the flats at the rear to reduce the proposed bulk and reduce the impact on the neighbouring properties.

The proposed development largely follows the development form within the area. It is recognised that the building lies within an area of transition between town centre and the suburban of the town. The immediate street scene has a number of valid architectural forms and their presence and appearance, particularly those immediately adjacent are noted and should be afforded appropriate weight as a material consideration and in forming part of the character of the area.

The proposed buildings subject of current application is adequately designed and whilst the long spanning elevation towards the rear is larger than the single dwellings in the area, the buildings, as amended, are considered to be of a positive

addition to this edge of town centre location. The proposed buildings would be more appropriately detailed, better articulated to break up the frontage and would, in the context of the street scene, reinforce the frontage building line and enhance the character of the locality.

At the rear of the site off street parking spaces are proposed, which would be set back behind the buildings which would provide an adequate screen and would be an improvement present inactive appearance of the site. Care however, would be required upon landscaping to reduce the hard form of the access road. Further details of the landscaping would be required and can be secured by condition would appropriately soften and screen the proposed development. It is concluded that the frontage in light of the current building, extent of hard landscaping, would be well balanced with planted soft landscaping and the proposed form is considered to be acceptable in this regard.

The separation distances with neighbouring properties are such that the proposed development, as amended, with a reduced scale and massing at upper floor level, provide an appropriate transition and would have an acceptable impact on the amenity of neighbouring properties. The property at 5 Yattendon Road is proposed to have a rear facing rooflight added to provide a natural and direct source of light to the middle room in at first floor level. This rooflight would more than compensate for the adverse impact on the light that would have result from the proposal upon the side facing landing window at this property. It is therefore considered, on balance, that the proposal would not result in any material harm and indeed together with the changes to the side boundary which 'open up' the area to light and amenity represent an improvement on the present built relationship.

To the north of the site is a workshop. It is recognised that the workshop may have the potential to have some impact on the amenities of the proposed dwellings however the proposals have been designed to have no side facing windows to the workshop site and is a detached building. It is therefore considered that whilst there is the potential for some impact it is not therefore considered to be material to the degree that it would mean that the living environment in the development to be unsatisfactory. It is also the situation that the impact would be the same or similar to the impact on the dwellinghouse Sunnyside that exists on the site of the workshop.

The proposed development is considered to cause no material harm to the design and character of the locality, neighbouring amenity, and would be acceptable.

RECOMMENDATION(S)

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

Consultations:

Highway Authority: No objection subject to conditions

Horley Town Council: Objection raised on cramped design and over-development.

Environmental Health: given the commercial nature of the site and the application makes reference to workshops and storage, it is recommended that contaminated land conditions are imposed.

Representations:

Letters were sent to neighbouring properties on 3rd August 2016, 1 response was received raising the following issues:

| Issue | Response |
|--|----------------------------|
| Unsuitable living environment due to the presence of the neighbouring workshop | See paragraph 6.1 to 6.4 |
| Over bearing relationship | See paragraph 6.10 to 6.13 |
| Over shadowing / Loss of light | See paragraph 6.10 to 6.13 |

Other than the response of Horley Town Council, no other representations were received to the amended plans consulted upon in June 2017.

1.0 Site and Character Appraisal

- 1.1 6 Yattendon Road consists of a two storey detached building on the frontage (appearance of a dwelling) and a single/storey workshop set back towards the rear of the site. There is an existing vehicle access and parking within the site. A taxi business currently operates from the site.
- 1.2 The area is predominantly residential located just outside the Horley Town Centre boundary. Sunnyside (to the north) is a residential property with a workshop on the boundary with the application site. Properties 3, and 4 and No.5 (to the south) are in residential use and by reason of their terraced form and historical sub-division of garden amenity have a mixed patch works of garden and amenity areas with rights of access running through the garden spaces. There are trees on the rear boundary of the site in the neighbouring garden but these appear of no high amenity value. The site is relatively flat throughout.
- 1.3 To the rear of the site is a rear garden of a property in Lumley Road and a car parking for the mixed use development fronting the High Street.

2.0 Added Value

- 2.1 Improvements secured at the pre-application stage: Pre-application advice has been sought on a number of options, but not directly for the proposal. A reduction in the scale of the buildings has been secured. These discussions followed on from ten previous submissions and refusals.
- 2.2 Improvements secured during the course of the application: A revised scheme including works to No5 Yattendon Road was discussed and submitted to try to overcome issue of significant impact on that property.
- 2.3 Further improvements could be secured: Materials and detailed matters can be secured by condition to improve the appearance and impact of the development.

3.0 Relevant Planning and Enforcement History

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|-----|--------------|---|-----------------------------|
| 3.1 | 15/02142/F | Demolition of existing offices, workshops and storage units to provide 8 residential flats. | Refused 14 December 2015 |
| 3.2 | 15/01016/F | Demolition of existing offices, workshops and storage units to provide 8 residential flats. | Refused 06 August 2015 |
| 3.3 | 14/00855/RET | Retention of use of buildings as executive travel booking office/taxi office (Sui Generis use) and associated parking of vehicles | Approved 09 July 2014 |
| 3.4 | 08/02092/CU | Change of use from B1 to D1 | Refused 23 December 2008 |

4.0 Proposal and Design Approach

- 4.1 This is a full application for the demolition of the present development on the site comprising of offices, workshops and storage units and its replacement with 4 flats (all two bedroom) and a pair of one bedroom houses, with associated car parking. The proposals were amended and re-consulted upon on 8 June 2017 to extend the site boundary and include works to the boundary and proposed works to the house at No.5 Yattendon Road, including the installation of a rooflight and changes to the side path and access to the property to improve their amenity. The other amendment was to the design of the flats at the rear to reduce the proposed bulk and reduce the impact on the neighbouring properties.

- 4.2 The development has been designed as two frontage buildings either side of a central access road which would access the car park to the rear. The pair of dwellings are sited back to back running from the front of the site extending front to back to give a front on appearance as a coach house or similar subservient building and with the block of flats also stretching back into the site, but with a front façade giving the impression of addressing Yattendon Road.
- 4.3 The development would provide 6 parking spaces, one for each residential unit created, an additional 2 visitors spaces, cycle parking and bin storage areas.
- 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 Evidence of the applicant's design approach is set out below:

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|-------------|--|
| Assessment | The statement does not include an assessment of local character, but does refer to a number of nearby buildings that have been considered. |
| | No site features worthy of retention were identified. |
| Involvement | No community consultation took place. |
| Evaluation | The other development options considered were subject of earlier applications |
| Design | The applicant's reasons for choosing the proposal from the available options were compatibility with other local buildings |

- 4.5 Further details of the development are as follows:

| | |
|-------------------------|--------------------|
| Site area | 0.08 ha |
| Existing use | B1 and Sui Generis |
| Proposed use | Residential C3 |
| Existing parking spaces | 10 |
| Proposed parking spaces | 8 |
| Parking standard | 8 (maximum) |

| | |
|----------------------------|--------|
| Number of affordable units | 0 |
| Net increase in dwellings | 6 |
| Proposed site density | 75 dph |

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),
CS14 (Housing Needs)
CS15 (Affordable Housing)

5.3 Reigate & Banstead Borough Local Plan 2005

| | |
|---------------------------------|------------------|
| Landscape & Nature Conservation | Pc4, |
| Housing | Ho9, Ho13, Ho16, |
| Employment | Em1a |
| Movement | Mo4, Mo5, 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
Affordable Housing

Other

Human Rights Act 1998
Community Infrastructure Levy
Regulations 2010

6.0 Assessment

6.1 The application site is within the urban area where there is a presumption in favour of sustainable development and where the principle of residential development is acceptable.

- 6.2 The site is currently in sui generis use having formerly been in B1 office use. Policy Em1A resists the loss of all suitable located employment land and premises and confirms that alternative business, industrial, and storage and distribution uses for a site would be considered prior to residential.
- 6.3 The previous applications included details of a marketing exercise. This scheme confirms only that the site has been marketed. There are currently 3 employees at the site. Whilst it is acknowledged that the proposal would result in loss of employment this needs to be considered in light of the NPPF which seeks a more flexible approach to development and that the proposal would provide housing in a sustainable location. No objection is therefore raised in respect of the loss of employment in this instance.
- 6.4 The main issues to consider are:
- Design appraisal
 - Neighbour amenity
 - Access and parking
 - Infrastructure contributions
 - Affordable Housing

Design appraisal

- 6.5 The design is a traditional architectural approach and take sits lead from a number of smaller buildings in the immediate locality. The layout of the proposal appears based on in part replicating the adjacent coach house building in Sunnyside abutting to the north and providing a block of flats which addresses the front road.
- 6.6 The site is located in a transition location between the edge of Horley Town Centre and toward a lower density suburban form to the north. The key views of the site are considered from opposite and from the railway. The massing of the buildings are considered comparable to that of the street, with the large building continuing the higher visibility and presence of the town centre and the smaller building deferring in building adjacent and assimilating with the adjacent ancillary building at Sunnyside and the suburban fringe.
- 6.7 The scale and massing of the building in the context of the site, its current appearance and that of the surroundings is considered to acceptably conform to the site from key views. Front on, the buildings are sufficiently detailed and articulated to assimilate to the street scene and would present an acceptable design.
- 6.8 Side on, the larger block presents a sizable mass which is adequately broken up by pair of gables and quoining detail. The final appearance of the windows and quality of materials would be important in ensuring a quality finish to the development and providing the necessary interest especially as it is visible due mostly in part to the central access road being created. At the rear of this building it has been amended to reduce its scale and impact, and

improvement to the articulation of the building particularly on the side facing (southern) flank.

- 6.9 The front entrance has a scheme of indicative landscape and should seek to provide a more detailed scheme to reduce the hard form and soften the appearance of the development. This would require more attention be placed to hard surfaces and planting opportunities which would be key in securing greater soft landscaping to an otherwise high density development. This detail can be secured by condition.

Neighbour Amenity

- 6.10 The site, as amended is bounded to the south by the properties 3 and 4 Yattendon Road which adjoin the end of terraced house at 5 Yattendon Road which is also a residential property. The amenity of No5, now within the site, has been improved with the proposed rooflight to compensate for the impact on the side facing landing window which would be affected by the proposal. The relationship would be acceptable and also improved with the change in the boundary at ground level. The impact on No's. 3 and 4 would not be harmed by the introduction of the rooflight to No.5 and the changes in the scale of the building at the rear would mean that the impact on the outdoor amenity areas would not be material or harmful.
- 6.11 The proposed extension would introduce a building of greater depth and height in close proximity to the neighbour (Sunnyside). It is noted that the neighbouring building immediately on the boundary is in mixed commercial/residential use; with a workshop immediately north and further north within the curtilage of Sunnyside sits the residential dwelling. It was noted that there is a reasonable gap between the built form of the proposal and the residential dwelling Sunnyside, when considering the depth and height of the proposal and its position close to the shared boundary, it is considered this would present an acceptable level of impact in this case and would not as previous scheme have considered raise undue concerns regarding overbearing and loss of outlook or unsatisfactory living environment due to the presence of the workshop.
- 6.12 Beyond Yattendon Road to the front of the site are the railway line and a commercial property which are not considered to be affected by the development given the substantial spacing across the road and beyond.
- 6.13 The development would substantially increase the mass and presence upon the site and therefore give rise to a change in relationship between premises. However, with the improvements secured through the revised plans in respect of no.5 and the spacing to other adjoining properties, it is not considered that this change would cause serious harm to amenities so as to warrant refusal.

Highways

- 6.14 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.
- 6.15 The development would provide for 8 parking spaces, which is a level consistent with adopted maximum standards in the Local Plan (1.5 per 2 bed unit and 1 per 1 bed). These would be provided and should be considered alongside the highly sustainable town centre location, within very close to public transport services and shopping facilities.
- 6.16 The Highway Authority have requested planning conditions to secure visibility zones, redundant access be closed, turning facilities, a Construction Transport Management Plan and 6 bicycle parking spaces. On the basis that these are secured by planning condition, that the Highway Authority has no objections; the proposal is considered acceptable in transport terms.

Living standards

- 6.17 The proposed flats, houses and their layout are such that they would provide an adequate standard of living accommodation for their occupiers.
- 6.18 It is acknowledged that the site adjoins a workshop to the north adjacent to Sunnyside which may have the potential to have some impact on the amenities of the proposed dwellings depending upon the operations undertaken therein. However, the proposals have been designed to have no side windows in the elevation facing towards the workshop site and furthermore the building is detached from the workshop. It is therefore considered that whilst there is the potential for some impact, the level of disturbance and harm from noise, vibration and general activity is not considered to be to such a degree that it would mean that the living environment in the development to be unsatisfactory. It is also the situation that the impact would be the same or similar to the impact on the dwellinghouse Sunnyside that exists on the site of the workshop.
- 6.20 The flats would put additional pressure upon the existing amenity space available, which in itself may be further limited by a redevelopment for two houses. However, the space is considered acceptable given the constraints of the area and permission is not recommended to be withheld on these grounds.

Affordable Housing

- 5.1 Core Strategy Policy CS15 and the Council's Affordable Housing SPD require financial contributions towards affordable housing to be provided on housing developments of 1-9 units. However, in November 2014, the Government introduced policy changes through a Written Ministerial Statement (WMS) and changes to the national Planning Practice Guidance which restrict the

use of planning obligations to secure affordable housing contributions from developments of 10 units or less. These changes were given legal effect following the Court of Appeal judgement in May 2016. This scheme falls within the scope of this exception.

- 5.2 In view of the above, and the resolution of the Planning Committee in November 2016, greater weight is therefore given to the national policy position in the WMS than the Council's adopted policy. For this reason, it is not considered justified to seek contributions towards affordable housing in this case and the absence of an agreed undertaking does not therefore warrant a reason for refusal in this case.

Community Infrastructure Levy

- 6.21 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 and, although the exact amount would be determined and collected after the grant of planning permission, an informal calculation shows a CIL liability of around £2,640
- 6.22 Community Infrastructure Levy (CIL) Regulations were introduced in April 2010 which states 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.
- 6.23 As such only contributions that are directly required as a consequence 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. In this case there are no further requests for infrastructure in this case.

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 | 4611-SK22 | B | 08.06.2017 |
| Other Plan | 4611-SK21 | | 08.06.2017 |
| Section Plan | 4611-015 | B | 08.06.2017 |

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|------------------|----------|---|------------|
| Section Plan | 4611-011 | F | 08.06.2017 |
| Elevation Plan | 4611-010 | I | 08.06.2017 |
| Elevation Plan | 4611-009 | I | 08.06.2017 |
| Combined Plan | 4611-007 | H | 08.06.2017 |
| Site Layout Plan | 4611-006 | H | 08.06.2017 |
| Location Plan | 4611-005 | C | 08.06.2017 |
| Section Plan | 4611-016 | | 08.06.2017 |

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

6. The development hereby approved shall not be first occupied unless and until the proposed vehicular access to Yattendon Road has been constructed and provided with visibility zones in accordance with the approved plans and thereafter the visibility zones shall be kept permanently clear of any obstruction measured from 0.6m above the road surface.

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.

7. The development hereby approved shall not be first occupied unless and until the redundant access/dropped kerb from the site to Yattendon Road has been permanently closed and any kerbs, verge, footway, fully reinstated.

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 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:

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.

9. 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) before and after construction condition surveys of the highway and a commitment to fund the repair of any damage caused
- 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.

10. The development hereby approved shall not be first occupied unless the secure parking of 6 bicycles has been provided within the development site in accordance with the approved plans, and thereafter the said approved facility shall be provided, retained and maintained to the satisfaction of the Local Planning Authority.

Reason:

is required in recognition of Section 4 "Promoting Sustainable Transport " in the National Planning Policy Framework 2012.

11. 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.

12. 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 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.

13. Prior to commencement of development a written comprehensive environmental desktop study report is required to identify and evaluate possible on and off site sources, pathways and receptors of contamination and enable the presentation of all plausible pollutant linkages in a preliminary conceptual site model. The study shall include relevant regulatory consultations such as with the Contaminated Land Officer and be submitted to the Local Planning Authority and is subject to the approval in writing of the Local Planning Authority and any additional requirements that it may specify. The report shall be prepared in accordance with the Environment Agency's Model Procedures for the Management of Contaminated Land (CLR 11) and British Standard BS 10175.

Reason:

To ensure that the proposed development and any site investigations and remediation will not cause harm to human health or pollution of controlled waters with regard to Reigate and Banstead Borough Council Local Plan 2005 Policy (insert reference) and the NPPF.

14. In follow-up to the environmental desktop study report and prior to the commencement of development, a contaminated land site investigation proposal, detailing the extent and methodologies of sampling, analyses and proposed assessment criteria required to enable the characterisation of the plausible pollutant linkages identified in the preliminary conceptual model, shall be submitted to the Local Planning Authority. This is subject to the written approval in writing of the Local Planning Authority, and any additional requirements that it may specify, prior to any site investigation being commenced on site. Following approval, the Local Planning Authority shall be given a minimum of two weeks written notice of the commencement of site investigation works.

Reason:

To ensure that the proposed development and any site investigations and remediation will not cause harm to human health or pollution of controlled waters with regard to Reigate and Banstead Borough Council Local Plan 2005 Policy (insert reference) and the NPPF.

15. Prior to commencement of the development, a contaminated land site investigation and risk assessment, undertaken in accordance with the site investigation proposal as approved that determines the extent and nature of contamination on site and is reported in accordance with the standards of DEFRA's and the Environment Agency's Model Procedures for the Management of Contaminated Land (CLR 11) and British Standard BS 10175, shall be submitted to the Local Planning Authority and is subject to the approval in writing of the Local Planning Authority and any additional requirements that it may specify. If applicable, ground gas risk assessments should be completed in line with CIRIA C665 guidance.

Reason:

To ensure that the proposed development and any site investigations and remediation will not cause harm to human health or pollution of controlled waters with regard to Reigate and Banstead Borough Council Local Plan 2005 Policy (insert reference) and the NPPF.

16. Prior to commencement of the development a detailed remediation method statement should be produced that details the extent and method(s) by which the site is to be remediated, to ensure that unacceptable risks are not posed to identified receptors at the site and details of the information to be included in a validation report, has been submitted to and approved in writing by the Local Planning Authority, and any additional requirements that it may specify, prior to the remediation being commenced on site. The Local Planning Authority shall then be given a minimum of two weeks written notice of the commencement of remediation works.

Reason:

To demonstrate remedial works are appropriate and demonstrate the effectiveness of remediation works so that the proposed development will not cause harm to human health or pollution of controlled waters with regard to Reigate and Banstead Borough Council Local Plan 2005 Policy (insert reference) and the NPPF.

17. Prior to occupation, a remediation validation report for the site shall be submitted to the Local Planning Authority in writing. The report shall detail evidence of the remediation, the effectiveness of the remediation carried out and the results of post remediation works, in accordance with the approved remediation method statement and any addenda thereto, so as to enable future interested parties, including regulators, to have a single record of the remediation undertaken at the site. Should specific ground gas mitigation measures be required to be incorporated into a development the testing and verification of such systems should be in accordance with CIRIA C735 guidance document entitled 'Good practice on the testing and verification of protection systems for buildings against hazardous ground gases'.

Reason:

To demonstrate remedial works are appropriate and demonstrate the effectiveness of remediation works so that the proposed development will not cause harm to human health or pollution of controlled waters with regard to Reigate and Banstead Borough Council Local Plan 2005 Policy (insert reference) and the NPPF.

18. Contamination not previously identified by the site investigation, but subsequently found to be present at the site shall be reported to the Local Planning Authority as soon as is practicable. If deemed necessary development shall cease on site until an addendum to the remediation method statement, detailing how the unsuspected contamination is to be dealt with, has been submitted in writing to the Local Planning Authority. The remediation method statement is subject to the written approval of the Local Planning Authority and any additional requirements that it may specify.

Reason:

To ensure that the proposed development and any site investigations and remediation will not cause harm to human health or pollution of controlled waters with regard to Reigate and Banstead Borough Council Local Plan 2005 Policy (insert reference) and the NPPF.

INFORMATIVES

1. Your attention is drawn to the safety benefits of installing sprinkler systems as an integral part of new development. Further information is available at www.firesprinklers.info.
2. The applicant is encouraged to provide renewable technology within the development hereby permitted in order to reduce greenhouse gas emissions.
3. Your attention is drawn to the fact that this permission is subject to a legal agreement the provisions of which should be complied with in full. A payment of infrastructure contributions is required and there is a requirement to notify the Council in advance of commencement of development. Payment of **£27,966** then becomes due.

On commencement of development, notice should be sent to the Planning Authority in writing or email to planning.applications@reigate-

banstead.gov.uk advising that works have started. The sum described above is payable within a period of 28 days from commencement of development.

The development, once started, will be monitored by my enforcement staff to ensure compliance with the legal agreement and the conditions. Failure to pay the agreed infrastructure contribution will result in legal action being taken against the developer and/or owner of the land for default of the relevant agreement.

4. The applicant is advised that prior to the initial occupation of any individual dwelling hereby permitted, a 140 litre wheeled bin conforming to British Standard BSEN840 and a 60 litre recycling box should be provided for the exclusive use of the occupants of that dwelling. Prior to the initial occupation of any communal dwellings or flats, wheeled refuse bins conforming to British Standard BSEN840, separate recycling bins for paper/card and mixed cans, and storage facilities for the bins should be installed by the developer prior to the initial occupation of any dwelling hereby permitted. Further details on the required number and specification of wheeled bins and recycling boxes is available from the Council's Neighbourhood Services on 01737 276501 or 01737 276097, or on the Council's website at www.reigate-banstead.gov.uk. Bins and boxes meeting the specification may be purchased from any appropriate source, including the Council's Neighbourhood Services Unit on 01737 276775.
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:
 - (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.

6. The applicant is advised that the essential requirements for an acceptable communication plan forming part of a Method of Construction Statement are viewed as: (i) how those likely to be affected by the site's activities are identified and how they will be informed about the project, site activities and programme; (ii) how neighbours will be notified prior to any noisy/disruptive work or of any significant changes to site activity that may affect them; (iii) the arrangements that will be in place to ensure a reasonable telephone response during working hours; (iv) the name and contact details of the site manager who will be able to deal with complaints; and (v) how those who are interested in or affected will be routinely advised regarding the progress of the work. Registration and operation of the site to the standards set by the Considerate Constructors Scheme (<http://www.ccscheme.org.uk/>) would help fulfil these requirements.

7. The council's Environmental Health team would like to draw the applicants attention to the specifics of the contaminated land conditional wording such as 'prior to commencement', 'prior to occupation' and 'provide a minimum of two weeks notice'.
The submission of information not in accordance with the specifics of the planning conditional wording can lead to delays in discharging conditions, potentially result in conditions being unable to be discharged or even enforcement action should the required level of evidence/information be unable to be supplied. All relevant information should be formally submitted to the Local Planning Authority and not direct to Environmental Health.

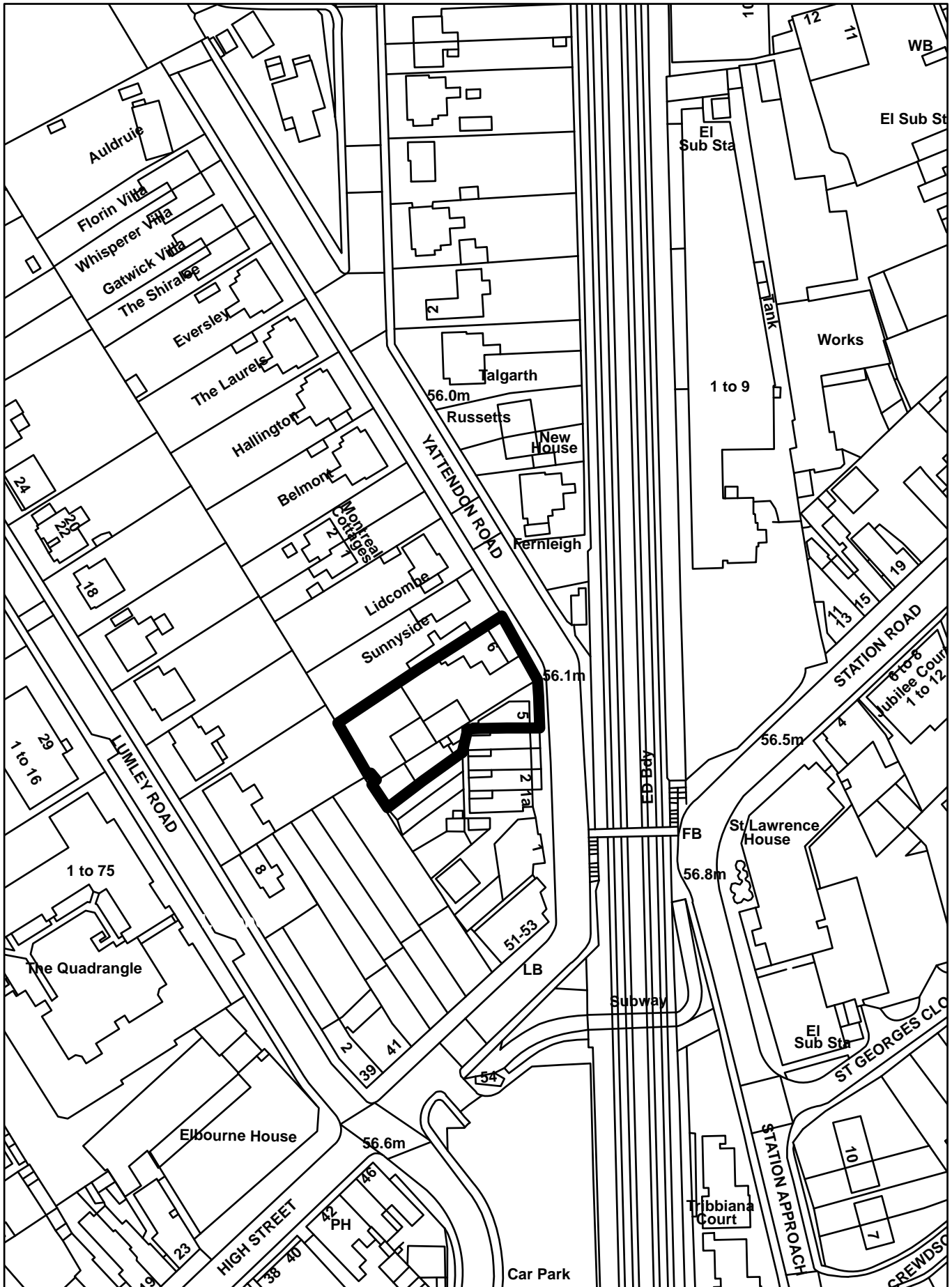
REASON FOR PERMISSION

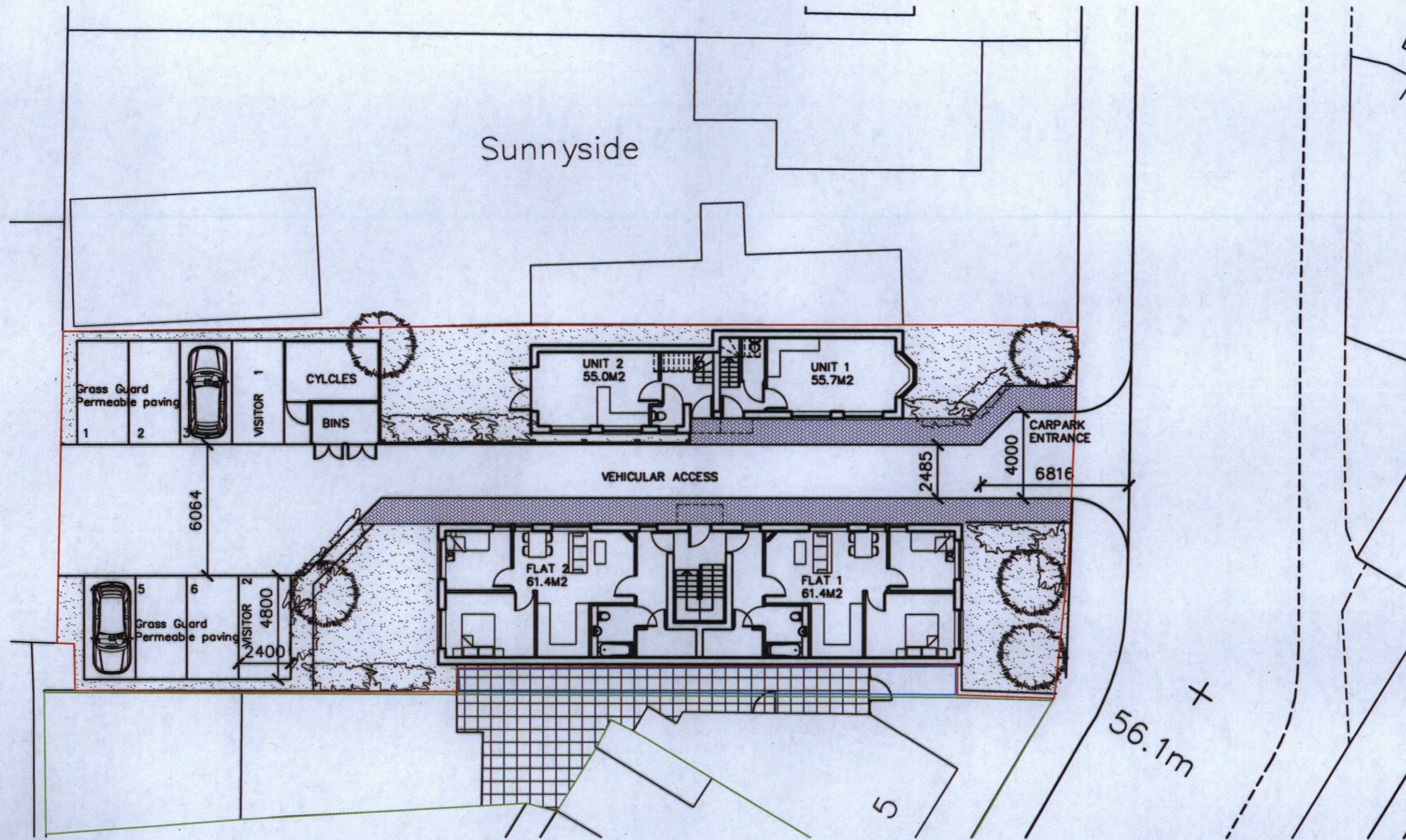
The development hereby permitted has been assessed against development plan policies Cs1, Cs4, Cs5, Cs7, Cs10, Cs11, Cs14, Cs15, Pc4, Ho9, Ho13, Ho16, Em1a, Mo4, Mo5, Mo7 and material considerations, including third party representations. It has been concluded that the development is in accordance with the development plan and there are no material considerations that justify refusal in the public interest.

Proactive and Positive Statements

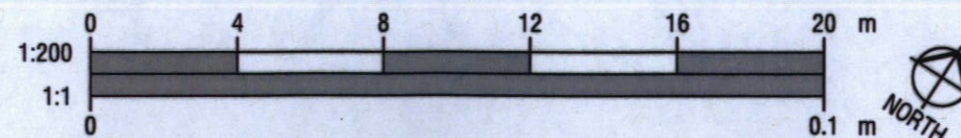
The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in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

16/01349/F - St Georges House, 6 Yattendon Road, Horley





- Site Boundary
- Land to be Transferred
- No.5 Boundary



| | | | |
|---|---------------------------------|----------|----|
| H | Boundaries added. | 21.04.17 | MC |
| G | Road layout updated. | 01.06.16 | MC |
| F | Road layout updated. | 08.09.15 | OC |
| E | Building outline updated. | 02.09.15 | MC |
| D | Post-planning changes | 11.08.15 | OC |
| C | Update to survey information | 16.04.15 | MC |
| B | Building mirrored | 02.04.15 | MC |
| A | Ensuites and double beds added. | 09.03.15 | MC |

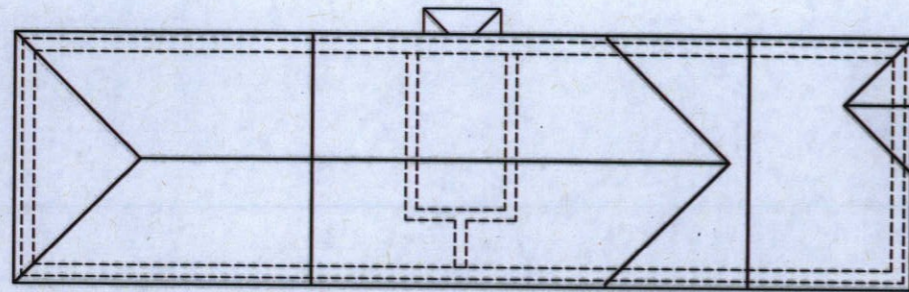
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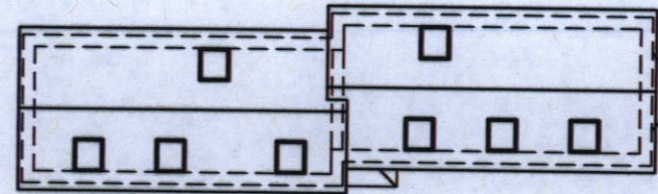


PROJECT
Proposed Residential Development Site Plan
6 Yattendon Road
Horley

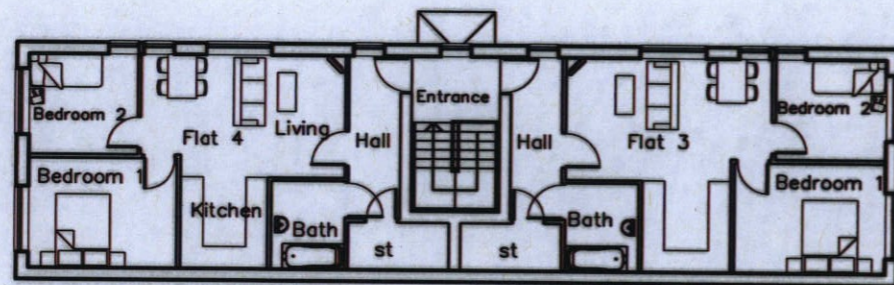
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| DATE | 23.02.15 | SCALE | 1:200 • A3 |
| DRAWN | MC | DRG. NO. | 4611-006 |
| CHECKED | | REV. | H |



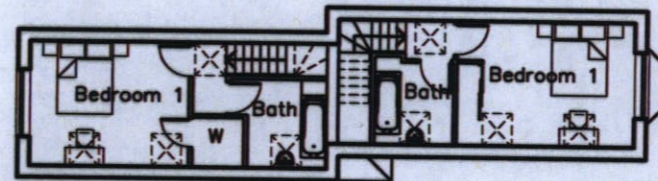
ROOF PLAN



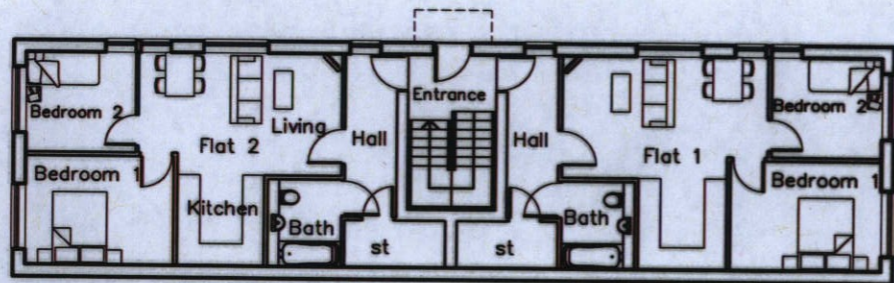
ROOF PLAN



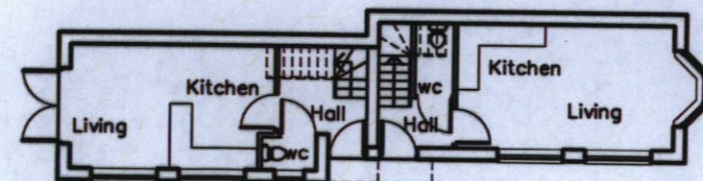
FIRST FLOOR PLAN



UNIT 1 UNIT 2
FIRST FLOOR PLAN



GROUND FLOOR PLAN
FLATS



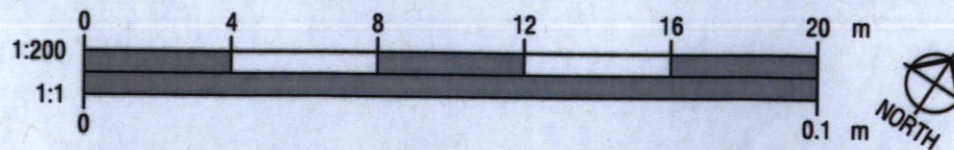
UNIT 1 UNIT 2
GROUND FLOOR PLAN

SCHEDULE OF AREAS: -

UNIT 1
GROUND FLOOR - 26.5m²
FIRST FLOOR - 27.5m²

UNIT 2
GROUND FLOOR - 28.2m²
FIRST FLOOR - 27.5m²

FLATS
GROUND FLOOR - 136.8m²
FIRST FLOOR - 136.8m²
FLAT 1 - 61.4m²
FLAT 2 - 61.4m²
FLAT 3 - 61.4m²
FLAT 4 - 61.4m²



| | | | |
|---|---------------------------------|----------|----|
| H | Unit 1 roof plan amended | 21.04.17 | MC |
| G | Drawing layout amended. | 02.06.16 | MC |
| F | Scheme revised | 31.05.16 | MC |
| E | Post planning alterations. | 24.11.15 | MC |
| D | Post planning alterations. | 26.08.15 | MC |
| C | Building mirrored | 02.04.15 | MC |
| B | Areas adjusted. | 20.03.15 | MC |
| A | Ensuites and double beds added. | 09.03.15 | MC |

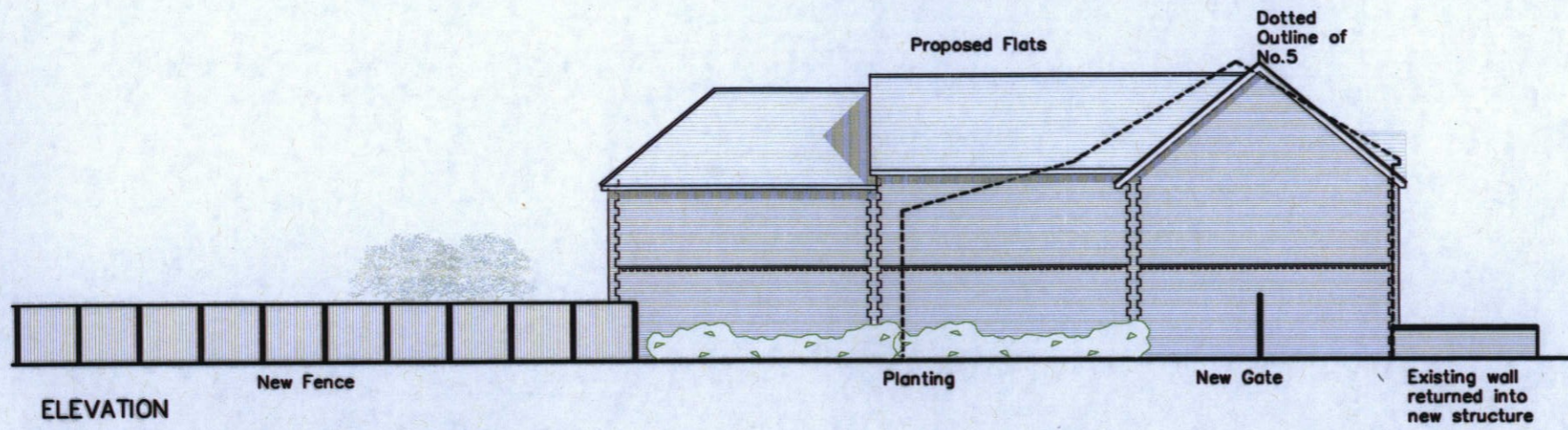
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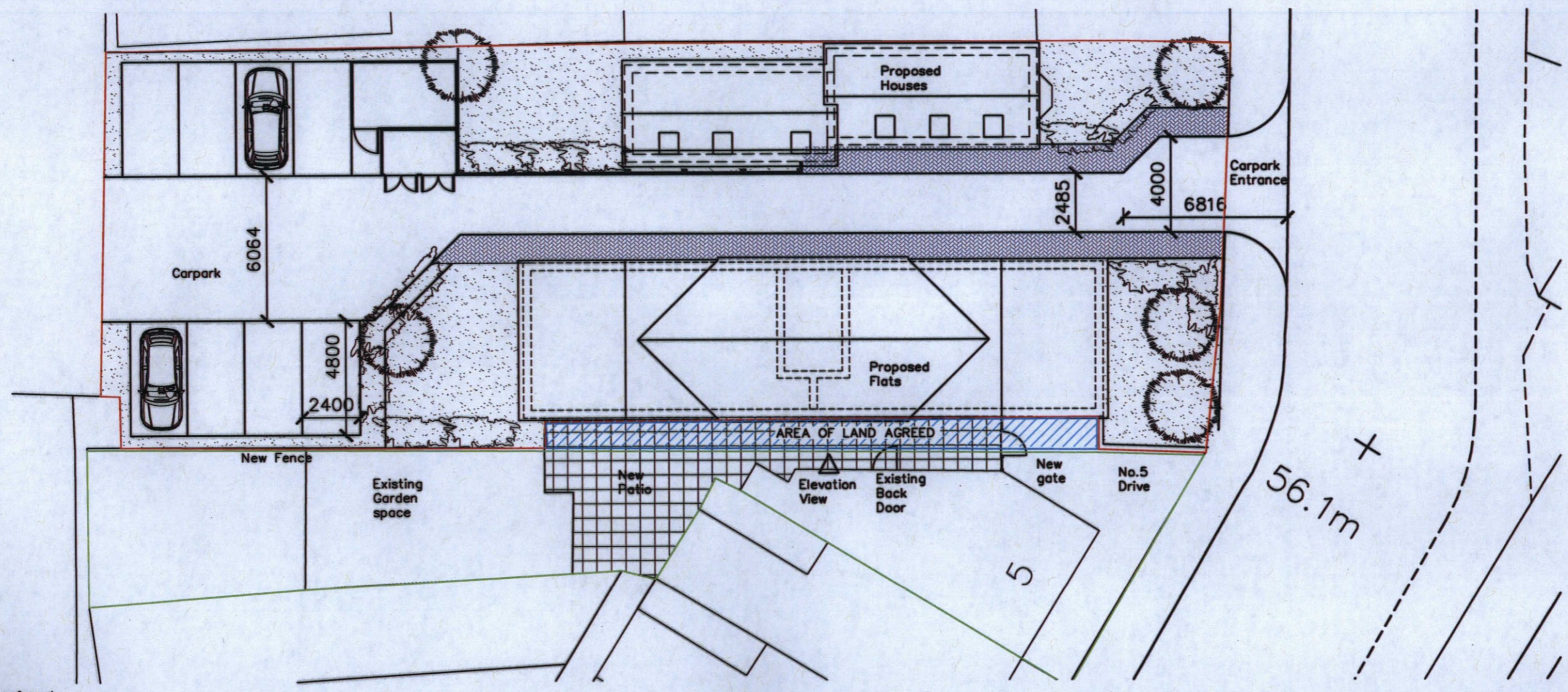


PROJECT
Proposed Residential Development Floor Plans
6 Yattendon Road
Horley

| | | | |
|---------|----------|----------|------------|
| DATE | 23.02.15 | SCALE | 1:200 @ A3 |
| DRAWN | MC | DRG. NO. | 4611-007 |
| CHECKED | | REV. | H |

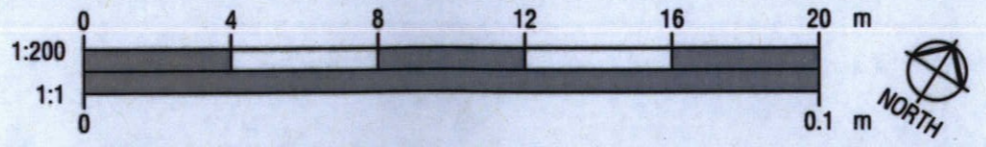


ELEVATION



SITE PLAN

- Site Boundary
- Land to be Transferred
- No.5 Boundary



| | | | |
|---|------------------------------------|----------|----|
| B | Boundary lines & elevation updated | 21.04.17 | MC |
| A | Boundary lines updated | 06.03.17 | MC |



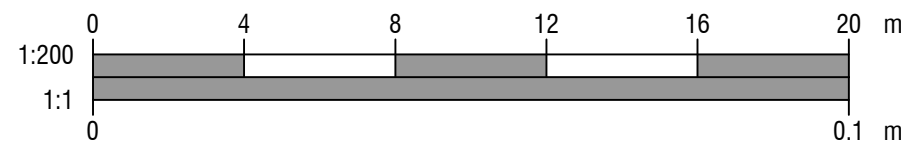
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PROJECT
Proposed Residential Development
6 Yattendon Road
Horley

No. 5 Proposal
Site Plan and Elevation

| | | | |
|---------|----------|----------|------------|
| DATE | 19.01.16 | SCALE | 1:200 @ A3 |
| DRAWN | MC | DRG. NO. | 4611-sk22 |
| CHECKED | | REV. | B |



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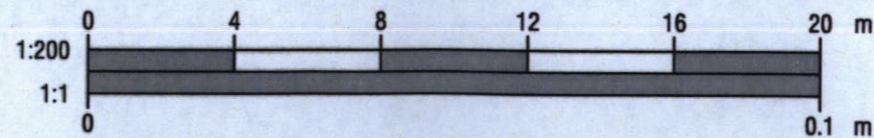
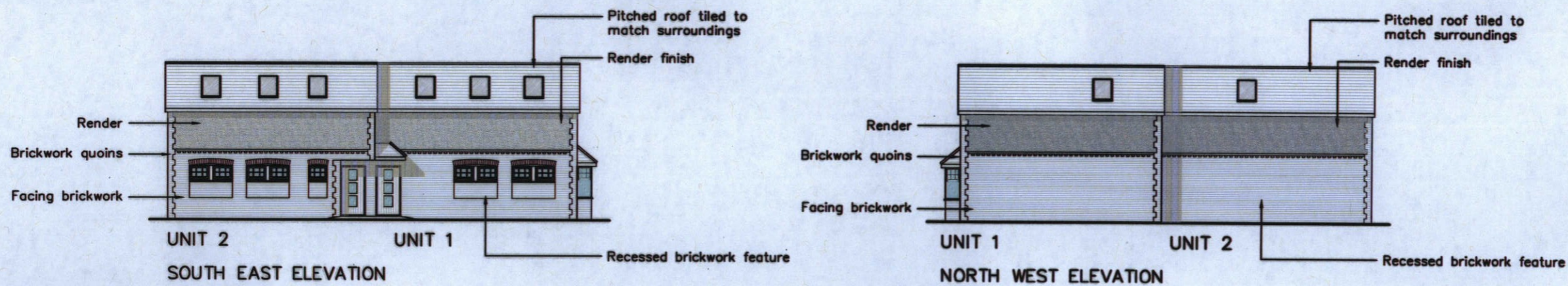
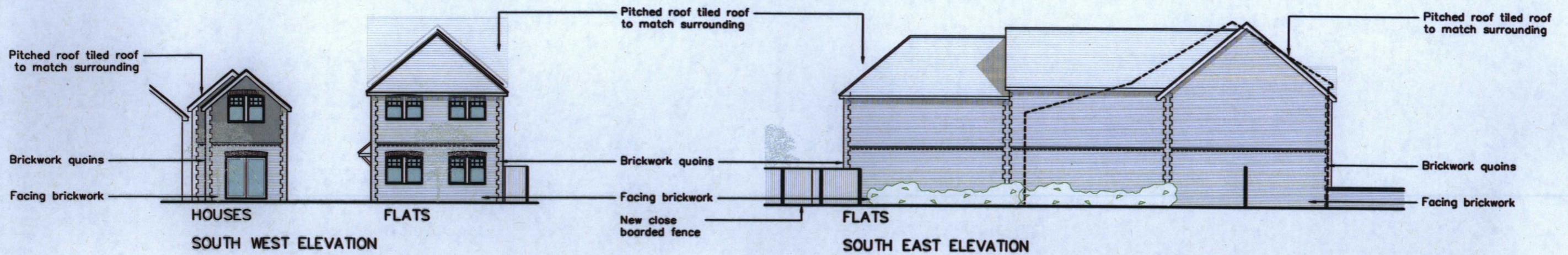


PROJECT
**Proposed Residential Development
6 Yattendon Road
Horley**

**Proposed Elevations
Colour**

| | | |
|----------------------------------|----------|----|
| B Updated to reflect new layout. | 31.05.16 | MC |
| A Post-planning changes | 28.08.15 | MC |

| | | | |
|---------|----------|----------|-----------------|
| DATE | 23.02.15 | SCALE | 1:100 @ A3 |
| DRAWN | MC | DRG. NO. | 4611-012 |
| CHECKED | | REV. | B |



| | | | |
|---|---------------------------------|----------|----|
| I | Elevations updated | 28.02.17 | MC |
| H | Elevations updated | 28.02.17 | MC |
| G | Elevations added. | 02.06.16 | MC |
| F | Amended to new layout | 31.05.16 | MC |
| E | Amended to planners comments | 24.11.15 | MC |
| D | Obscure glazing locations added | 17.09.15 | MC |
| C | Post-planning changes | 17.08.15 | MC |
| B | Updated to survey information. | 15.04.15 | MC |
| A | Building mirrored | 02.04.15 | MC |

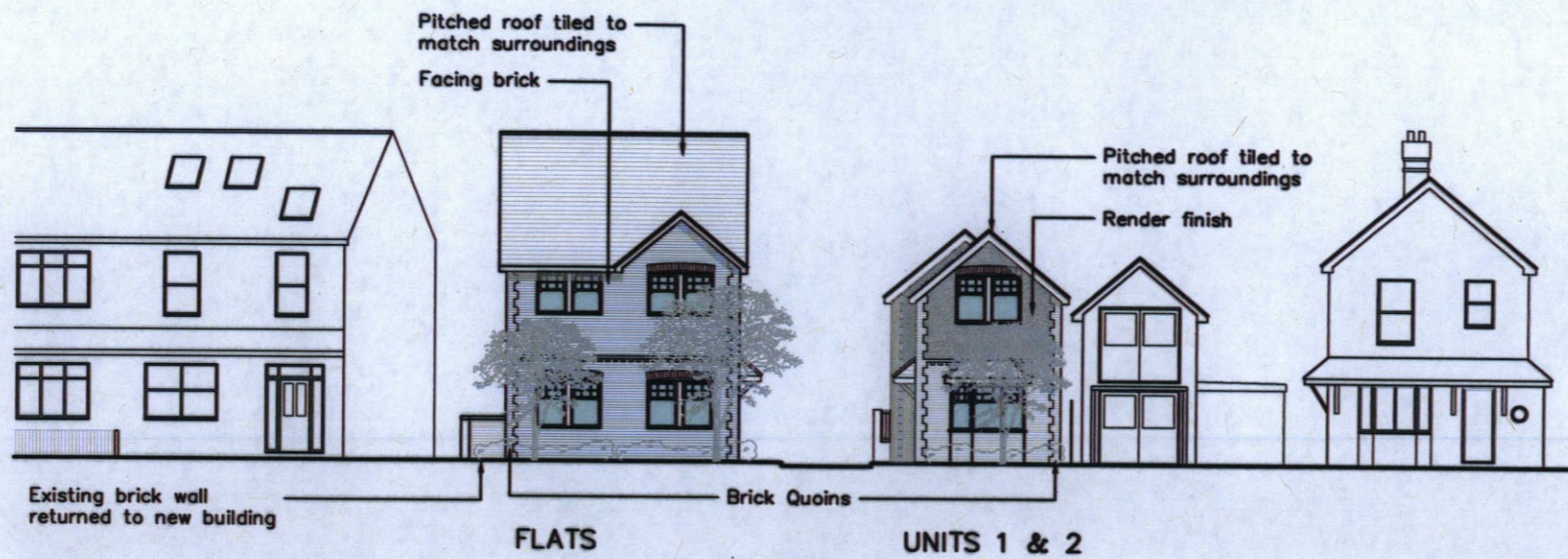
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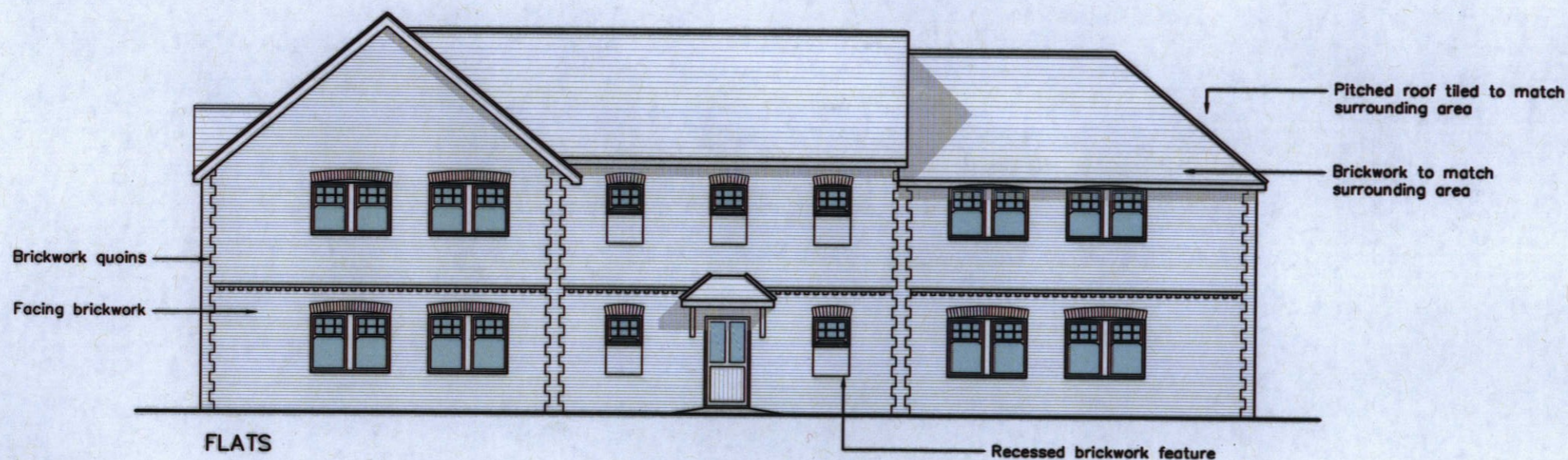


PROJECT
Proposed Residential Development Proposed Elevations
6 Yattendon Road
Horley

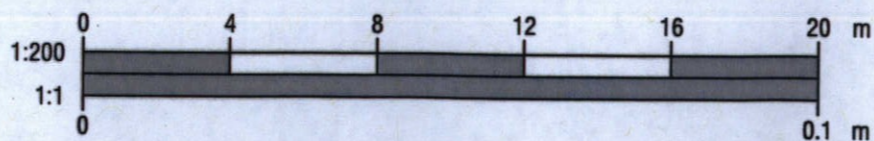
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| DATE | 23.02.15 | SCALE | 1:200 @ A3 |
| DRAWN | MC | DRG. NO. | 4611-010 |
| CHECKED | | REV. | I |



NORTH EAST ELEVATION



FLATS
NORTH WEST ELEVATION



| | | | |
|---|---------------------------------|----------|----|
| I | Elevations updated | 28.02.17 | MC |
| H | Elevations updated | 28.02.17 | MC |
| G | Amended to new layout | 31.05.16 | MC |
| F | Amended to planners comments | 24.11.15 | MC |
| E | Obscure glazing locations added | 17.09.15 | MC |
| D | Post-planning changes | 28.08.15 | MC |
| C | Post-planning changes | 17.08.15 | OC |
| B | Updated to surevy information. | 15.04.15 | MC |
| A | Building mirrored | 02.04.15 | MC |

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INVESTOR IN PEOPLE

PROJECT
Proposed Residential Development Proposed Elevations
6 Yattendon Road
Horley

| | | | |
|---------|----------|----------|------------|
| DATE | 23.02.15 | SCALE | 1:200 • A3 |
| DRAWN | MC | DRG. NO. | 4611-009 |
| CHECKED | | REV. | 1 |