 <b>Reigate &amp; Banstead</b> BOROUGH COUNCIL Banstead   Horley   Redhill   Reigate	<b>TO:</b>	PLANNING COMMITTEE
	<b>DATE:</b>	6 <sup>th</sup> SEPTEMBER 2017
	<b>REPORT OF:</b>	HEAD OF PLACES & PLANNING
	<b>AUTHOR:</b>	HOLLIE MARSHALL
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<b>AGENDA ITEM:</b>	6	<b>WARD:</b> Redhill West

<b>APPLICATION NUMBER:</b>	17/01161/F	<b>VALID:</b>	30 <sup>th</sup> May 2017
<b>APPLICANT:</b>	Active Prospects	<b>AGENT:</b>	Broadlands Planning Ltd
<b>LOCATION:</b>	<b>PROSPECT HOUSING ASSOCIATION 5 GLOUCESTER ROAD, REDHILL, SURREY, RH1 1BP</b>		
<b>DESCRIPTION:</b>	<b>Redevelopment of the site and premises to accommodate a development of 9 x 1 bed apartments, in 2 residential blocks (frontage and rear), with a common room, staff room and staff bedroom, with frontage parking and retained access to Gloucester Road, as supported accommodation for young people and adults with learning difficulties. As amended on 11/08/2017.</b>		
<b>All plans in this report have been reproduced, are not to scale, and are for illustrative purposes only. The original plans should be viewed/referenced for detail.</b>			

## SUMMARY

This is a full planning application for the redevelopment of the site and premises to accommodate a development of 9 x 1 bed apartments, in 2 residential blocks (frontage and rear), with a common room, staff room and staff bedroom, frontage parking and retained access to Gloucester Road, as supported accommodation for young people and adults with learning difficulties.

The site comprises a two storey, double fronted, detached Victorian building and includes 8 bedrooms with a living/dining room, kitchen and shower/wc rooms and is used to provide shared accommodation and supported living for young people with 24 hour assistance on site. The application proposes the demolition of the existing building and replacement with two buildings, the main fronting Gloucester Road and a second subservient building sited in the rear garden area. Both would be of a contemporary design that respects the scale and massing of the area and given the range of designs and palette of materials in the locality, the introduction of a contemporary style building is not considered to result in a harmful impact upon the character of the streetscene.

Amendments have been sought to address concerns over impact upon neighbour amenity, and the reduced eaves height and increased separation distance to the eastern side boundary are considered to address these concerns, and accordingly the proposal is not considered to result in a harmful impact upon the amenity of the adjacent residential properties.

The proposed use would result in a change of use from the existing C2 residential care home and see the creation of 9 x 1 bedroom apartments as supported accommodation for young people and adults with learning difficulties in C3 dwellinghouse use. The proposal would provide an increase in the residential accommodation above the existing on site and complies with the provisions of policy Ho1 of the Reigate and Banstead Borough Local Plan which requires the retention of the housing stock in the Borough to meet current housing needs. The proposal would also comply with policy CS14 of the Core Strategy in the provision of housing for people with support needs in a sustainable location.

### **RECOMMENDATION(S)**

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

## **Consultations:**

Highway Authority: add any specific comments here. Standard response is:

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.

The Reigate Society – no comments received

Redhill Town Centre Partnership – no comments received

Sutton and East Surrey Water Company – no comments received

## **Representations:**

Letters were sent to neighbouring properties on 31<sup>st</sup> May 2017 and 11<sup>th</sup> August 2017, and a site notice was posted 19<sup>th</sup> June 2017.

No responses have been received.

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

- 1.1 The site comprises a two storey, double fronted, detached Victorian building on the southern side of Gloucester Road. The building comprises 8 bedrooms with a living/dining room, kitchen and shower/wc rooms and is used to provide shared accommodation and supported living for young people with 24 hour assistance on site.
- 1.2 The site is accessed by an in and out driveway, and is set back from the road following the common building line of the street. The site has a large rear garden containing mature trees and is partially screened along the front boundary by the existing trees and shrubs.
- 1.3 The surrounding area is somewhat mixed in character, particularly the southern side of Gloucester Road. The neighbouring properties comprise 1960's maisonettes to the east and a 1980/90's block of flats to the west. The northern side of Gloucester Road predominantly comprises Victorian dwellings, however in the wider context of the site more modern office buildings are sited around the entrance to the Gloucester Road further to the east of the application site and a five storey telephone exchange building lies to the rear of the site at 22 Clarendon Road.

### **2.0 Added Value**

- 2.1 Improvements secured at the pre-application stage: The applicant did not approach the Council for pre-application advice therefore the opportunity to secure improvements did not arise.

2.2 Improvements secured during the course of the application: During the course of the application, concern was expressed in regard to the impact upon neighbour amenity by virtue of the deep projection into the site and the limited distance to the eastern side boundary. Amended plans were submitted to show an increased separation distance and reduction in eaves height of this element of the proposal.

### 3.0 Relevant Planning and Enforcement History

There is no planning history for this site.

### 4.0 Proposal and Design Approach

4.1 This is a full application for the redevelopment of the site and premises to accommodate a development of 9 x 1 bed apartments, in 2 residential blocks (frontage and rear), with a common room, staff room and staff bedroom, with frontage parking and retained access to Gloucester Road, as supported accommodation for young people and adults with learning difficulties.

4.2 The existing building would be demolished and replaced by a two storey building with accommodation in the roof space. This building would be of a contemporary design and would accommodate 6 x 1 bedroom self contained apartments along with a staff office, common room and one bedroom overnight staff accommodation. The detached building in the rear garden would accommodate a further 3 x 1 bedroom apartments. This building would be sited towards the south eastern corner of the site, would be part single, part two storeys in height and would also be of a contemporary design approach with a flat roof design.

4.3 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.

4.4 Evidence of the applicant's design approach is set out below:

Assessment	The character of the surrounding area is assessed as mixture of houses and flats, varying in scale and design
	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 applicant's reasons for choosing the proposal from the available options were the proposed development is designed to support Active Prospects in providing modern, purposeful and well-designed accommodation, for young people and adults with learning difficulties, with independent living in a supported environment. It will replace the existing accommodation and facilities on the site which are no longer fit for purpose and which cannot be upgraded.
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4.5 Further details of the development are as follows:

Site area	0.4 hectares
Existing use	Residential Care Home
Proposed use	Residential apartments with supported living
Existing parking spaces	3
Proposed parking spaces	3
Parking standard	10

**5.0 Policy Context**

5.1 Designation

Urban area

5.2 Reigate and Banstead Core Strategy

CS1 (Sustainable Development)  
CS10 (Sustainable Development),  
CS11 (Sustainable Construction),  
CS12 (Infrastructure Delivery),  
CS14 (Housing Needs)

5.3 Reigate & Banstead Borough Local Plan 2005

Landscape & Nature Conservation	Pc4
Housing	Ho1, Ho9, Ho9A, Ho13, Ho16
Movement	Mo5

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 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:

- Change of use
- Design appraisal
- Neighbour amenity
- Access and parking
- Impact on trees
- Infrastructure contributions
- Affordable Housing

### Change of use

6.3 Policy Ho1 of the Reigate and Banstead Borough Local Plan requires the retention of the housing stock in the Borough to meet current housing needs. The application site is a residential dwelling within the C2 use class of the Use Classes Order 2005. The proposed use would see the creation of 9 x 1 bedroom apartments as supported accommodation for young people and adults with learning difficulties. In this respect the proposal would provide an increase in the residential accommodation above the existing on site and such a redevelopment would help the Council meet some of the Borough's identified housing need and furthermore would be welcomed as a contribution to housing supply. Policy CS14 of the Core Strategy seeks future housing development to provide a mix of housing tenures, types and sizes to meet the needs of the wide range of household types that exist in the borough and encourages the provision of housing for the people with support needs in sustainable locations. The proposal would comply with this policy, providing self contained dwellings in a sustainable location close to Redhill Town Centre with a proposed layout that provides for supported living.

6.4 It is not considered necessary to add a condition to secure the supported living element of the proposal, given the sites highly sustainable location and the proposed use is for self contained C3 residential accommodation, albeit with an element of supported living as part of this proposal.

### Design appraisal

- 6.5 The proposed replacement building would be of a contemporary design approach. The building would feature varied roof designs including gables, flat roofs and differing pitches to create a part single, storey part two storey building with accommodation in the roof space. The finishing materials would include render painted two shades of grey, vertical timber weather boarding and a metal standing seam roof. The building in the rear garden would mirror this design approach with a flat roof, and finished in matching materials to the main building.
- 6.6 The contemporary design would introduce more of an individually designed building in the street scene. In this case the proposal incorporates modern and high quality materials for the location and together with its scale it would complement and add to the varied mix of style of properties in the streetscene.

### Neighbour amenity

- 6.7 The proposed replacement building would bring the built form closer to both side boundaries. To the western side boundary a single storey side projection is proposed, with the two storey element of the building set further from this side boundary. The single storey element would have a separation distance of 2.7m, and at first floor a separation distance of 6.8m is proposed. The existing relationship between the properties creates a separation distance of 5.2m. Consideration has been given to the impact upon the side facing windows of Chestnuts 7 Gloucester Road. The building has existing side facing windows at ground and first floor that plans show serve kitchens and bathrooms.
- 6.8 The existing building clearly fails the 25 degree assessment in terms of loss of light to both the ground and first floor side facing windows of No 7. The proposed building would marginally fail the 25 degree assessment to the ground floor side projection before failing on the second floor element also; however at first floor the proposal would pass the 25 degree assessment creating an improvement in terms of light at this level of No. 7. Given the existing relationship and levels of light and outlook towards the existing flank wall, the proposal is not considered to be materially more harmful to the ground floor, creating a relatively similar relationship and impact upon amenity to that of the existing building. The proposal is thus considered acceptable in this regard and would not result in a harmful impact upon the amenities of 7 Chestnuts Gloucester Road.
- 6.9 Turning to the neighbouring properties to the east, No. 3 a – d Gloucester Road, initial concern was expressed over the proposed deep, unbroken flank wall proposed along the eastern boundary of the site and the overbearing impact that would result upon No. 3m and amended plans were sought to seek to overcome this issue. The amended plans show an increase in the separation distance of the rear element of the proposed

building by 1m and a 0.5m reduction in the eaves height along this rear part of the flank wall. The application now proposes a separation distance of 6.3m between the properties. The deep projection is acknowledged; however the proposal would pass the 45 degree assessment and is therefore not considered to result in a harmful impact in terms of loss of light. Given the increased separation distance and the lowering of the eaves height the proposal is not considered to result in a harmful impact upon the amenities of No. 3.

- 6.10 The proposed building in the rear garden area would be sited adjacent to an existing garage block at the rear of 1 – 3 Gloucester Road. Given the use of this neighbouring land, this element of the proposal would not result in a harmful impact upon neighbour amenity. Consideration has been given to the neighbouring property to the west of the rear garden, No. 26 Warwick Road. Mature boundary vegetation and a close boarded fence provide screening between the sites. The proposed building in the rear garden would be sited between 7.9m to 8.8m from the western side boundary, with the first floor element sited further away at 11m. The proposal would have a separation distance of approximately 14m to No. 26's rear conservatory and approximately 18m to the main rear elevation. Given the separation distances and screening between the sites, the proposal is not considered to result in a harmful impact upon the amenities of this property in terms of overbearing, domination, loss of light or loss of privacy.
- 6.11 Accordingly the proposal is not considered to result in a harmful impact upon the amenity of the adjacent residential properties.

#### Access and parking

- 6.12 The proposal would utilise the existing access arrangements and would retain the existing three parking spaces. The applicant has confirmed the parking spaces would be for the use of staff and support workers and that there would be no more than four staff on site at any one time. Given the sustainable location of the site on the edge of the Town Centre with good access to public transport; both bus and train, the level of parking is considered acceptable in this instance.
- 6.13 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.

#### Impact on trees

- 6.14 The site contains mature trees and boundary vegetation. Arboricultural information was submitted with the application and proposes a number of trees to be removed to accommodate the proposal.



- 6.15 The Tree Officer has visited the site to assess whether any of the trees were suitable for inclusion within a Tree Preservation Order, based on the inspection none of the trees were suitable candidates. The arboricultural report provides an accurate reflection of the condition of the existing trees and their contribution to the surrounding environment. Whilst the proposed scheme will require the removal of a large proportion of the existing trees they are low quality specimens and therefore their removal will have limited impact on the character of the local area. Within the report reference is made to pile beam to safeguard against damage to T7, but no technical information has been provided but could be secured by way of a suitably worded condition. To mitigate against the loss of the trees it will be necessary for a landscape scheme condition to be attached to the decision notice.

#### Infrastructure Contributions

- 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 may be able to claim charitable exemption in relation to CIL liable as the site would be owned by a charity where the development will be wholly or mainly for charitable purposes and the development will be either occupied by or under the control of a charitable institution.

#### Affordable Housing

- 6.17 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 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.
- 6.18 In view of this, and subsequent local appeal decisions which have afforded greater weight to the Written Ministerial Statement than the Council's adopted policy, the Council is not presently requiring financial contributions from applications such as this resulting in a net gain of 10 units or less. The absence of an agreed undertaking does not therefore warrant a reason for refusal 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:

<b>Plan Type</b>	<b>Reference</b>	<b>Version</b>	<b>Date Received</b>
Other Plan	A916 - PL -141	A	11.08.2017
Other Plan	A916 - PL -140	A	11.08.2017
Section Plan	A916 - PL -131	A	11.08.2017
Combined Plan	A916 - PL -130	A	11.08.2017
Elevation Plan	A916 - PL -121	A	11.08.2017
Elevation Plan	A916 - PL -120	C	11.08.2017
Combined Plan	A916 - PL -104	B	11.08.2017
Floor Plan	A916 - PL -103	B	11.08.2017
Floor Plan	A916 - PL -102	A	11.08.2017
Section Plan	A916 - PL -031	A	11.08.2017
Combined Plan	A916 - PL -030	A	11.08.2017
Elevation Plan	A916 - PL -020	A	11.08.2017
Site Layout Plan	A916 - PL -002	A	11.08.2017
Survey Plan	160855		11.08.2017
Location Plan	A916 - PL - 001		19.05.2017
Survey Plan	160855		19.05.2017
Roof Plan	A916 - PL - 106		19.05.2017
Floor Plan	A916 - PL - 105		19.05.2017
Floor Plan	A916 - PL - 003		19.05.2017

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 extensions hereby permitted shall be as specified in the application.

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 Ho13.

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

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

6. No development 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.

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, Pc12, Ho9 of the Reigate and Banstead Borough Local Plan 2005.

7. No development shall commence on site until the applicant has provided details of the foundation design to protect the rooting environment of tree T7 as identified on Tree Protection Plan Ref: 01.

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

8. No development shall commence until a Construction Transport Management Plan, to include details of:
- (a) parking for vehicles of site personnel, operatives and visitors
  - (b) loading and unloading of plant and materials
  - (c) storage of plant and materials
  - (d) measures to prevent the deposit of materials on the highway
  - (e) before and after construction condition surveys of the highway and a commitment to fund the repair of any damage caused 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. The above condition is required in order to meet the objectives of the NPPF (2012), and to satisfy policy Mo7 of the Reigate and Banstead Borough Local Plan (2005).

9. 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 / 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. The above condition is required in order to meet the objectives of the NPPF (2012), and to satisfy policy Mo7 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 first and second floor windows in the east and west side elevations of the development hereby permitted shall be glazed with obscured glass which shall be fixed shut, apart from a top hung opening fanlight whose cill height shall not be less than 1.7 metres above internal floor level, and shall be maintained as such at all times.

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

## INFORMATIVES

1. Your attention is drawn to the safety benefits of installing sprinkler systems as an integral part of new development. Further information is available at [www.firesprinklers.info](http://www.firesprinklers.info).
2. The applicant is encouraged to provide renewable technology within the development hereby permitted in order to reduce greenhouse gas emissions.
3. 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).

4. 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.

5. 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).
6. 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.
7. The use of landscape/arboricultural consultant is considered essential to provide acceptable submissions in respect of the above relevant conditions. The planting of trees and shrubs shall be in keeping with the character and appearance of the locality. There is an opportunity to incorporate substantial sized 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 Extra Heavy Standard size with initial planting heights of not less than 4m, with girth measurements at 1m above ground level in excess of 14/16cm.
8. 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

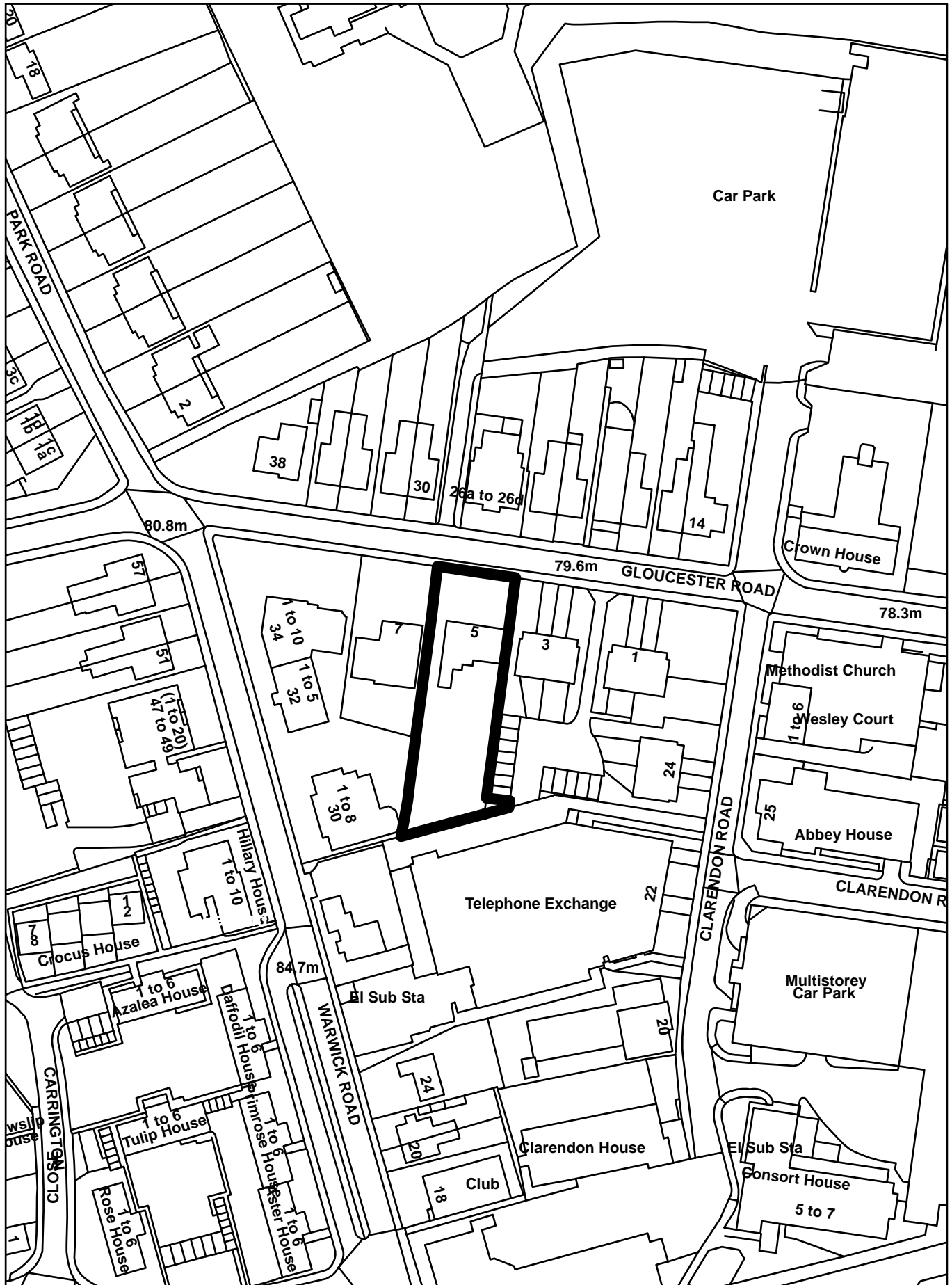
## **REASON FOR PERMISSION**

The development hereby permitted has been assessed against development plan policies Ho1, Ho9, Ho9A, Ho13, Ho16, Pc4 and Mo5 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.

17/01161/F - Prospect Housing Association,  
5 Gloucester Road, Redhill

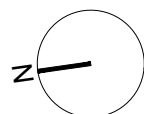




Site Area: 1,121m<sup>2</sup>

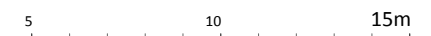


AHP Architects and Surveyors Ltd  
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 Tel: 01732 463916 | Email: info@ahpltd.co.uk | www.ahpltd.co.uk



5 Gloucester Road, Redhill  
 Proposed Site and Ground Floor Plan

DRAWING NUMBER:	REVISION:	DATE:	PAGE SIZE:	DRAWN BY:	SCALE:
A916 - PL - 102	A	10.05.17	A3	AC	1:200



All dimensions to be checked on site. Any discrepancy between the drawing and other information is to be referred to AHP Architects and Surveyors Limited. This drawing is copyright.







**1 North Elevation**  
1:100

- Dark grey upvc framed windows
- Metal standing seam clad bay window
- Metal standing seam roof
- Vertical timber weatherboarding
- Vertical timber louvres
- Buff Render
- Grey Render



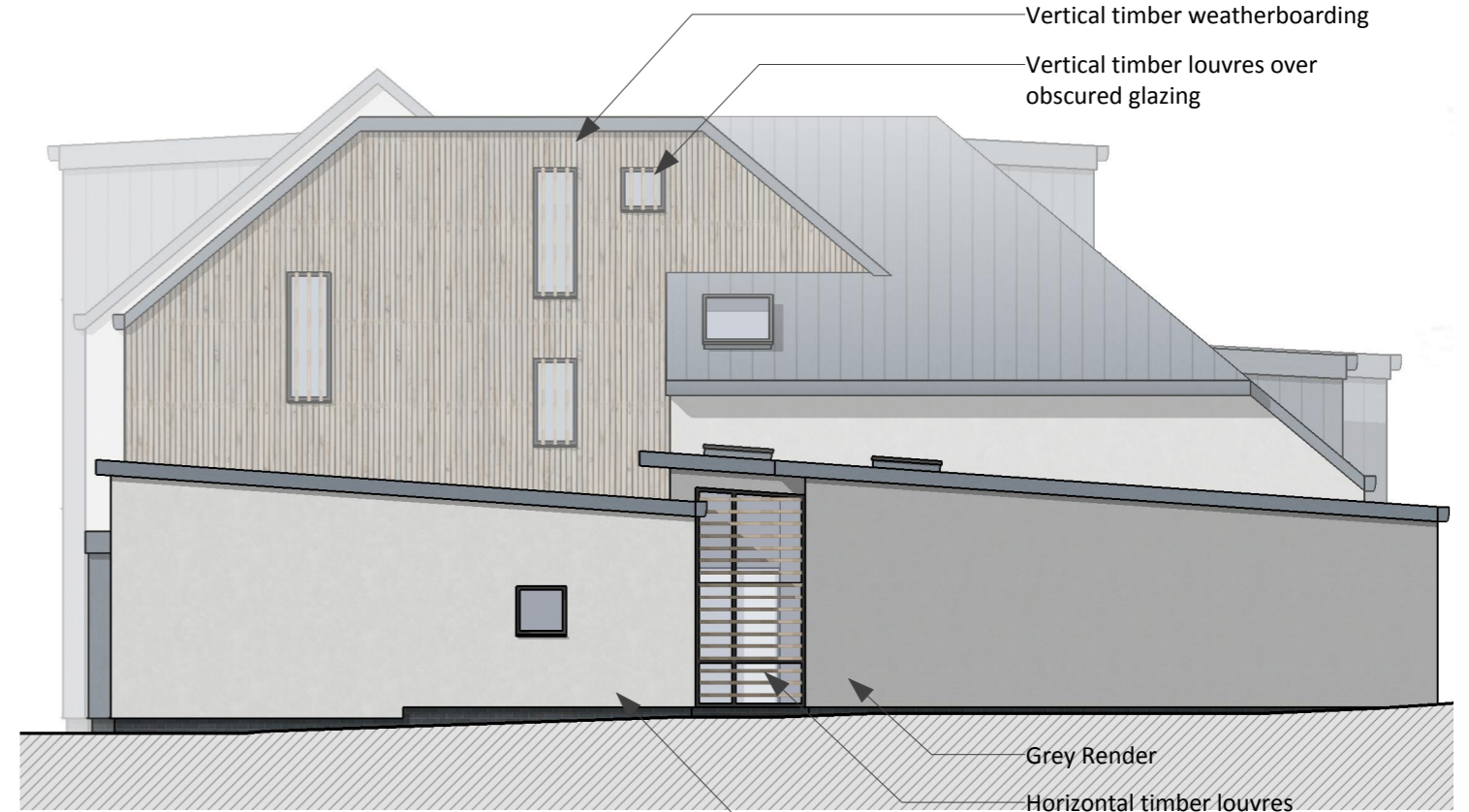
**2 East Elevation**  
1:100

- Metal standing seam roof
- Grey Render
- Buff Render
- Engineering brick plinth course



**3 South Elevation**  
1:100

- Metal standing seam roof
- Metal standing seam bay window
- Dark grey upvc framed windows
- Vertical timber weatherboarding
- Grey Render



**4 West Elevation**  
1:100

- Vertical timber weatherboarding
- Vertical timber louvres over obscured glazing
- Grey Render
- Horizontal timber louvres
- Buff Render

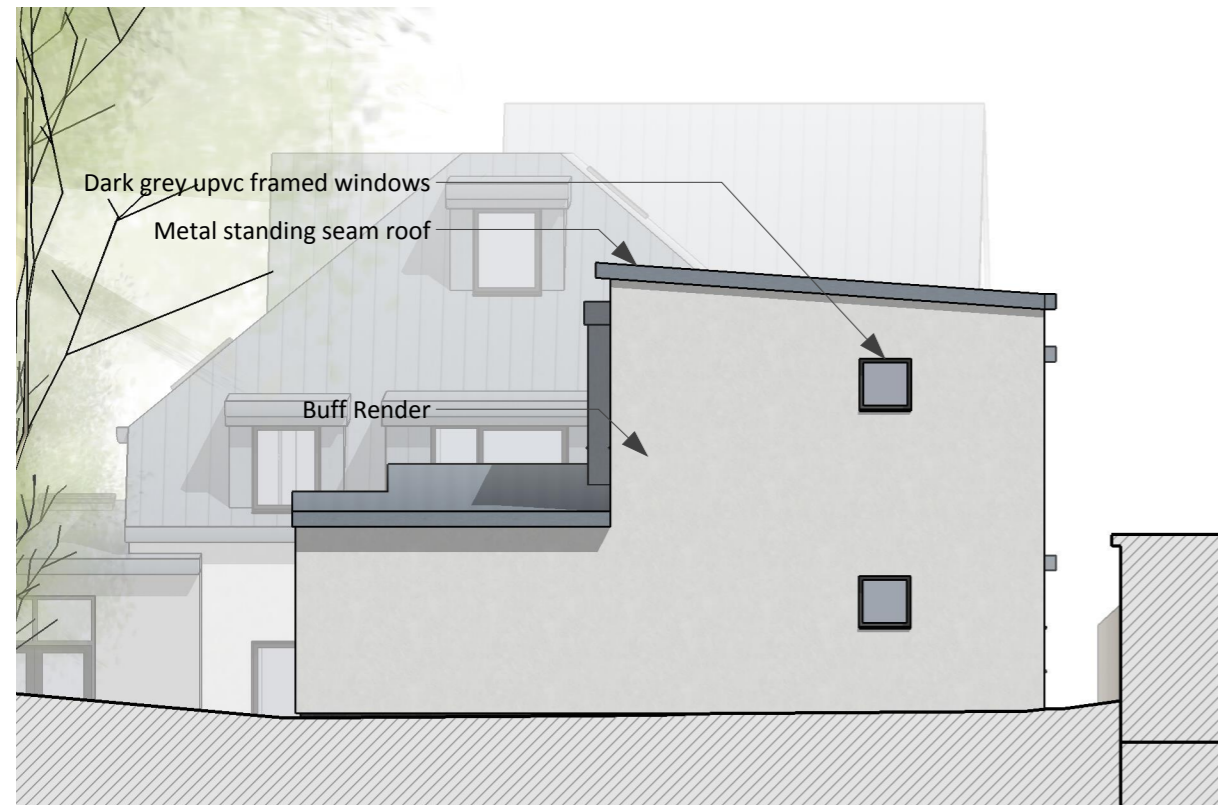




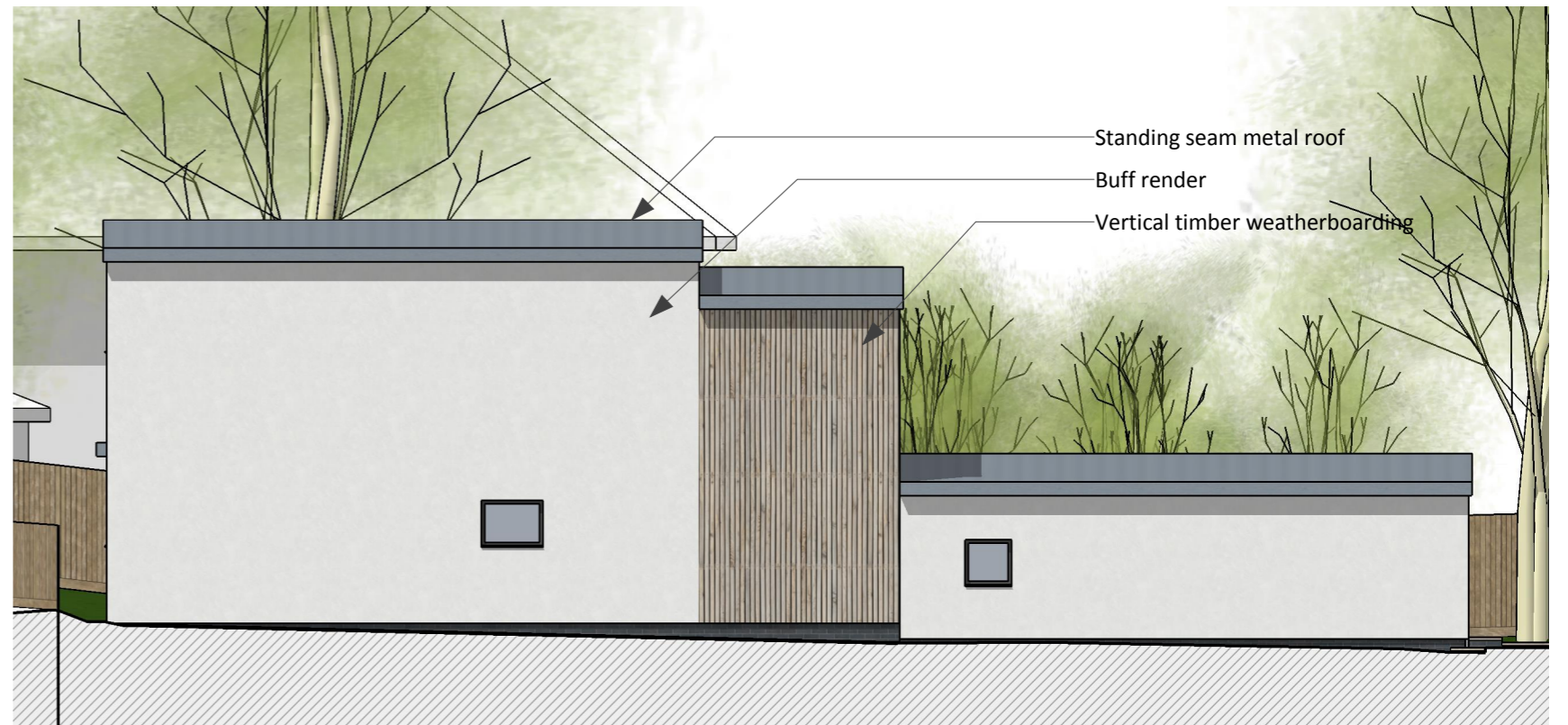
**1 North Elevation**  
1:100



**2 East Elevation**  
1:100



**3 South Elevation**  
1:100



**4 West Elevation**  
1:100





**1 Gloucester Road Street Scene Elevation**  
1:200



**2 Section A-A**  
1:200



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5 Gloucester Road, Redhill

Proposed Gloucester Road Elevation and Site Section

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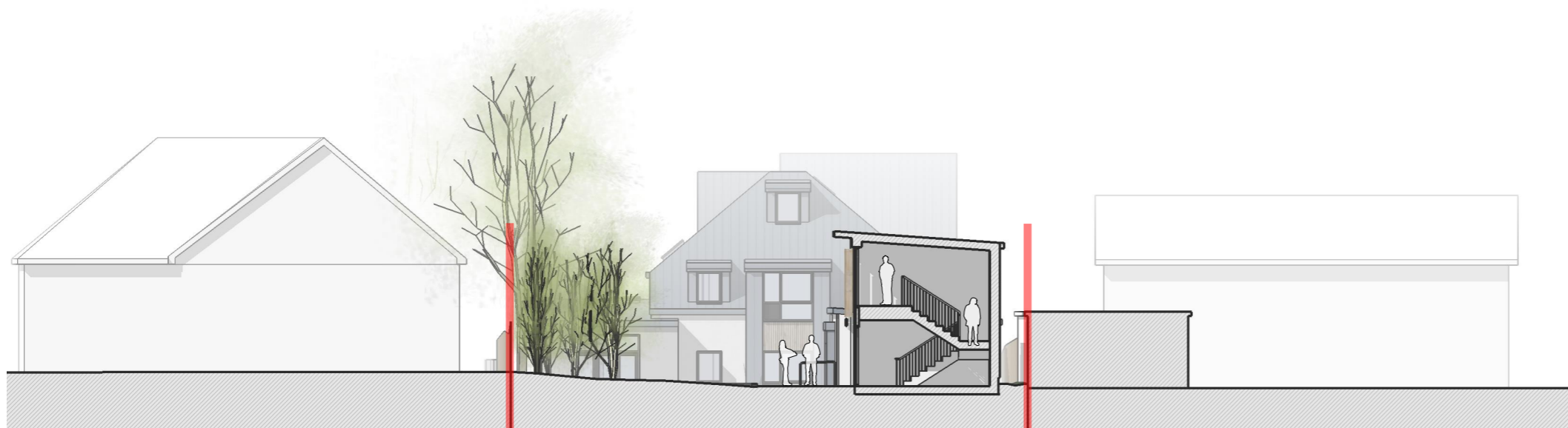
All dimensions to be checked on site. Any discrepancy between the drawing and other information is to be referred to AHP Architects and Surveyors Limited. This drawing is copyright.







**1 Section B-B**  
1:200



**2 Section C-C**  
1:200



1 View from Gloucester Road looking south  
nts



2 View from Gloucester Road looking south east  
nts





1 View from Common Room looking south east  
nts



2 View from end of garden looking north  
nts