 <p><b>Reigate &amp; Banstead</b> BOROUGH COUNCIL Banstead   Horley   Redhill   Reigate</p>	<b>TO:</b>	PLANNING COMMITTEE
	<b>DATE:</b>	4 October 2017
	<b>REPORT OF:</b>	HEAD OF PLACES & PLANNING
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<b>AGENDA ITEM:</b>	7	<b>WARD:</b> Redhill West

<b>APPLICATION NUMBER:</b>	17/01403/F	<b>VALID:</b>	<b>22.06.2017</b>
<b>APPLICANT:</b>	Executors of the Estate of Marjorie Eames	<b>AGENT:</b>	Martin Steele Partnership
<b>LOCATION:</b>	<b>42 CARLTON ROAD, REDHILL, SURREY RH1 2BX</b>		
<b>DESCRIPTION:</b>	<b>Demolition of the existing property with outbuildings and construction of three new four bedroom detached houses with off street parking and associated works. 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>			

**This application is referred to Committee in accordance with the Constitution as the application site is for net increase of 2 dwellings.**

## **SUMMARY**

The application relates to the redevelopment of land at 42 Carlton Road, Redhill for 3 dwellings and ancillary works following the demolition of the existing dwelling and outbuildings on the site, including a garage used by no 40 Carlton Road. The site is within the urban area, where the principle of residential development is acceptable.

The proposed layout following amendment is considered to have an acceptable impact on the character and appearance of the area which is typified by 2 storey dwellings of varied design set back from the road. It has been designed to relate well to the existing development and to be in keeping with the built character of the area, with the use of appropriate roof pitches and chimneys and typical plot widths and a density that reflects the local area. A staggered front building line is proposed noting that 40 Carlton Road is set significantly further forward than 46 Carlton Road. The proposed dwellings would be appropriately spaced from each other and their boundaries, with space about them to protect significant trees and provide further enhancement of landscaping.

Amendments have been made to improve the layout and design and reduce its impact on no 46 Carlton Road. Whilst the proposal will result in a change in the relationship between properties, particularly with no 46 Carlton Road the proposal is

not considered to result in harm that would warrant refusal with respect to overbearing, overshadowing, overlooking, loss of light or privacy and is considered to have an acceptable impact upon neighbouring amenity.

Overall it is considered a high quality scheme can be achieved throughout the development that makes better use of the site and delivers an improvement to local character over the existing.

The Council's appointed drainage consultant has assessed the application with respect to flood risk and surface water drainage and has confirmed the proposed drainage scheme meets the necessary requirements subject to condition.

The transport impact including the introduction of two new accesses onto Carlton Road together with the revised siting of the existing access has been fully assessed by the County Highways Authority and is considered acceptable. Parking is provided in accordance with the Council's standards.

This application is therefore considered acceptable subject to condition and recommended for approval.

#### **RECOMMENDATION(S)**

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

## **Consultations:**

Highway Authority: No objection subject to condition.

The County Highway Authority has assessed the application on safety, capacity and policy grounds and is satisfied that the application would not have a material impact on the safety and operation of the adjoining public highway with respect of access, net additional traffic generation and parking. The County Highway Authority therefore has no highway requirements subject to conditions.

UK Power networks: No objection subject to application protecting UK Power Network assets including substation (Carlton Road 502433) and associated HV and LV underground cables. It is noted the application proposes no change to these assets.

Reigate Society: No comment

RBBC Drainage Consultant: The site is located within flood zone. The risk from surface water is present, but an assessment of the medium risk scenario (up to 1 in 100 year) indicates that there is a low hazard level. Drainage information was submitted with the application together with pre-application correspondence between the applicant and SCC sustainable drainage. Subject to conditions to secure a surface water (detailed) strategy the application is considered acceptable from a drainage perspective.

Sutton and East Surrey Water: No comment

## **Representations:**

Letters were sent to neighbouring properties on 26 June 2017. Neighbours were re-notified on the revised plans for a 14 day period commencing 23 August 2017.

3 responses have been received raising the following issues:

<b>Issue</b>	<b>Response</b>
Inadequate parking	See paragraph 6.17 – 6.19 and condition 10
Increase in traffic and congestion	See paragraph 6.17 – 6.19 and conditions 8 and 9
Inconvenience during construction	See paragraph 6.15, condition 7 and informative 6
Out of character with surrounding area	See paragraph 6.3 – 6.9
Overdevelopment	See paragraph 6.3 – 6.9
Overbearing relationship, Overshadowing, overlooking and	See paragraph 6.10 – 6.16

loss of privacy

Loss of / harm to trees

See paragraph 6.8

Flooding

See comments above in relation to drainage and condition 12

Ownership – line of boundary fencing with no 46

Ownership matters are not a material planning consideration. It is advised that the applicant clarifies the line of new boundary fencing adjacent to no 46 with the owners of this property.

## **1.0 Site and Character Appraisal**

1.1 The site is occupied by a large two storey detached house set in a generous plot on the northern side of Carlton Road. There is an area of off street parking to the front of the property and the garden is extensive, with significant trees and boundary planting. A substation is located in the southern front corner of the site, behind which the owners of 40 have constructed a garage.

1.2 Whilst the majority of the site is relatively flat, there are some level changes on the site, with levels falling both from No.40 towards the application site and more significantly from No.46. The levels also fall from the road towards the house. A culvert currently runs across the site frontage in an east-west direction.

1.3 The Council's Local Distinctiveness Guide characterises the area as *1930s – 1950s Suburbia*. Development in the locality is characterised by detached two storey dwellings in long plots. Houses are of varying designs and styles with buildings generally set back from the highway. There is a high level of tree cover in the area, including significant trees on the site which contribute to the verdant character of the streetscape.

1.4 The immediate context is determined by No 40 and the adjacent row of houses; and by the 'infill' development from No 46 to the north-west which are set back from the main road behind flat roofed garages, elevated by about a metre in relation to No 42.

## **2.0 Added Value**

2.1 Improvements secured at the pre-application stage: The applicant entered into pre-application discussions with the applicant (PAM/16/00384). Advice was provided regarding design approach, siting and layout, residential amenity, trees and drainage. The proposal has been amended largely in accordance with the advice given to secure a more spacious layout, a higher standard of design that better responds to local distinctiveness and an

improved siting such that it has an improved relationship with adjoining properties and a reduced impact on neighbour amenity.

- 2.2 Improvements secured during the course of the application: Amendments to the site layout and building design were secured to remove the dual aspect window arrangement (return glazing) which was considered unneighbourly with regards to overlooking impact and loss of privacy at ground and first floor. In addition proposed dwelling 44B has been set back a further metre, and proposed dwelling 44A set back a further 0.5m to improve building relationships.
- 2.3 Further improvements could be secured through the use of conditions and informatives

### **3.0 Relevant Planning and Enforcement History**

- 3.1 75P/0322                      Erection of a stable (size 3.75 m x 3.6 m) in rear garden                      **Granted**
- 3.2 Land adjacent to 50 Carlton Road:
- 76P/0698                      Erection of a detached dwelling with integral garage, erection of garage for 50 Carlton Road as shown on drawing no. 495. Formation of vehicular access to Carlton Road.                      **Granted**

### **4.0 Proposal and Design Approach**

- 4.1 This is a full application for the demolition of the existing property with outbuildings at 42 Carlton Road and construction of three new four bedroom detached houses with off street parking and associated works. As amended on 11/08/2017. The application includes the demolition of the single garage at no 40 where there is a local offset in the site boundary and its replacement attached to no 40.
- 4.2 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.
- 4.3 Evidence of the applicant's design approach is set out below:

Assessment	The character of the surrounding area is assessed as residential, characterised by two storey houses of varying designs and styles, with properties set back from the highway.
	Site features meriting retention are listed as boundary trees as indicated by the tree report, utilities in the form of the substation and associated connections. The ordinary watercourse and culvert route is to be adapted to suit the proposed layout.
Involvement	No evidence of community consultation is provided.
Evaluation	The proposed design has been led by formal pre-application discussion with the Council which has influenced the design approach and layout.
Design	The two storey scale and traditional design approach proposed is considered to respond to and enhance local distinctiveness.

4.5 Further details of the development are as follows:

Site area	0.26ha
Existing parking spaces	2
Proposed parking spaces	6
Parking standard	2 per 3 or more bed unit (maximum)
Number of affordable units	0
Net increase in dwellings	2
Existing site density	3.85 dph
Proposed site density	11.24 dph
Density of the surrounding area	9.85 dph (30 – 52 Carlton Road (even only))

**5.0 Policy Context**

5.1 Designation

Urban area

Parts of the site in Surface water flood model 1 in 1000 year, 1:100 year and 1: 30 year zones.

5.2 Reigate and Banstead Core Strategy

CS1(Sustainable Development)

CS4 (Valued Townscapes and Historic Environment)

CS10 (Sustainable Development)  
CS11 (Sustainable Construction),  
CS14 (Housing Needs)  
CS15 (Affordable Housing)  
CS17 (Travel Options and accessibility)

5.3 Reigate & Banstead Borough Local Plan 2005

Landscape & Nature Conservation	Pc4
Housing	Ho9, Ho9A, Ho13, Ho16
Utilities	Ut4
Movement	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 Householder Extensions and Alterations 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 residential development is acceptable in land use terms, subject to the development preserving and enhancing the character and appearance of the area, respecting the local distinctive character including that of the local vernacular.

6.2 The main issues to consider are:

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

Design appraisal

- 6.3 The application proposes three, two storey detached properties. Plot widths are between 11-14m which is comparable with those of adjoining properties as is the proposed density of 11 dph, and as such the principle of sub-division is acceptable.
- 6.4 The building lines of the front and rear elevations are staggered from No 46 forward to No 40, to bridge the step in the street facades with No 40 set significantly further forward than 46 Carlton Road. In addition each dwelling itself has a staggered footprint with the south-eastern element of each building which incorporates an integrated garage set further forward than the north-western element. The siting and layout has been amended during the course of the application and the revised siting is considered to create a rhythm of buildings that sits comfortably within the pattern of the street. The proposed dwellings compare favourably to the local residential context, being detached in nature, 3m apart with an acceptable level of spacing from their side boundaries and an area to the front available for landscaping.
- 6.5 The design of the dwellings have been amended such that they better reflect local distinctiveness with pitched roofs, chimneys and revised fenestration. The materials palette would consist predominantly of brick in red/orange hues, timber panelling and timber window/door frames and a brindle clay tile type roof covering. Site levels are to be adapted to suit the new development and surface water design with the internal floor levels stepping down from No46 to No40. Ridge levels are consistent with this stepping down from the eaves of No 46 to the eaves of No40 in a regular manner.
- 6.6 A replacement garage for no 40 is proposed in a revised location attached to this property. It would have a single pitch roof and is to be built in matching brick and clay tile to the existing house at no. 40 and is of a modest form. The design of the garage is considered acceptable and it is considered to have an acceptable appearance in the streetscape.
- 6.7 In light of the above it is considered a high quality scheme can be achieved throughout the development, retaining a sense of spaciousness consistent with the character of the street. The proposed development would not appear out of place or cause harm to the character and appearance of the area. Accordingly, the proposal would not conflict with Policies Ho9, Ho13, and Ho16 of the Local Plan, all of which seek to ensure that new housing complements its surroundings and reflects the character and pattern of existing development.
- 6.8 A number of trees are proposed for removal either due to their poor quality or in connection with damage to drains of no 42, these tree losses are confined to 'C' and 'U' category trees. All significant trees are to be retained and the houses are located outside of root protection areas ensuring their retention. The access and driveway result in incursions into root protection zones however due to site levels none of the incursions result in excavation. The application is supported by qualified arboricultural information which includes



specialised construction techniques to avoid damage and disturbance to rooting environments of retained trees. Tree retention and protection shall be controlled further by conditions, as will the implementation of additional planting to enhance the site's appearance. The tree officer was consulted on the application and had no objection, confirming that arboricultural and landscape issues can be adequately dealt with by suitably worded conditions and as such the application is considered to comply with policy Pc4.

- 6.9 Boundary treatment is also secured by condition. The neighbours preference for a taller treatment to the boundary with no 46 is noted and considered reasonable noting the change in ground levels in this location, a 2m fence is recommended on this location, details are secured by condition.

#### Neighbour amenity

- 6.10 The proposal represents a more intensive form of development than the current lone dwelling.
- 6.11 The proposed dwellings would have an acceptable impact with regards neighbour amenity on No 40 noting the separation distances and the proposal to reprovide a new single storey garage attached to the north-western flank elevation of this property.
- 6.12 The original plans were considered to cause harm by reason of overbearing and dominance to the amenities of the neighbouring property at no.46 given the extent of forward projection of proposed dwelling 44B. In addition the proposed return glazing fenestration on all three dwellings was considered unneighbourly with regards to loss of privacy and overlooking.
- 6.13 Revised plans were subsequently submitted with proposed dwelling 44B set back a further metre and proposed dwelling 44A set back by 500mm. All return glazing has been removed. The forward projection has been reduced to approximately 2m and is now considered acceptable. Whilst the amendment has resulted in proposed dwelling 44B sited further to the rear it will not extend beyond the existing rear building line of no 46.
- 6.14 While a degree of overlooking is likely to occur between proposed dwelling 44B and 46 Carlton Road, due to the separation distances, the presence of boundary treatments (to be conditioned) and existing tree screening (to the front garden and rear) although there would be a degree of greater presence, overlooking and change in outlook the impact would not be harmful enough to warrant refusal of the application. Having undertaken a site visit at 46 Carlton Road and considered the siting of the dwellings, building lines, level changes (noting that no44B would be at a lower level), location of windows and amenity provision at the property I remain of the view that the level of harm with respect to dominance/ overbearing, overlooking and loss of privacy is not significant such as to warrant refusal. It is noted also that the proposal would meet the 45 degree test such that it is not considered that no 46 would experience a harmful loss of light or overshadowing impact.

- 6.15 Objection was raised on the grounds of inconvenience during the construction period. The construction phase is an inevitable consequence of any development, and whilst it is acknowledged there would be a degree of disruption during the construction phase, the proposal would not warrant refusal on this basis and statutory nuisance legislation exists to protect neighbours from unacceptable levels of noise and disturbance. A construction method statement would be secured by planning condition and an informative will relay to the applicants the expected hours of work.
- 6.16 In conclusion while giving rise to a degree of change in the relationship between buildings, the proposed scheme would not unacceptably affect the amenity of neighbouring properties, and complies with policy Ho9.

#### Highway matters

- 6.17 The application proposes the creation of two new accesses onto Carlton Road together with the slight relocation of the existing access. Six off-street parking spaces are provided for the 3 units together with 3 cycle spaces. The County Highway Authority has assessed the application on safety, capacity and policy grounds and is satisfied that the application would not have a material impact on the safety and operation of the adjoining public highway with respect of access, net additional traffic generation and parking. The County Highway Authority therefore has no highway requirements subject to conditions.
- 6.18 In response to concerns raised regarding the creation of three new vehicular accesses onto Carlton Road the CHA has provided further comment as follows:

*“While I would not be opposed to the provision of a shared access to serve the three new dwellings, I have no concerns or objections to the creation of three new accesses in this location (technically, only two new accesses will be created, as the existing access serving 42 Carlton Road is to be slightly relocated). The carriageway of Carlton Road is very straight along this section, therefore visibility from each of the three access points would be adequate in both directions. Turning space is to be provided within the curtilage of each dwelling to enable vehicles to enter and exit the accesses in forward gear. The proposed shrub planting across the frontage of the site is to be maintained at a maximum height of 600m, therefore vehicles exiting the site would have adequate visibility of oncoming pedestrians, and vice versa. For these reasons, the proposed accesses comply with current highway design guidance, hence there is no reason to object to the proposal on highway safety grounds.”*

- 6.19 Subject to the conditions identified there is no objection to the proposal from a highway perspective and the application is considered to comply with local plan policies Mo5 and Mo7 in this respect, policy CS17 of the Core Strategy and the relevant provisions of the NPPF.

### Affordable Housing

- 6.20 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.
- 6.21 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. Whilst the applicant has provided a unilateral undertaking with respect to contributions towards affordable housing this is not required and has not been completed.

### Community Infrastructure Levy (CIL)

- 6.22 The Community Infrastructure Levy (CIL) is a fixed charge which the Council will be collecting from some new developments from 1 April 2016. It will raise money to help pay for a wide range of infrastructure including schools, road, public transport and community facilities which are needed to support new development. 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 £26,385.45.

## **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>
Site Layout Plan	805 11A		16.06.2017
Elevation Plan	805 04		16.06.2017
Elevation Plan	805 03A		16.06.2017
Existing Plans	805 02C		16.06.2017
Other Plan	805 SW03A		16.06.2017
Other Plan	805 SW02		16.06.2017
Other Plan	805 SW01		16.06.2017

Location Plan	805 01	B	11.08.2017
Site Layout Plan	805 12	B	11.08.2017
Floor Plan	805 13	A	11.08.2017
Elevation Plan	805 14	A	11.08.2017
Elevation Plan	805 15	A	11.08.2017
Elevation Plan	805 16	A	11.08.2017

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. In addition the new garage to No. 40 shall be constructed in brick with clay tile roof both to match the existing house.

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 including demolition and or any groundworks preparation until a detailed, scaled finalised Tree Protection Plan (TPP) and the related finalised 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-start 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

Informative:

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

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, 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 programme.

All hard and soft landscaping work shall be completed in full accordance with the approved scheme, prior to occupation or in accordance with a programme agreed in writing with the local planning authority.

All new tree planting shall be positioned in accordance with guidelines and advice contained in the current British Standard 5837. Trees in relation to construction.

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 and the recommendations within British Standard 5837.

Informative:

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

7. No development shall commence until a Construction Transport Management Plan, to include details of:
- (a) parking for vehicles of site personnel, operatives and visitors
  - (b) loading and unloading of plant and materials
  - (c) storage of plant and materials
  - (d) measures to prevent the deposit of materials on the highway

has been submitted to and approved in writing by the Local Planning Authority. Only the approved details shall be implemented during the construction of the development.

Reason: The above conditions are required in order that the development should not prejudice highway safety nor cause inconvenience to other highway users to satisfy policies Mo5 and Mo7 of the Reigate and Banstead Borough Local Plan 2005 and the objectives of the NPPF 2012.

8. The development hereby approved shall not be first occupied unless and until the proposed vehicular access to Carlton 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 over 0.6m high.

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. The development hereby approved shall not be first occupied unless and until the existing access from the site to Carlton 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.

10. 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: 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.

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. Boundary treatment to no46 Carlton Road shall be 2m in height.

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. Prior to the commencement of development a (detailed) surface water drainage strategy should be submitted to and approved in writing by the Local Planning Authority. This shall include details of:
1. Assessment of the existing flow path, ditch and culvert. This is to be retained/realigned so there is no increase of flood risk.
  2. The existing ditch/culvert will require full clean out and maintenance prior to construction. It should also be shown that there are not blockages downstream that may increase flood risk on site.
  3. Potential surface water risk from exceedance flows should be accommodated in the drainage design. Additional SuDS devices will need to be provided to manage any potential overland flows without water exiting the site or causing risk to the dwellings.
  4. Boreholes in the area indicates clay over sand and so careful consideration (and supporting BRE soakage testing) of infiltration methods must be applied to the drainage scheme.
  5. The clay layer may indicate a perched groundwater table and so it is recommended that ground investigations are undertaken.

Development shall thereafter be carried out in accordance with the approved details and retained thereafter.

Reason:

To ensure satisfactory drainage is provided to prevent the exacerbation of flood risk with regards Policy Ut4 of the Reigate and Banstead Borough Local Plan 2005.

13. The first floor windows in the south-east 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.

14. 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.

15. 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 and 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

## 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. 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](http://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.
4. 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).

5. 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.
6. The permission hereby granted shall not be construed as authority to carry out works on the highway. The applicant is advised that prior approval must be obtained from the Highway Authority before any works are carried out on any footway, footpath, carriageway, or verge to form a vehicle crossover or to install dropped kerbs. Please see: [www.surreycc.gov.uk/roads-and-transport/road-permits-and-licences/vehicle-crossovers-or-dropped-kerbs](http://www.surreycc.gov.uk/roads-and-transport/road-permits-and-licences/vehicle-crossovers-or-dropped-kerbs).
7. When an access is to be closed as a condition of planning permission an agreement with, or licence issued by, the Highway Authority Local Highways Service will require that the redundant dropped kerb be raised and any verge or footway crossing be reinstated to conform with the existing adjoining surfaces at the developers expense.
8. 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).
9. The developer is advised that as part of the detailed design of the highway works required by the above conditions, the County Highway Authority may require necessary accommodation works to street lights, road signs, road markings, highway drainage, surface covers, street trees, highway verges, highway surfaces, surface edge restraints and any other street furniture / equipment.

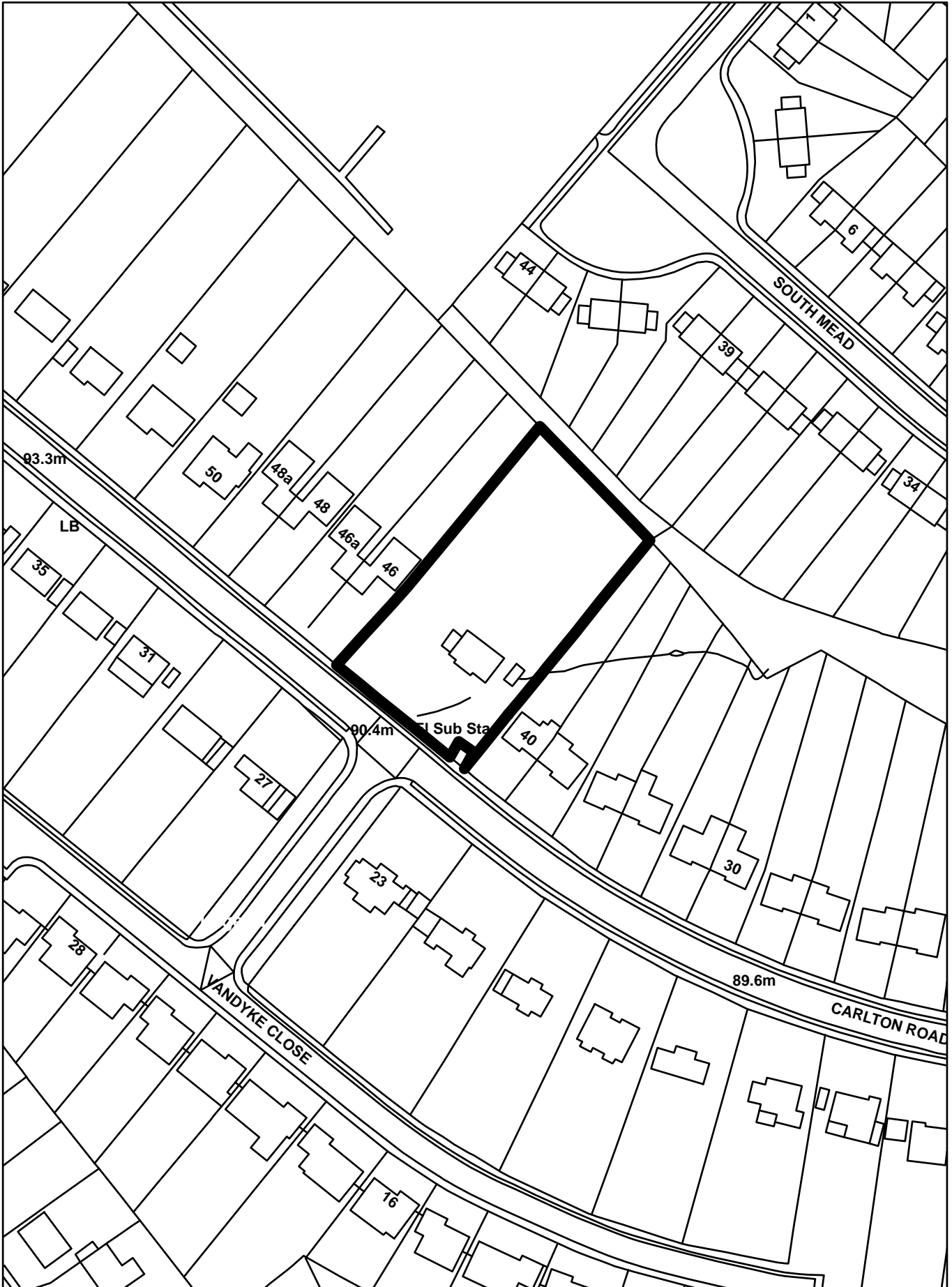
## **REASON FOR PERMISSION**

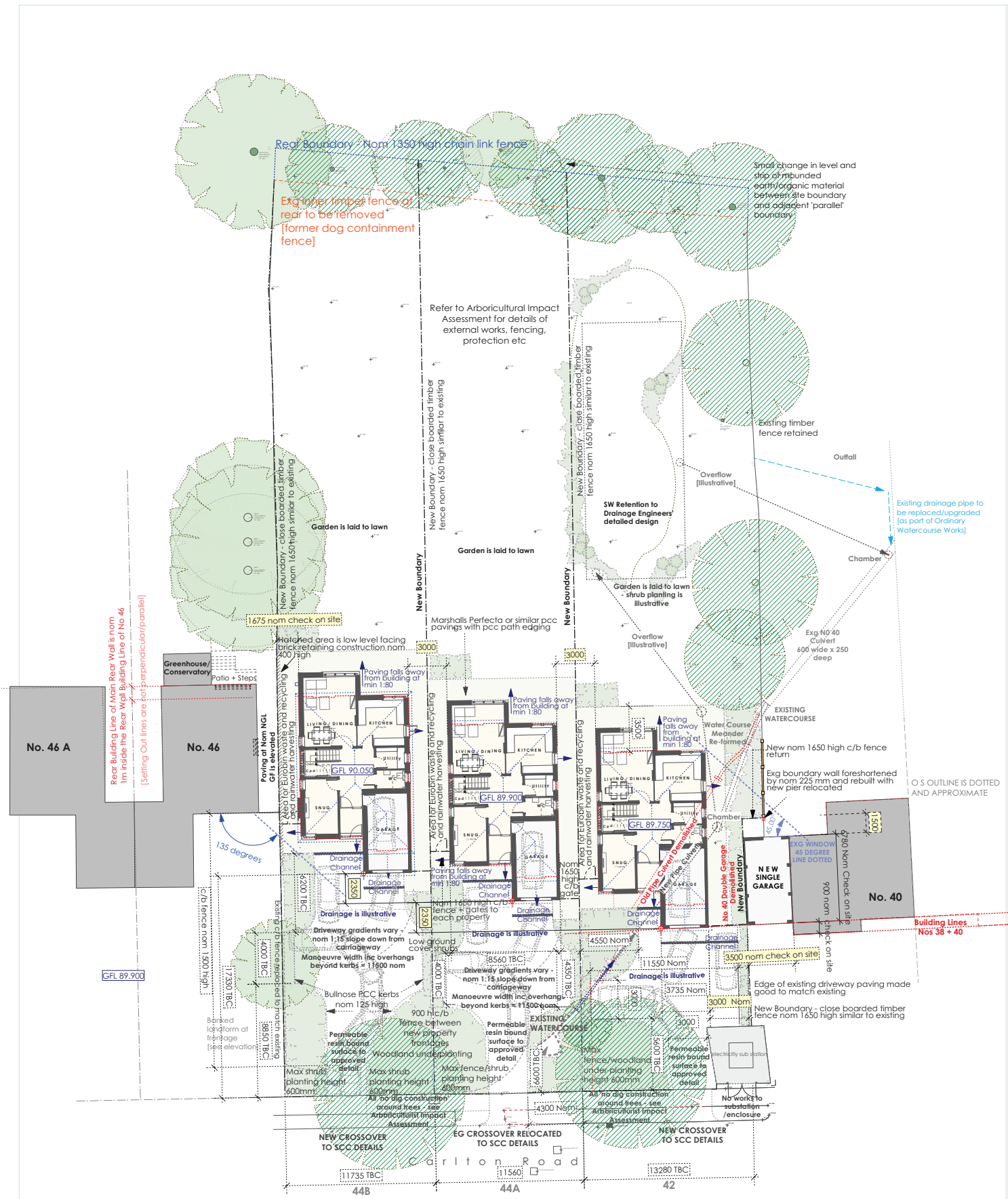
The development hereby permitted has been assessed against development plan policies CS1, CS4, CS10, CS11, CS14, CS15, CS17 and Pc4, Ho9, Ho9A, Ho13, Ho16, Ut4, Mo5 and Mo7 and material considerations, including third party representations. It has been concluded that the development is in accordance with the development plan and there are no material considerations that justify refusal in the public interest.

### **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.

# 17/01403/F - 42 Carlton Road, Redhill





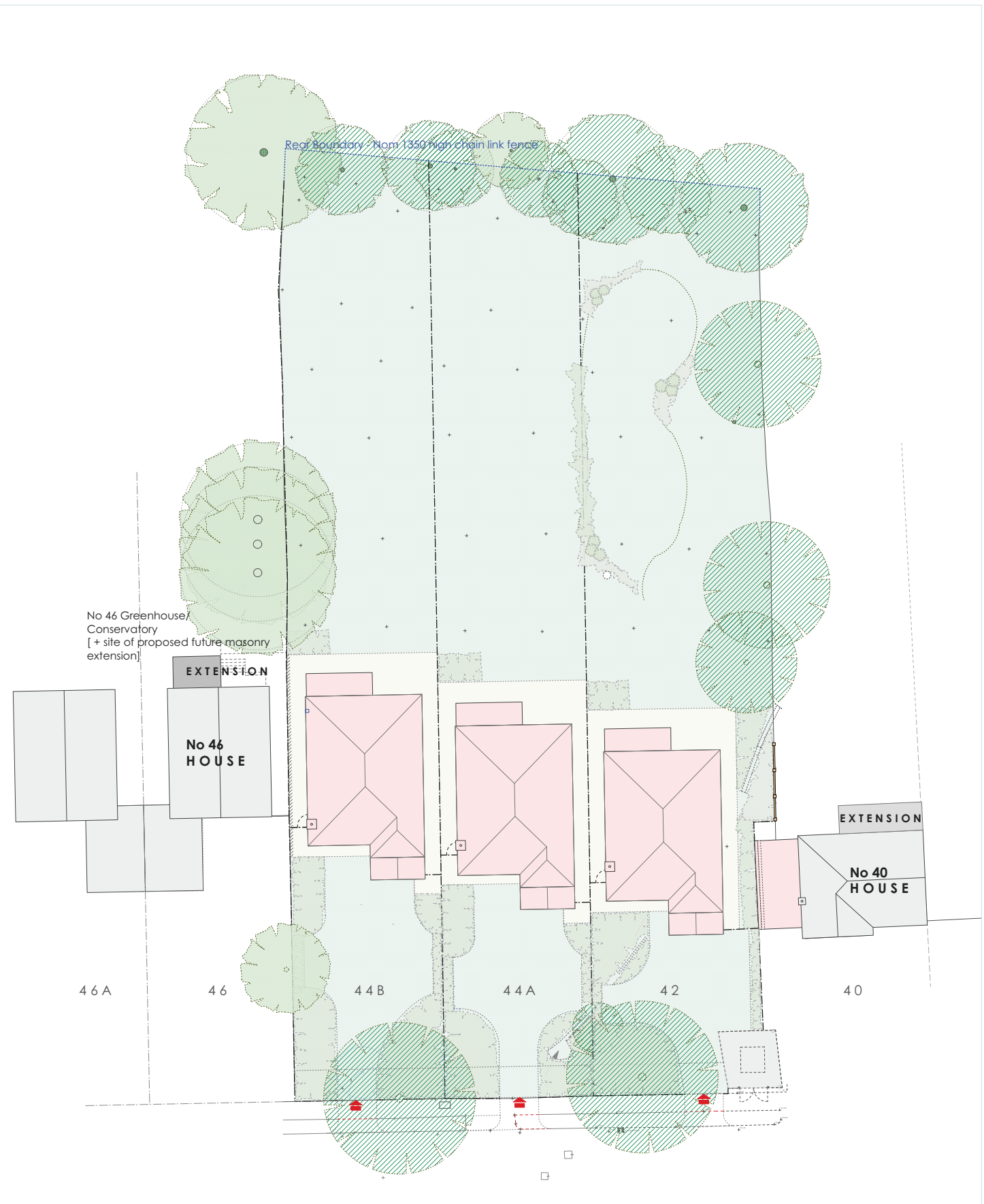
**PROPOSED SITE LAYOUT**

**NOTE A**  
Proposed Surface Water Design and associated works are agreed in principle with SCC and subject to detailed design by others and separate approvals. Refer to Arboricultural Impact Assessment for details relating to trees, external works, landscaping and protection. Planting areas for new landscaping are illustrative. Detailed design for construction is by others.

**NOTE B**  
The A1A was based on the site setting out before the proposed new dwellings 44 + 44A were set back 1000 and 500mm respectively. There is no significant effect on the A1A, the proposed frontage layouts are the same but slightly deeper. Tree considerations at the front and rear - to be removed or retained and protected - remain as before. There are marginal improvements to the frontage setting out and access/manoeuvring spaces



Based on Survey by Townscape Surveys April 2016

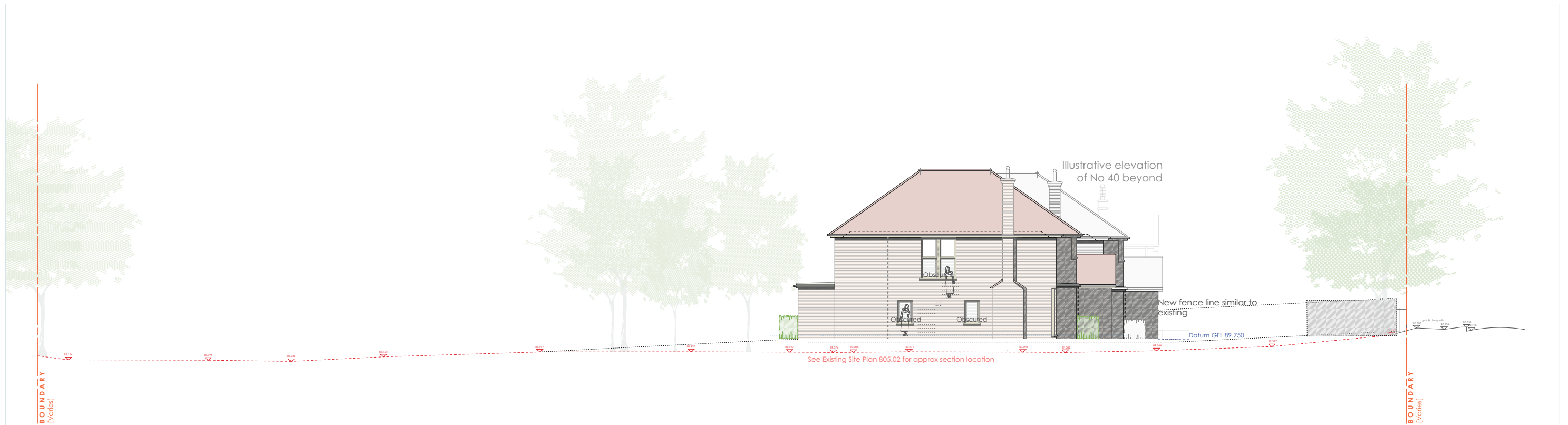


**PROPOSED SITE LAYOUT + ROOF PLAN**

REV B 2017 08 08: PROPOSED 44B SET BACK A FURTHER 1M - (PREVIOUSLY SET BACK 1350 DURING DESIGN DEVELOPMENT); PROPOSED 44A SET BACK 0.5M; CORNER WINDOWS CHANGED; NOTE B ADDED.  
REV A 2017 04 08: UPDATE TO A1A

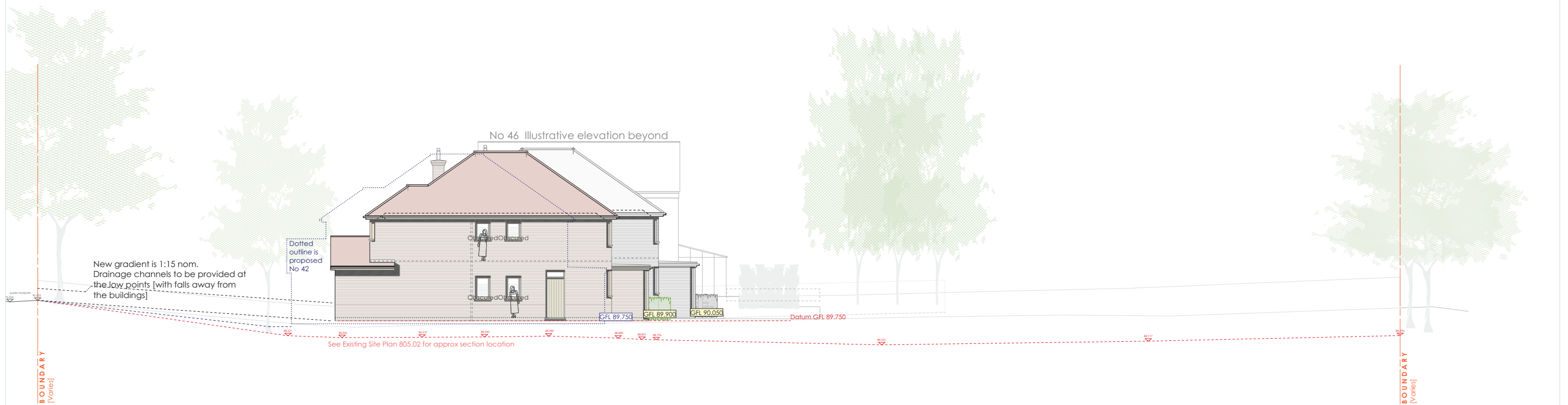
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The Studio Kent House Station Approach Barmead Road Beckenham Kent BR3 1JD · 020 8778 6767 · studio@martinsteele.co.uk

Mr + Mrs A Whitfield · 42 Carlton Road Redhill RH1 2BX · **Proposed Site Layout · 805 · 12B**  
**Martin Steele Partnership Architects** · Feb 17 · 1:200@A1 [1:400@A3] · **Planning Consent Only**



**ELEVATION OF 44A South East**

Houses are set above flood risk level. Dip at centre of site is levelled in association with surface water design for future resilience. Houses 'step down' from No 46 to No 40 site.



**ELEVATION OF 44A North West**

Houses are set above flood risk level. Dip at centre of site is levelled in association with surface water design for future resilience. Houses 'step down' from No 46 to No 40 site.

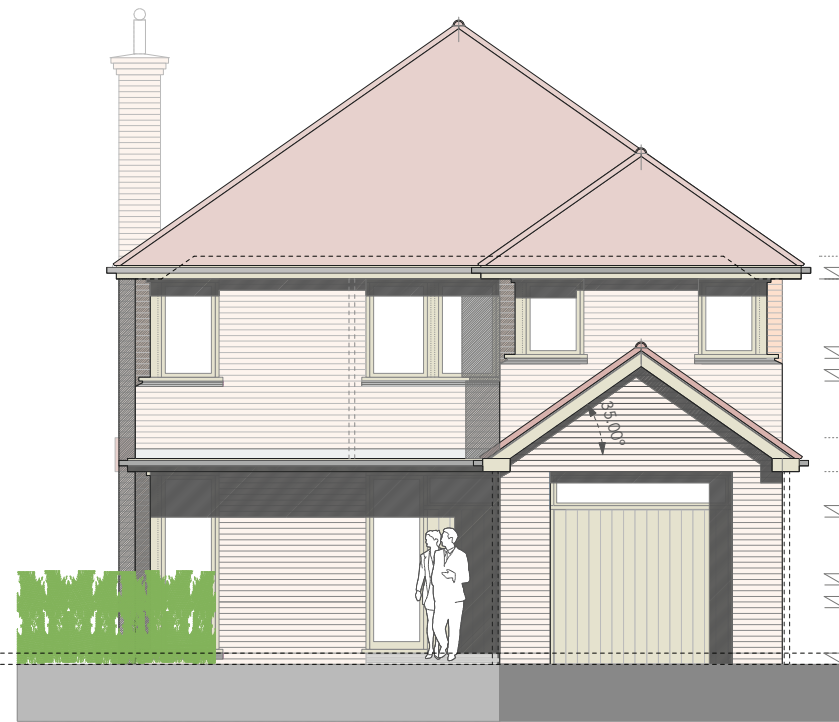


Based on Survey by Townscape Surveys April 2016

REV A 2017 08 08 PROPOSED 44A SET BACK A FURTHER 1M - PROPOSED 44A SET BACK 0.5M, CORNER WINDOWS OMITTED.

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Mr + Mrs A Whitfield · 42 Carlton Road Redhill RH1 2BX · **Proposed Site Elevations Sheet 1 · 805 · 15A**  
**Martin Steele Partnership Architects** · Apr 17 · 1:100@A1 [1:200@A3] · **Planning Consent Only**



SOUTH WEST ELEVATION (to Carlton Road)

CLG 1FL +2400  
 HEAD 1FL +2100  
 OBSCURE GLAZING 1700  
 SILL 1FL +1050  
 SILL 1FL +750  
 1FL 2850  
 HEAD 2400  
 HEAD 1800  
 OBSCURE GLAZING 1700  
 SILL 900  
 SILL 600  
 NGL -150  
 GF = 0



SOUTH EAST ELEVATION (to new house / No 40)

Materials palette:  
 Facing brick in red/orange hues to approved sample  
 Timber panelling and window/door frames  
 Double glazing [with obscured 'facing' panes]  
 Timber garage doors and frames  
 Timber barge and soffit boards  
 External materials as 805.12 [latest revision]  
 Brindle clay tile type roof covering.  
 Small flat roof areas standing seam zinc

Materials generally consistent with local materials as described in the Reigate and Banstead Local Distinctiveness Design SPG.



NORTH WEST ELEVATION (to new house / No 46)

CLG 1FL +2400  
 HEAD 1FL +2100  
 SILL 1FL +1050  
 SILL 1FL +750  
 1FL 2850  
 HEAD 2400  
 HEAD 1800  
 OBSCURE GLAZING 1700  
 SILL 900  
 SILL 600  
 NGL -150  
 GF = 0



NORTH EAST ELEVATION (to garden)

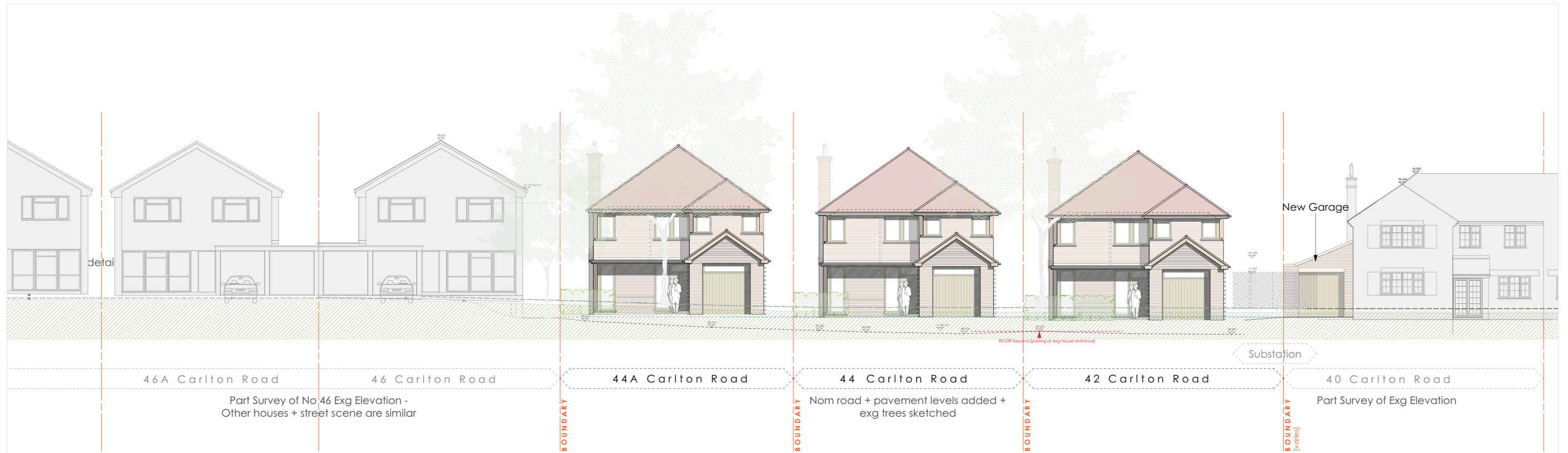


DESIGN IS FOR PLANNING PERMISSION ONLY AND SUBJECT TO DETAILED DESIGN BY OTHERS

REV A 2017 08 08 PROPOSED 44B SET BACK 1M; PROPOSED 44A SET BACK 0.5M  
 CORNER WINDOWS OMITTED

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Mr + Mrs A Whitfield · 42 Carlton Road Redhill RH1 2BX · Proposed Elevations · 805 · 14A  
 Martin Steele Partnership Architects · 2016/7 · 1:50@A1 [1:100@A3] · Planning Consent Only



**SOUTH WEST ELEVATION - Street Facade**



**NORTH EAST ELEVATION - Garden Facade**

0 m 1 2 3 4 5 10  
 Based on Survey by Townscape Surveys April 2016 Landscaping is illustrative, trees are based on survey plans  
 REV A 2017 08 08 PROPOSED 44B SET BACK A FURTHER 1M - PROPOSED 44A SET BACK 0.5M, CORNER WINDOWS OMITTED.

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Mr + Mrs A Whitfield · 42 Carlton Road Redhill RH1 2BX · **Proposed Elevations Sheet 2 · 805 · 16A**  
**Martin Steele Partnership Architects** · Feb 17 · 1:100@A1 [1:200@A3] · **Planning Consent Only**

