

 Reigate & Banstead BOROUGH COUNCIL Banstead Horley Redhill Reigate	TO:	PLANNING COMMITTEE
	DATE:	04/10/2017
	REPORT OF:	HEAD OF PLACES & PLANNING
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AGENDA ITEM:	10	WARD: Redhill West

APPLICATION NUMBER:	17/1069/F	VALID:	19/05/2017
APPLICANT:	Mr Ian Caplen	AGENT:	Colin Dixie Architect
LOCATION:	38 RINGWOOD AVENUE REDHILL SURREY RH1 2DX		
DESCRIPTION:	Demolition of existing detached house and construction of two semi-detached 3 bed houses together with associated car parking and amenity areas. As amended on 18/07/2017. As amended 8/9/2017		
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.			

This application has been referred to planning committee by Cllr Ellacott

SUMMARY

This is a full application for the demolition of an existing single-storey detached dwelling house, and the construction of two semi-detached 3 bedroom houses. The application site is located to the south side of 38 Ringwood Avenue, located within a residential neighbourhood to the north of Redhill.

The proposed pair of semi-detached dwellings would have a traditional design, incorporating a mix of hipped and pitched roofs. Proposed facing materials would be a mixture of brickwork and render, with plain clay tiles to the roof. Properties along Ringwood Avenue vary in terms of their design; however properties to the south side of the road in particular have an appearance with reflects the Surrey vernacular, against which the proposed dwellings would not be at odds.

In regards to impact on the residential amenity of neighbouring properties, whilst it is acknowledged that the proposed increase in scale would result in a degree of change in the relationship with numbers 36 and 40 Ringwood Avenue, it is considered the level of impact would be acceptable and would not warrant refusal on this basis. The properties would not intersect a 45 degree line as measured from the rear windows of number 36 Ringwood Avenue, and there would be a sufficient separation distance between the two to ensure that that there is not significant harm to light provision to the property, nor would it be particularly overbearing in nature. Regarding number 40 Ringwood Avenue, whilst this property is angled towards the application site, the rear facing windows in closest proximity to the proposed

dwelling serve non-habitable rooms. There is a conservatory to the rear of number 40 as well as a decking area. Whilst the proposed new dwellings would have a visual presence, this presence would not be so harmful as to warrant refusal on this basis. During the course of the application the two storey depth of plot 2 has been reduced to alleviate impact on the neighbour in this regard, which is deemed acceptable.

There is a culvert located within the rear garden of the application site, which also runs along the rear of a number of neighbouring properties. The Environment Agency has been consulted and has advised that any works within 8m of the proposed dwellings would require a license. It has been confirmed that the proposed works would exceed this distance. A condition would be attached to a grant of permission requiring the submission of a detailed design of a surface water drainage scheme which is to be submitted to and approved in writing by the planning authority prior to the commencement of development.

Surrey County Council as the highway authority has assessed the application and has raised no objection subject to the imposition of conditions.

RECOMMENDATION(S)

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

Consultations:

Highway Authority: The proposed development has been considered by the County Highway Authority who having considered any local representations and having assessed the application on safety, capacity and policy grounds, and is satisfied with the proposal subject to the imposition of appropriate conditions

Environment Agency: As the application site falls within Flood Zone 1 the Environment Agency has no comment to make. However there is a culverted main river (Lynwood Ditch) within 8-10 metres of the proposed dwellings. From the proposed plans it appears that the dwellings are in excess of 8m from the culverted river. However we would wish this distance is confirmed with the applicant. Any works in, over, under or within 8 metres of the edge of the culvert will require a permit.

Drainage Consultant: Confirmed that there is no risk from surface water flooding on the site. It has been suggested that a condition be attached to any grant of approval for a surface water design sensitive to the existing ditch and with proposed mitigation measures to reduce any impact from flows. It is also recommended that that the applicant undertake a full survey and clean-out of the watercourse prior to any works commencing.

Representations:

Letters were sent to neighbouring properties on 26th May 2017, a site notice was posted 6th June 2017. Following the submission of amended plans letters were sent to neighbouring properties on 21st July 2017.

12 responses have been received raising the following issues:

Issue	Response
Loss of buildings	See paragraph 6.2
Loss of private view	See paragraph 6.8
Loss of/ harm to trees	See paragraph 6.4
No need for development	See paragraph 6.2-6.5
Out of character with the surrounding area	See paragraph 6.2-6.5 See paragraph 6.2-6.5
Overdevelopment	See paragraph 6.2-6.5
Overlooking/ loss of privacy	See paragraph 6.6-6.8
Overshadowing	See paragraph 6.6-6.8
Poor design	See paragraph 6.2-6.5
Health fears	See paragraph 6.13
Harm to wildlife habitat	See paragraph 6.13
Inconvenience during construction	See paragraph 6.13
Noise and disturbance	See paragraph 6.13
Impact on property valuation	

Harm to Conservation Area	See paragraph 6.13
Harm to listed building	See paragraph 6.13
Drainage and sewerage capacity	See paragraph 6.13
Hazard to highway safety	See paragraph 6.10-6.12
Increased Traffic Congestion	See paragraph 6.9 See paragraph 6.9

1.0 Site and Character Appraisal

- 1.1 The application site is currently occupied by a one and a half storey detached dwelling set within a rectangular plot located to the South side of Ringwood Avenue, a quiet residential street to the west of Redhill. The current property has a pitched roof on an east-west alignment. The property is smaller in height and overall scale than the majority of other properties in the immediate vicinity. To the rear of the site is a generous rear garden set within a rectangular plot. There are a number of trees within the site, particularly to the rear.
- 1.2 The wider area is typified by a mix of detached, semi-detached and flatted development, residential in nature. Properties vary considerably in terms of design, with a mix of 1930s pre-war suburban style housing, mixed with mid-late 20th Century flats of a more nondescript character.

2.0 Added Value

- 2.1 Improvements secured at the pre-application stage: The applicant did not approach the Council for pre-application advice prior to the submission of the planning application.
- 2.2 Improvements secured during the course of the application: During the course of the application amended plans have been received to address concerns raised regarding impact on neighbour amenity to number 40 Ringwood Avenue.
- 2.3 Further improvements could be secured by way of suitably worded conditions.

3.0 Relevant Planning and Enforcement History

There is no relevant planning or enforcement history relating to this property.

4.0 Proposal and Design Approach

- 4.1 This is a full application for the demolition of an existing detached dwelling house and the construction of two semi-detached 3 bedroom houses together with associated car parking and amenity areas. The proposed dwelling would take on a traditional design, with dual pitched roof gables to the principal elevation with hipped roofs dominating the roof form. The gables would be

rendered white with red concrete plain tiles to the roof. The building would be 4.8m in height to the eaves and 7.7m in height to the extent of the ridge. The maximum depth of the building in to the plot is 12m, with both properties being stepped in to the rear by 1.7m before continuing at the two storey level.

- 4.2 The proposed plots would be approximately 30m in depth, with the plot widths being 6.3m. Both properties would be set 1m from their respective shared boundaries.
- 4.3 Regarding amenity space both properties would be provided with approximately 90 square metres of residential floor space over the ground and first floors. All three bedrooms would be well served by windows on the front and rear elevations of the properties. A single first floor side facing window is proposed for both properties serving bathrooms and are to be obscure glazed. Approximately 150 sq. metres of outdoor amenity space would be provided around each property.
- 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:

Assessment	The statement does not include an assessment of local character
	No site features worthy of retention were identified.
Involvement	No community consultation is intimated as having taken place.
Evaluation	The statement does not include any evidence of other development options being considered.
Design	The covering letter explains that the design and materials have been chosen to reflect neighbouring properties in close proximity to the site.

- 4.6 Further details of the development are as follows:

Site area	0.045 hectares
Existing use	C3 Residential
Proposed use	C3 Residential

Existing parking spaces	2
Proposed parking spaces	2
Parking standard	2.0 Spaces per three bedroom dwelling

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),

5.3 Reigate & Banstead Borough Local Plan 2005

Housing	Ho9, Ho13, Ho14, Ho16, Ho17, Ho18
Movement	Mo6, Mo7

5.4 Other Material Considerations

National Planning Policy Framework

National Planning Practice Guidance

Supplementary Planning Guidance	Surrey Design Local Distinctiveness Design Guide A Parking Strategy for Surrey Parking Standards for Development
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Other	Human Rights Act 1998 Community Infrastructure Levy Regulations 2010
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6.0 Assessment

6.1 The main issues to consider are:

- Design and Impact on the character of the area;
- Impact on neighbour amenity;
- Highway Impact, Access and parking;
- Drainage Issues;
- CIL

Design and Character

- 6.2 The proposal has been designed to reflect the character of the area. The property is in the urban area where there is not an in principal objection to residential development. The Southern side of the road is defined by properties of a 1930s pre-war style, with appearance varying to a certain degree. However there are common features prevalent within the street, such as pitched roof gables projecting from the principal elevation. These have been incorporated in to the proposed buildings, which would form a matching pair of semi-detached dwellings. There is a mix of both render and facing brickwork throughout the street, against which the appearance of the proposed dwellings would not look out of place.
- 6.3 Whilst the plots would be narrower in width than the existing plot and somewhat narrower than is typical of plot sizes prevailing in the area, there are a number of properties, particularly to the west end of Ringwood Avenue, with comparable plot sizes, where the depths of properties are comparable to the proposed, with widths ranging from between 6m-9m. Therefore it is considered that the size of the two proposed plots would be acceptable. The proposal would therefore comply with Policy Ho16 of the Borough Local, where there is a specific requirement for separation distances and plot sizes to reflect those found in the wider area.
- 6.4 It is a fundamental objective of planning policy and stated within the National Planning Policy Framework that we provide high quality housing that is well designed and built to a high standard. The advice is amplified further by policies Ho9 and Ho18 of the Borough Local Plan which states that the environment created for residents of the proposed development must be satisfactory. The proposed development would result in the creation of two new dwellings, with a net gain of one. Although the adopted policy does not specifically require that new dwellings/conversions be built to a specific minimum size, it is implicit in the advice mentioned above that they are of a size to provide adequate standards of living for the future residents. Government guidance exists in the form of technical standards regarding the appropriate size of new dwellings. It is considered that the level of living space would be acceptable and the amount of garden space provision would be sufficient and generally in line with the size of garden that is typically found in the locality. There are no protected trees within the site therefore there would not be an objection to the removal of trees to accommodate the development.
- 6.5 Objection has been raised on the grounds that the development would have impact on a Conservation Area and listed building. Neither of these designations is present on the application site.

Impact on neighbour amenity

- 6.6 Plot 1 would be in closest proximity to 36 Ringwood Avenue, which is constructed up to the shared side boundary between the two, which is

defined by a timber fence with a trellis on top, of approximately 2m in terms of maximum height. Number 36 is located approximately 0.6m from the shared boundary at the furthest point (to the rear) and approximately 0.2m at the closest point (to the front). There is a glazed conservatory to the rear elevation of the neighbouring property and a large first floor window. The dwelling occupying plot 1 would be positioned 1m from the boundary, and would project 1.5m beyond the rear elevation of 36, before being stepped in by 1.5m and projecting a further 2m in depth.

- 6.7 Whilst the level of built form on the site would be increased, resulting in a change in the relationship between the two properties, it is considered that this would not result in an unacceptable level of harm to the amenity of number 36. The neighbours' upper floor window would not be intersected by a 45 degree line as measured in the vertical or horizontal plane. The upper floor window to the neighbours' rear elevation would be sufficiently wide to allow light in to this room. It is considered that there would be a sufficient separation distance between the two to ensure that the property is not overbearing in its' nature. There would be on first floor side facing window facing the neighbour; however this would serve a bathroom and would be obscure glazed.
- 6.8 The property occupying plot 2 would be 2.5m from number 40 Ringwood Avenue, which is angled towards the application site. The neighbouring property has a number of rear facing windows at the ground and first floors, a conservatory to the rear with doors on the side opening on to a rear patio/decking area. The plans originally submitted proposed a depth of 3.6m beyond the rear of number 40. It was considered that this would have resulted in an overbearing impact on the neighbour that would have been unnecessarily harmful and unneighbourly. During the course of the application plans have been amended to a reduced depth at the two storey level to 1.3m along the shared boundary, before being stepped in by 1.4m. It is considered that this would alleviate the concerns raised in regard to overbearing impact. As stated above there is a number of rear facing windows to the neighbouring property that would partially face the proposed dwellings. However these are not serving rear facing habitable rooms. Nonetheless a 45 degree line as measured from these windows would not be intersected, thus complying with the British Standard in regards to light assessment as outlined in section 4.4 of the Householder Extensions and Alterations supplementary planning guidance in this regard. There is not a right to a private view; however it is considered that immediate outlook of neighbouring properties would not be significantly impacted.

Highway Impact

- 6.9 The proposed development has been considered by the County Highway Authority who having assessed the application on safety, capacity and policy grounds recommend that a condition regarding the implementation of visibility splays. A further condition requiring the existing access to be to be permanently closed and the kerb, verge and footway fully reinstated. A final condition requiring space to be laid out for the parking of vehicles. This is in

order that the proposal meets the objectives of the National Planning Policy Framework (2012) and Policies Mo5 and Mo7 of the Reigate and Banstead Borough Local Plan 2005.

Drainage Issues

- 6.10 Concern has been raised in regards to the impact that the proposed development may have on the existing drainage situation at the property. As highlighted earlier in this report, there is a culverted main river located to the rear of the site, which is located approximately 9m from the rear elevation of the proposed semi-detached dwellings.
- 6.11 During the course of the application both the environment agency and external drainage engineer have been consulted as to their views on the potential impacts of the development in this regard. The Environment Agency has advised that in the case of works carried out in, over, under or within 8 metres of the edge of the culvert a permit will be required in order to carry out said works.
- 6.12 The drainage consultant has advised that there is no risk from surface water flooding on the site. It has been suggested that a condition be attached to any grant of approval for a surface water design sensitive to the existing ditch and with proposed mitigation measures to reduce any impact from flows. It is also recommended that that the applicant undertakes a full survey and clean-out of the watercourse prior to any works commencing.
- 6.13 Regarding objection raised on the grounds of inconvenience during construction and noise and disturbance arising from development, statutory noise legislation is in place to safeguard against excess noise levels. In regards to impact on property values, this is not a material planning consideration that can be taken into account during the assessment of a planning application. Concern surrounding impact on health would not be a matter for consideration of the planning department. Regarding harm to wildlife habitat, no protected species have been identified as being present on the site. In any case separate legislation is in place to ensure the protection of such species from development.

CIL

- 6.14 The Community Infrastructure Levy (CIL) is a fixed charge which the Council will be collecting from some new developments from 1 April 2016. It will raise money to help pay for a wide range of infrastructure including schools, roads, public transport and community facilities which are needed to support new development. This development would be CIL liable although the exact amount would be determined and collected after the grant of planning permission.

CONDITIONS

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

Plan Type	Reference	Version	Date Received
Site Layout Plan	A6	A	08.09.2017
Floor Plan	A1	C	08.09.2017
Elevation Plan	A2	B	08.09.2017
Floor Plan	A4		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.

2. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason:

To comply with Section 91(1) of the Town and Country Planning Act 1990 as amended by Section 51 (1) of the Planning and Compulsory Purchase Act 2004.

3. No development shall take place until samples 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.

4. 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.

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

Reason: To ensure that the development does not affect the amenity of the neighbouring properties by overlooking and to protect the visual amenities of the area in accordance with Reigate and Banstead.

6. The first floor windows in the 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.

7. The development hereby approved shall not be first occupied unless and until the proposed vehicular access and the proposed modified vehicular access to Ringwood Avenue have been constructed and provided with visibility splays in accordance with the approved plans and thereafter the visibility splays shall be kept permanently clear of any obstruction between 0.6m and 2m in height above ground level.
Reason: In order that the development should not prejudice highway safety nor cause inconvenience to other highway users in order to meet the objectives of the NPPF and the requirements of Mo5 and Mo7 of the Borough Local Plan 2005.

8. The development hereby approved shall not be first occupied unless and until the existing access from the site to Ringwood Avenue has been permanently closed and any kerbs, verge, footway, fully reinstated.
Reason: In order that the development should not prejudice highway safety nor cause inconvenience to other highway users in order to meet the objectives of the NPPF and the requirements of Mo5 and Mo7 of the 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. Thereafter the parking areas shall be retained and maintained for their designated purpose.
Reason: In order that the development should not prejudice highway safety nor cause inconvenience to other highway users in order to meet the objectives of the NPPF and the requirements of Mo5 and Mo7 of the Borough Local Plan 2005.

10. The development hereby permitted shall not commence until detailed design of a surface water drainage scheme have been submitted to and approved in writing by the planning authority.
Details to be submitted shall include:
 - a) A design that is compliant with the national Non-Statutory Technical Standards for SuDS, National Planning Policy Framework and Ministerial Statement on SuDS.
 - b) Evidence that the proposed solution will effectively manage the 1 in 30 & 1 in 100 (+Climate change allowance) for storm events
 - c) Details of how the Sustainable Drainage System will cater for system failure or exceedance events, both on and offsite.
 - d) Finalised drawings read for construction to include: a finalised drainage layout detailing the location of SUDs elements, outfalls, flow control devices,

pipe diameters, levels, details of how SuDS elements will be protected from root damage and long and cross sections of each SuDS element and including details of any flow restrictions.

Reason: To ensure the design meets the technical stands for SuDS and the final drainage design does not increase flood risk on or off site with regards Policy Ut4 of the Reigate and Banstead Borough Local Plan 2005.

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. 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.
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.

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

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.

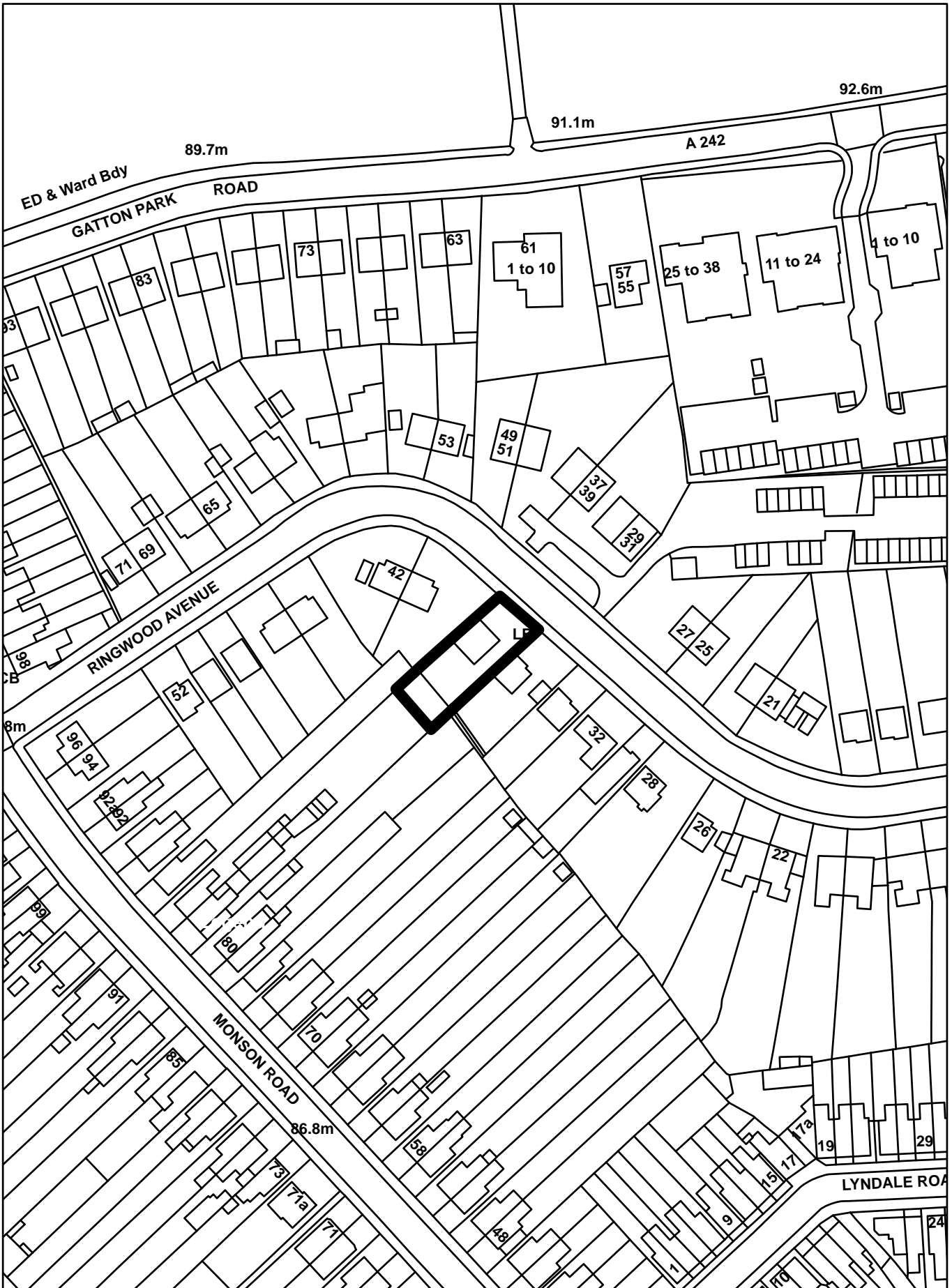
REASON FOR PERMISSION

The development hereby permitted has been assessed against development plan policies Em1, Em2, Em3, Em6, Cf1, Cf2, Cf3, Cf5 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.

17/01069/F - 38 Ringwood Avenue, Redhill

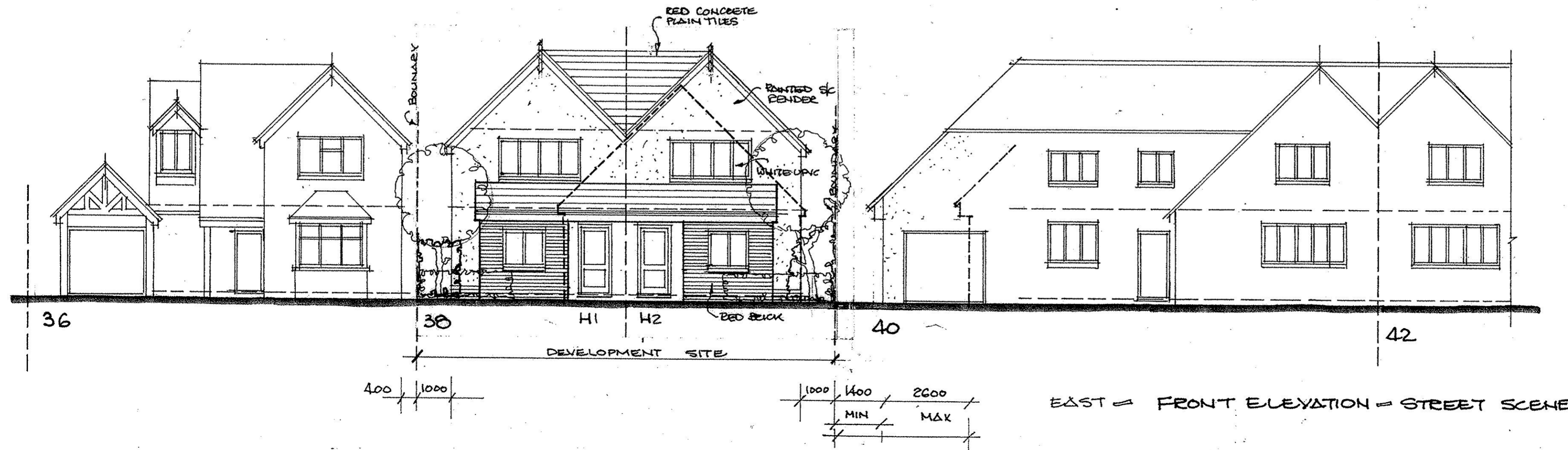
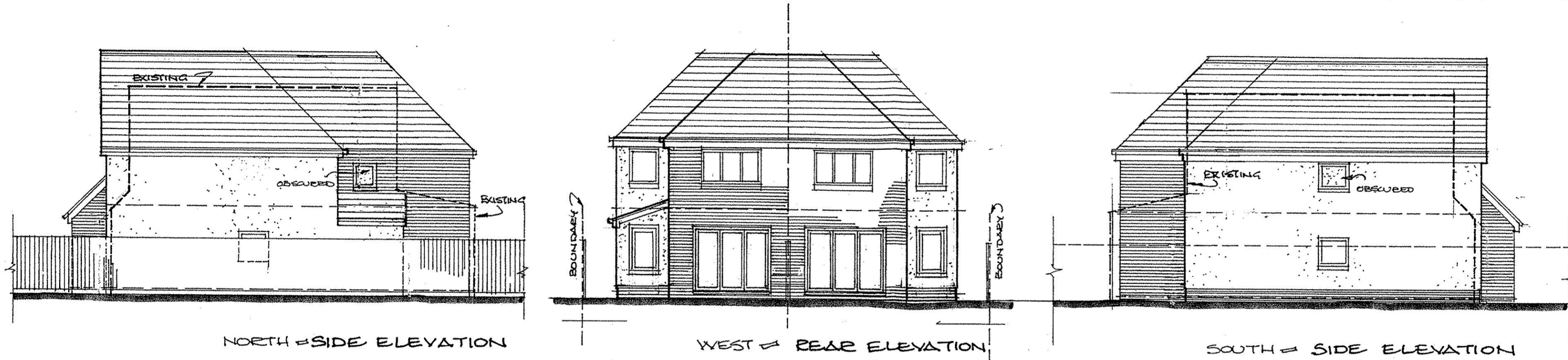


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BY B. BOUNDARIES AND
 EXISTING HOUSE ADJUSTED
 09.17
 REV. A. 14.12.2017
 HZ FIRST FLOOR LUX
 BACK - REDUCED.
 REAR WINDOWS

Job Title:
 38 RINGWOOD
 AVENUE
 REDHILL
 SURREY
 RH4 2DX

COLIN DIXIE
 DIP. ARCHITECTURE
 ARCHITECT AND PLANNING SUPERVISOR
 2 DEVON ROAD
 SOUTH WESTHAM
 SURREY RH4 3EU
 Tel: 01737-644377
 Fax: 01737-644396

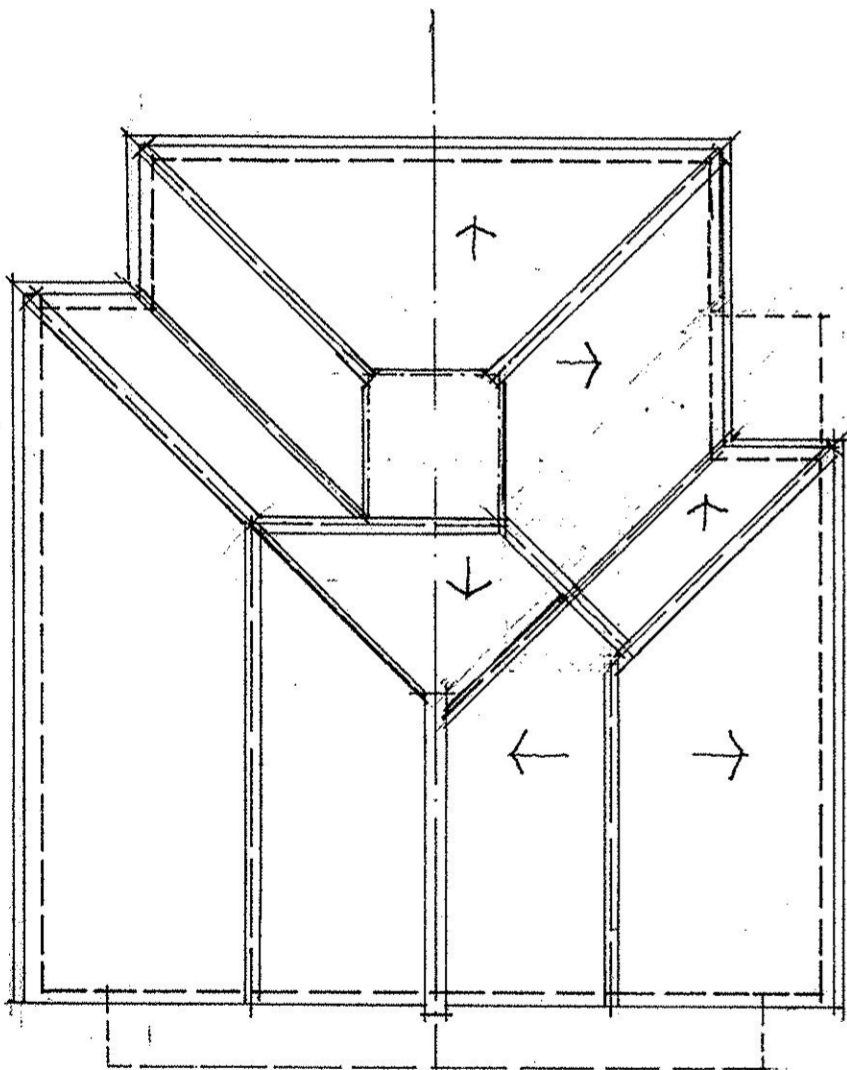
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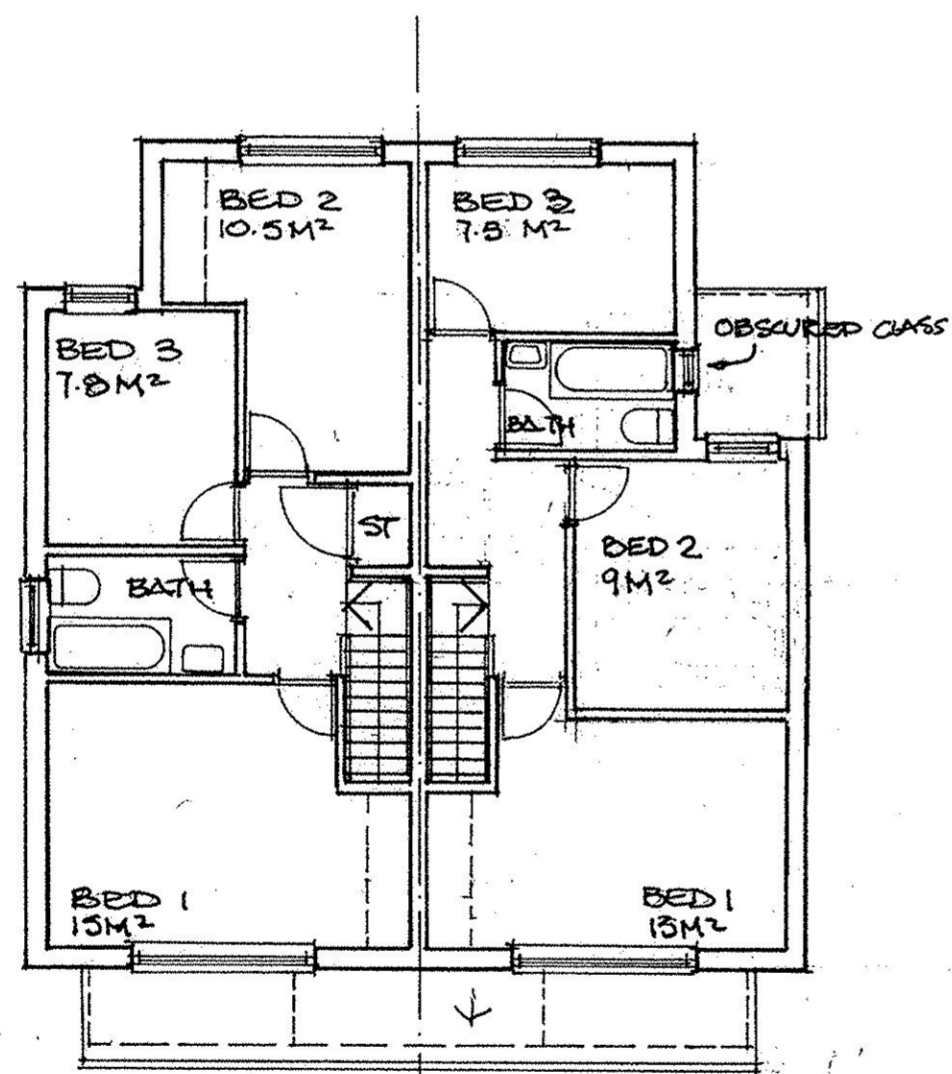
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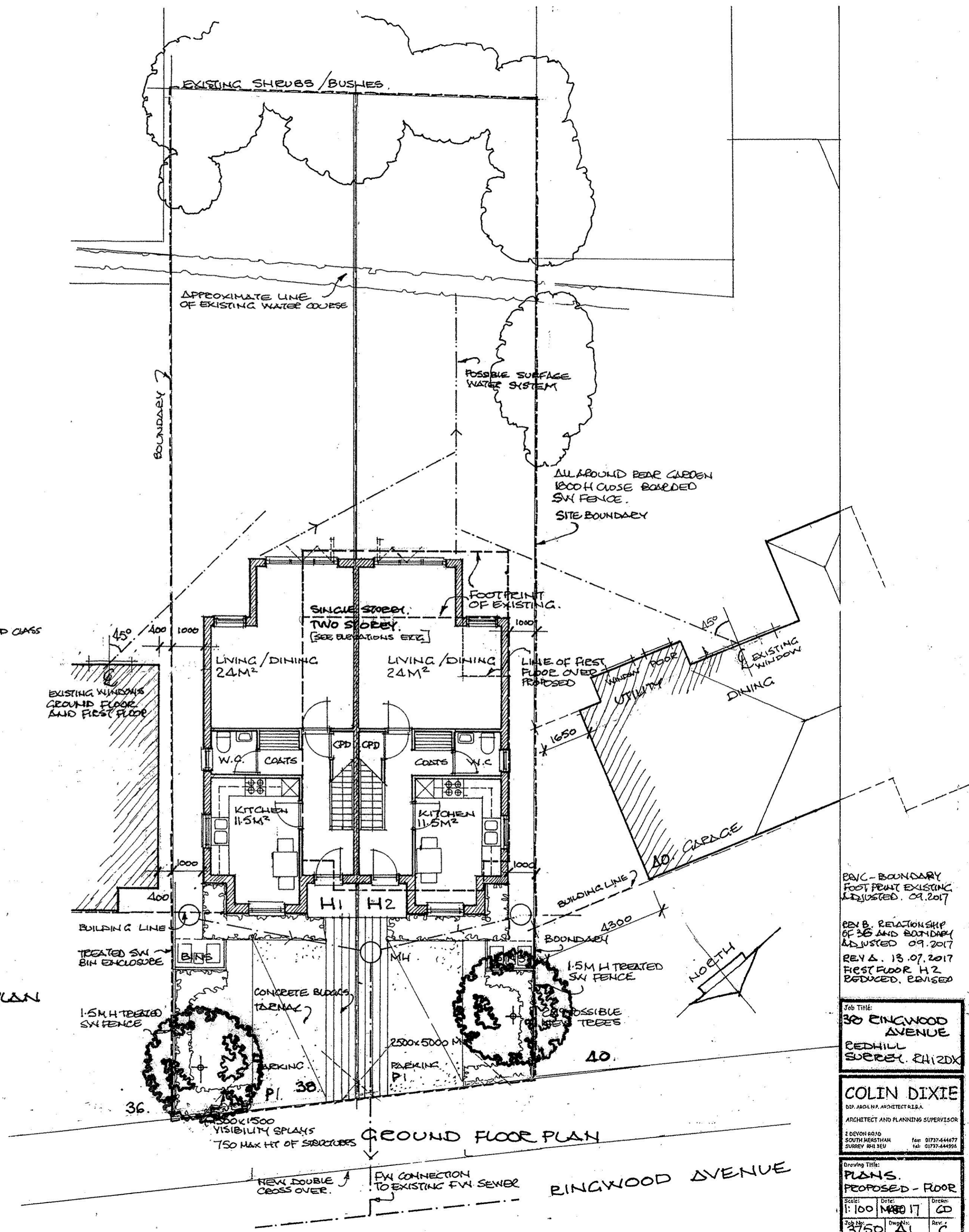
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ROOF PLAN



FIRST FLOOR PLAN



GROUND FLOOR PLAN

PA/C - BOUNDARY FOOTPRINT EXISTING ADJUSTED. 09.2017

REV B. RELATIONSHIP OF 36 AND BOUNDARY ADJUSTED 09.2017
REV A. 13.07.2017
FIRST FLOOR H2 REDUCED, REVISED

Job Title:
36 RINGWOOD AVENUE
REDHILL
SURREY RH12DX

COLIN DIXIE
DIP. ARCHITECTURE
ARCHITECT AND PLANNING SUPERVISOR

2 DEVON ROAD
SOUTH MERTHAM
SURREY GU8 5EU Tel: 01753 444677
Tel: 01753 444954

Drawing Title:
PLANS
PROPOSED - FLOOR

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