

 Reigate & Banstead BOROUGH COUNCIL Banstead Horley Redhill Reigate	TO:	PLANNING COMMITTEE
	DATE:	04/10/2017
	REPORT OF:	HEAD OF PLACES & PLANNING
	AUTHOR:	Matthew Sheahan
	TELEPHONE:	01737 276514
	EMAIL:	Matthew.sheahan@reigate-banstead.gov.uk
AGENDA ITEM:	15	WARD: Merstham

APPLICATION NUMBER:	17/01920/HHOLD	VALID:	06/09/2017
APPLICANT:	Mr Paul Glasgow	AGENT:	The Michael Blacker Partnership
LOCATION:	115 BLETCHINGLEY ROAD MERSTHAM REDHILL RH1 3QG		
DESCRIPTION:	Proposed Vehicle Crossover		
All plans in this report have been reproduced, are not to scale, and are for illustrative purposes only. The original plans should be viewed/referenced for detail.			

This application is referred to planning committee as the agent is an elected ward councillor.

SUMMARY

This is a householder application for the construction of a vehicle crossover to the front of 115 Bletchingley Road, Merstham. The proposed crossover would have a maximum width of 3.6m, and would be constructed of grasscrete. This would allow space for two vehicles to be parked to the front of the property on an existing hardstanding.

It is considered that the visual presence of the crossover would have minimal impact on the character of the streetscene, where a number of neighbouring properties along the road have created an access in a similar fashion. By virtue of the minimal nature of the proposal it is considered that there would not be significant impact on the amenity of neighbouring properties.

The application relates to a new access onto a classified road. At the time of writing the report the comments from the Highway Authority are awaited. These comments will inform the highway safety implications of the proposal. It is not however anticipated that these comments will challenge the principle of the proposal. The comments and any recommended conditions will be updated in the addendum.

RECOMMENDATION(S)

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

Consultations:

Highway Authority: Comments awaited. This position will be updated in the addendum to the committee meeting.

Representations:

Letters were sent to neighbouring properties on 25 August 2017, a site notice was posted 7th September 2017.

No responses have been received raising the following issues:

1.0 Site and Character Appraisal

1.1 The application site is occupied by a two storey mid terraced dwelling house. The property has a pitched roof and forms a row of properties that are of a very similar design, having the same pitched roofs with matching fenestration to the principal elevation. There is a drive that allows for the parking of two vehicles to the front of the property, beyond which is a grassed verge which lies outside the ownership of the site. The area is residential in character, with properties being a mix of terraced and semi-detached dwellings.

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 current planning application.

2.2 Improvements secured during the course of the application: None as the application is considered to be acceptable as a point of principal.

2.3 Further improvements could be secured: Improvements to the scheme could be secured by way of suitably worded conditions.

3.0 Relevant Planning and Enforcement History

There is no planning or enforcement history relating to this site.

4.0 Proposal and Design Approach

4.1 This is a householder application for a proposed vehicular crossover to the front of 115 Bletchingley Road. The proposed access to the existing off-road parking area to the front of 115 Bletchingley Road would be 2.4m in width and 10m in length. The proposal would involve lowering the existing kerb, which

would increase the width to a total of 3.6m. The cross-over would be constructed of grasscrete.

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 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	It is not indicated that alternative development options have been considered.
Design	The statement does not explain why the proposal was chosen in regards to design.

4.5 Further details of the development are as follows:

Site area	0.0212 hectares
Existing use	C3 Dwellinghouse
Proposed use	C3 Dwelling House
Existing parking spaces	2
Proposed parking spaces	2
Parking standard	2 car parking spaces per three bedroom dwelling unit

5.0 Policy Context

5.1 Designation

Urban Area

5.2 Reigate and Banstead Core Strategy

CS1(Sustainable Development)
CS10 (Sustainable Development),

5.3 Reigate & Banstead Borough Local Plan 2005

Housing Ho9, Ho13, Ho16

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

Other Human Rights Act 1998
Community Infrastructure Levy
Regulations 2010

6.0 Assessment

6.1 The application seeks permission for a vehicular cross over.

6.2 The main issues to consider are:

- Design and Impact on the character of the area;
- Neighbour amenity;
- Highway Impact, Access and parking

Design and Character

6.3 From a design viewpoint the proposal would be acceptable. The development would result in a minimal level of change to the appearance of the street, where a number of properties have already benefitted from the addition of a dropped kerb to the front of their properties, including the use of grasscrete. Whilst the dropped kerb and access would be visible within the street, it would not be harmful to the character, which is somewhat minimal. The proposal is therefore considered to comply with policies Ho9, Ho13 and Ho16 of the Borough Local Plan 2005 and the Local Distinctiveness Guide Supplementary Planning Document.

Impact on neighbouring amenity

- 6.4 It is considered that the nature of the proposed dropped kerb and vehicle cross-over would be such that it would not impact harmfully on residential amenity of any neighbouring property. The proposal is therefore considered to comply with policies Ho9, Ho13 and Ho16 of the Borough Local Plan 2005.

Highway Impact, Access and parking

- 6.5 The application relates to a new access onto a classified road. At the time of writing the report the comments from the Highway Authority are awaited. These comments will inform the highway safety implications of the proposal. It is not however anticipated that these comments will challenge the principle of the proposal. The comments and any recommended conditions will be updated in the addendum.

CONDITIONS

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

Plan Type	Reference	Version	Date Received
Combined Plan	01		18.08.2017
Location Plan	SK01		18.08.2017
Location Plan	SK01		15.08.2017
Elevation Plan	01		15.08.2017

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.

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. The materials and windows to be used in the development hereby approved 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, Ho13 and Ho16 of the Borough Local Plan 2005 and the Local Distinctiveness Guide.

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.

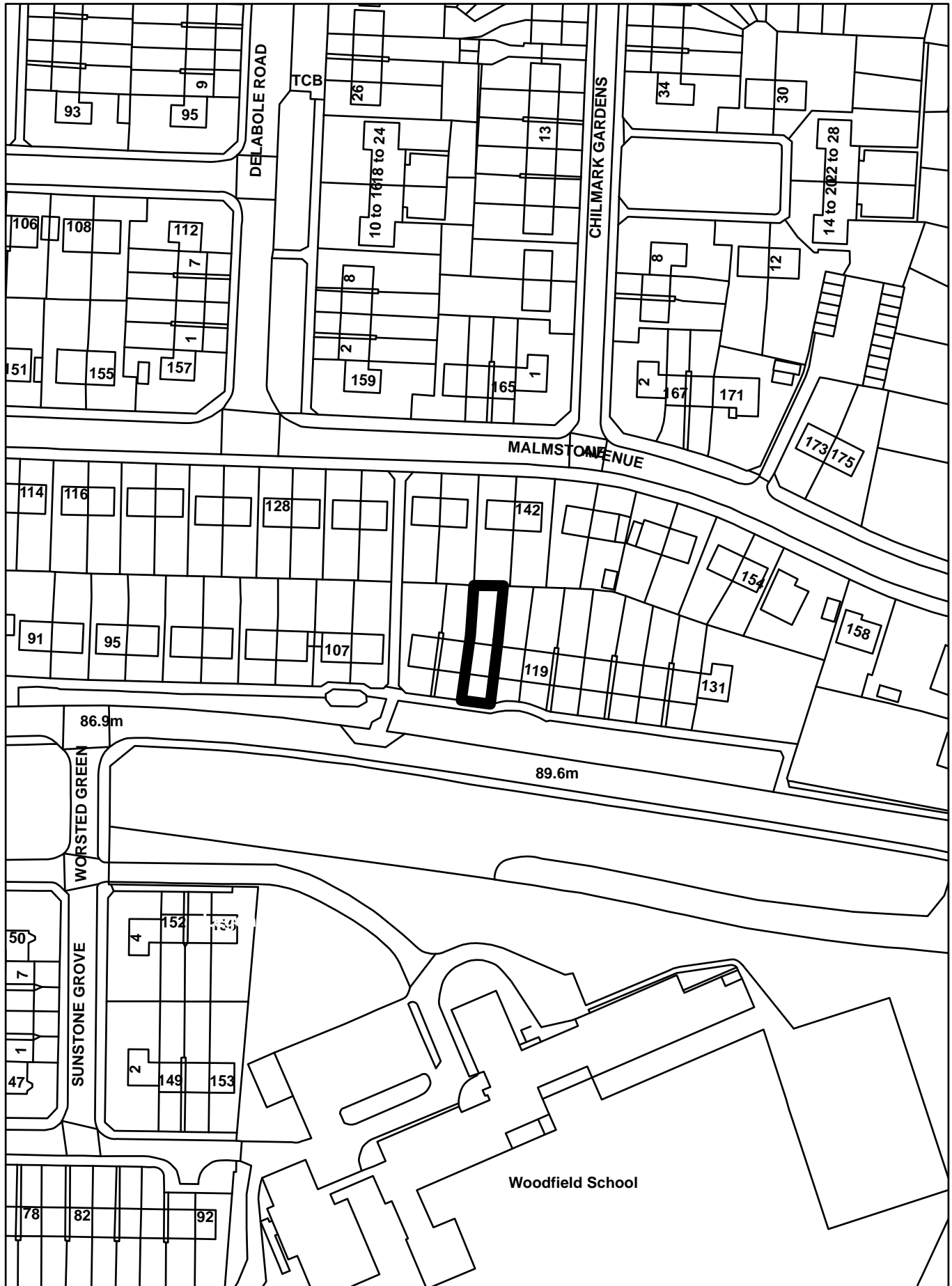
REASON FOR PERMISSION

The development hereby permitted has been assessed against development plan policies Ho9, Ho13, Ho16, Mo5, Mo7 and material considerations, including third party representations. It has been concluded that the development is in accordance with the development plan and there are no material considerations that justify refusal in the public interest.

Proactive and Positive Statements

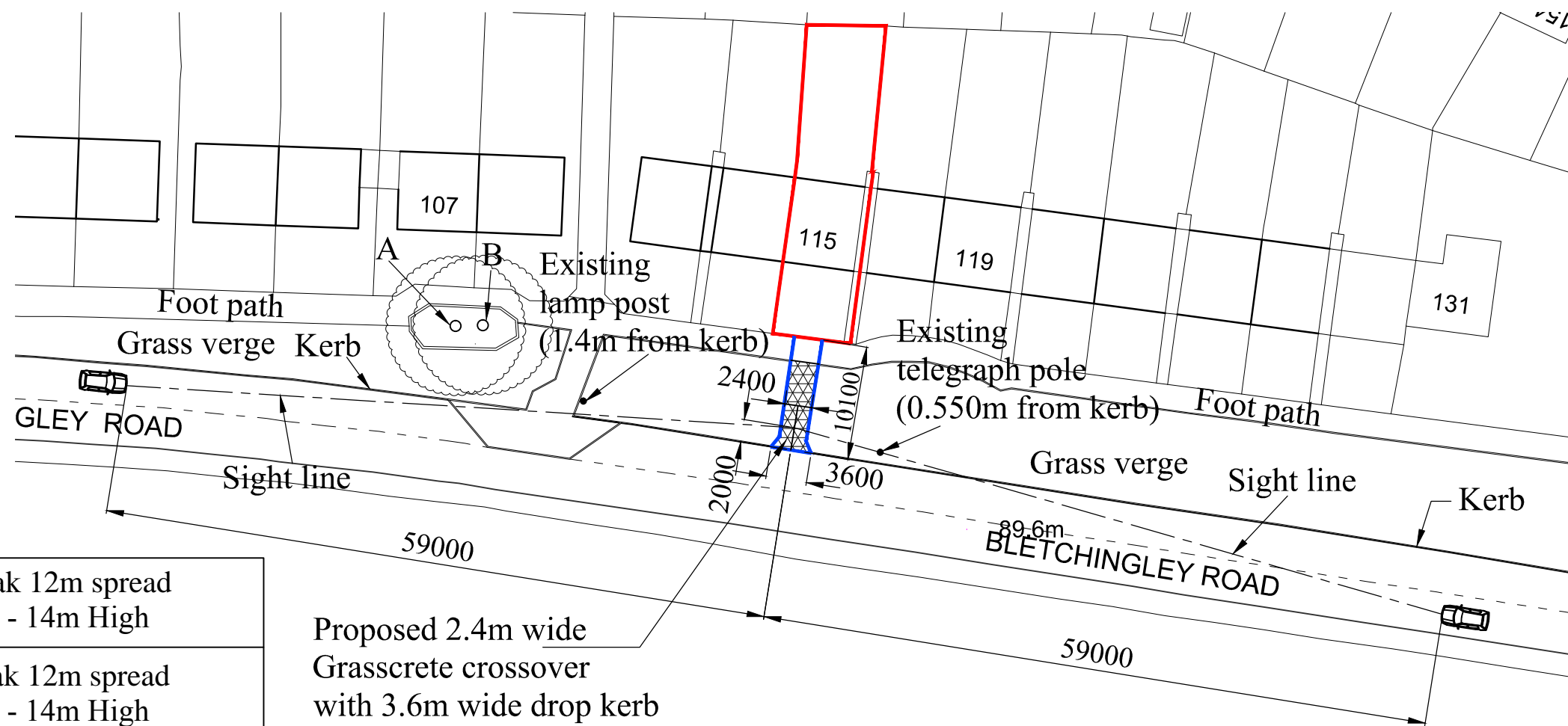
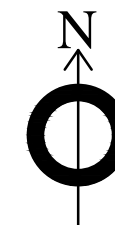
The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in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

17/01920/HHOLD - 115 Bletchingley Road, Merstham



General Notes.

- All concrete to have a minimum cube crushing strength of:
Mass Concrete = 25 N/mm². at 28 days.
Reinforced Concrete = 35 N/mm². at 28 days.
Nominal Aggregate size is to be 20mm.
- All dimensions to be checked on site by the Contractor prior to construction and the Engineer to be informed of any discrepancies.
- All new steelwork is to comply with B.S.449. 1969 and later amendments, or B.S.5950 1985 and later amendments as directed.
- All new timber is to comply with B.S.5268, 1985, Grade SC4 and be treated.
- All dimensions are in millimetres unless otherwise stated.
- Fire casing to steelwork is to be two layers of 12.5mm Gypsum fireline board with joints taped & staggered. Finished with skim coat of gypsum plaster on Gypsum steel encasement system to achieve 1 hour fire resistance.
- All welds are to be continuous 6mm fillet welds unless otherwise stated.
- This drawing is to be read in conjunction with all relevant Architects and other specialists drawings.
- All work to be carried out to the approval of the local Authority District Surveyor or Building Inspector.

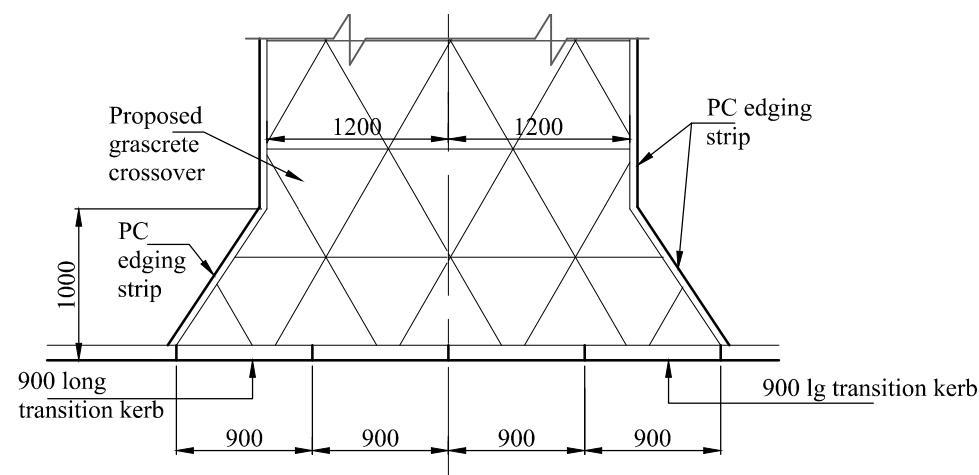


Tree A Oak 12m spread
950mm Ø. - 14m High

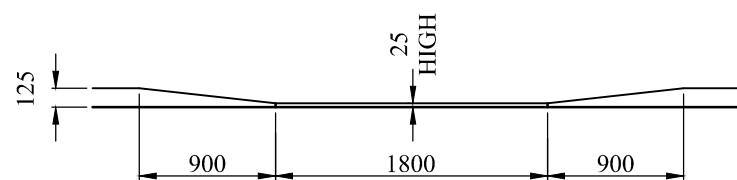
Tree B Oak 12m spread
950mm Ø. - 14m High

Proposed 2.4m wide
Grasscrete crossover
with 3.6m wide drop kerb

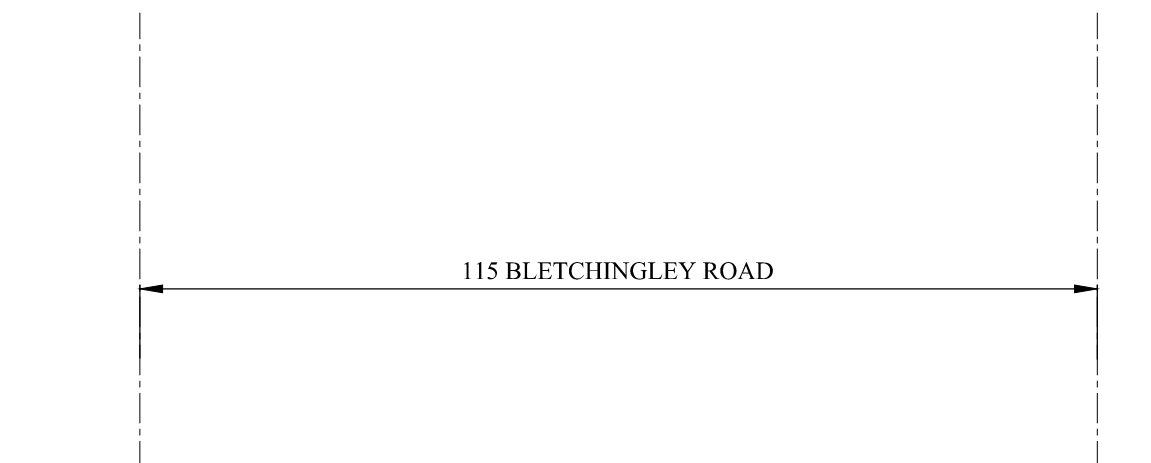
BLOCK PLAN
Scale 1:500



PLAN ON DROPPED KERB
Scale 1:50



ELEVATION ON DROPPED KERB
Scale 1:50



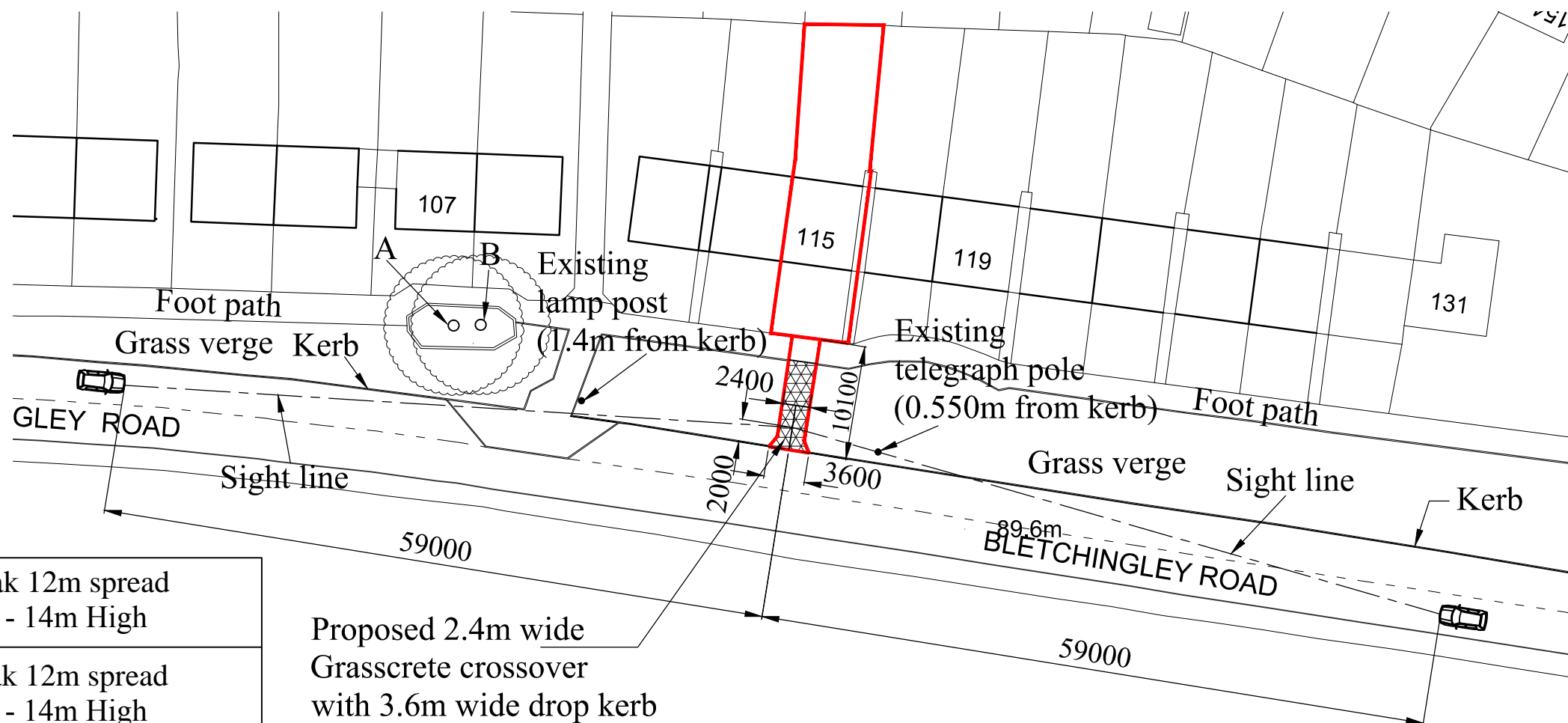
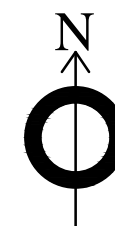
EXISTING ELEVATION ON BACK OF FOOTPATH
PROPOSED ELEVATION UNALTERED

Scale 1:50

REVISION	DATE
Drawing	
PROPOSED VEHICULAR ACCESS HIGHWAY CROSSOVER	
Project	
115 BLETCHINGLEY ROAD MERSTHAM SURREY	
Client	
MR P GLASGOW	
Architect	
Michael Blacker Partnership	
Michael S. Blacker CEng, F.I.Struct.E., Andrew Blacker BSc(Hons) CEng, M.I.C.E.	
CONSULTING STRUCTURAL & CIVIL ENGINEERS	
No 1 MARK STREET, REIGATE, SURREY RH2 0BL	
E-MAIL: engs@blacker.co.uk	
TELEPHONE 01737 244886 FACSIMILE 01737 224556	
THE COPYRIGHT IN THIS DRAWING IS THE PROPERTY OF THE MICHAEL BLACKER PARTNERSHIP AND NEITHER THE DRAWING NOR ANY PART OF IT, NOR ANY INFORMATION CONTAINED THEREIN, SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS WITHOUT THE WRITTEN CONSENT OF THE MICHAEL BLACKER PARTNERSHIP.	
Scale	As Shown
Date	AUG 2017
Drawn	2/00
Checked	-
Job No.	4407
Fig. No.	01
Rev	-

General Notes.

- All concrete to have a minimum cube crushing strength of:
Mass Concrete = 25 N/mm². at 28 days.
Reinforced Concrete = 35 N/mm². at 28 days.
Nominal Aggregate size is to be 20mm.
- All dimensions to be checked on site by the Contractor prior to construction and the Engineer to be informed of any discrepancies.
- All new steelwork is to comply with B.S.449. 1969 and later amendments, or B.S.5950 1985 and later amendments as directed.
- All new timber is to comply with B.S.5268. 1985, Grade SC4 and be treated.
- All dimensions are in millimetres unless otherwise stated.
- Fire casing to steelwork is to be two layers of 12.5mm Gypsum fireline board with joints taped & staggered. Finished with skim coat of gypsum plaster on Gypsum steel encasement system to achieve 1 hour fire resistance.
- All welds are to be continuous 6mm fillet welds unless otherwise stated.
- This drawing is to be read in conjunction with all relevant Architects and other specialists drawings.
- All work to be carried out to the approval of the local Authority District Surveyor or Building Inspector.



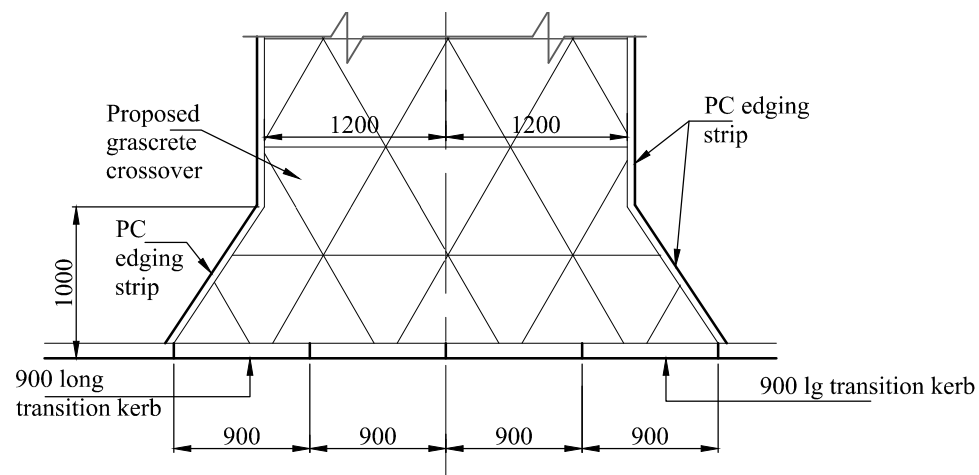
Tree A Oak 12m spread
950mm Ø. - 14m High

Tree B Oak 12m spread
950mm Ø. - 14m High

Proposed 2.4m wide
Grasscrete crossover
with 3.6m wide drop kerb

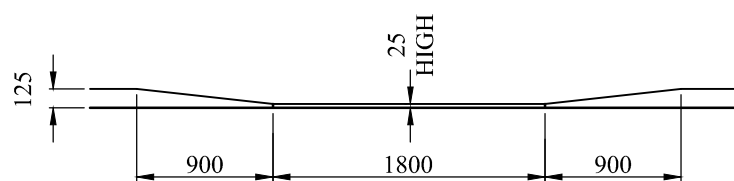
BLOCK PLAN

Scale 1:500



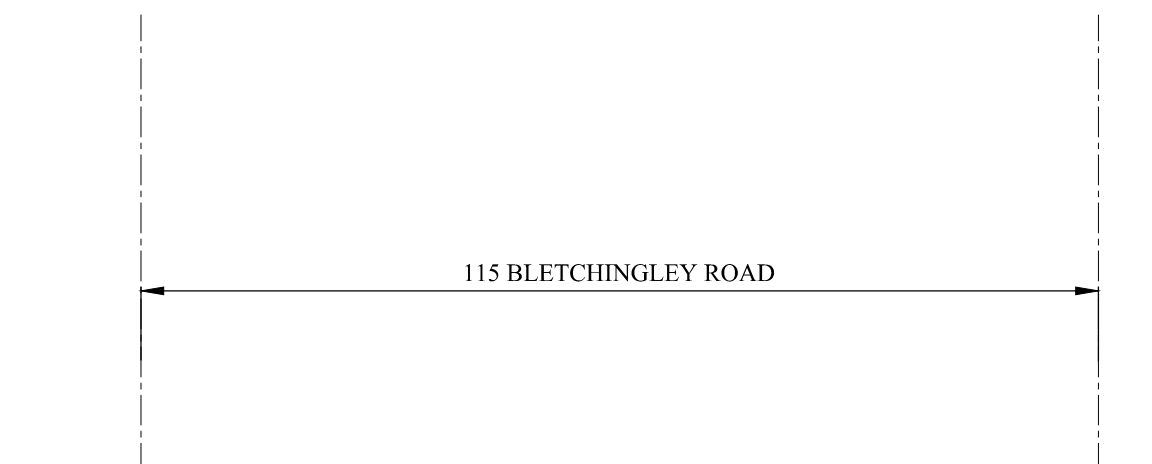
PLAN ON DROPPED KERB

Scale 1:50



ELEVATION ON DROPPED KERB

Scale 1:50



**EXISTING ELEVATION ON BACK OF FOOTPATH
PROPOSED ELEVATION UNALTERED**

Scale 1:50

REVISION	DATE				
Drawing					
PROPOSED VEHICULAR ACCESS HIGHWAY CROSSOVER					
Project					
115 BLETCHINGLEY ROAD MERSTHAM SURREY					
Client					
MR P GLASGOW					
Architect					
Michael Blacker Partnership					
Michael S. Blacker CEng F251764E Andrew Blacker BSc(Env) CEng MICE.					
CONSULTING STRUCTURAL & CIVIL ENGINEERS					
No1 MARK STREET, REIGATE, SURREY RH2 0BL					
E-MAIL engs@blacker.co.uk					
TELEPHONE 01737 244886 FACSIMILE 01737 224556					
THE COPYRIGHT IN THIS DRAWING IS THE PROPERTY OF THE MICHAEL BLACKER PARTNERSHIP AND NEITHER THE DRAWING NOR ANY PART OF IT, NOR ANY INFORMATION CONTAINED THEREIN, SHALL BE REPRODUCED OR DISCLOSED TO ANY THIRD PARTY WITHOUT THE WRITTEN CONSENT OF THE MICHAEL BLACKER PARTNERSHIP.					
Scale	As Shown	Drawn	GG	Checked	-
Date	AUG 2017	Job No.	4407	Rev	01