 <p><b>Reigate &amp; Banstead</b> BOROUGH COUNCIL Banstead   Horley   Redhill   Reigate</p>	<b>TO:</b>	PLANNING COMMITTEE
	<b>DATE:</b>	18 October 2017
	<b>REPORT OF:</b>	HEAD OF PLACES & PLANNING
	<b>AUTHOR:</b>	Clare Chappell
	<b>TELEPHONE:</b>	01737 276004
	<b>EMAIL:</b>	Clare.Chappell@reigate-banstead.gov.uk
<b>AGENDA ITEM:</b>	9	<b>WARD:</b> Merstham

<b>APPLICATION NUMBER:</b>	17/01916/HHOLD	<b>VALID:</b>	<b>06/09/2017</b>
<b>APPLICANT:</b>	Mr B Clinton	<b>AGENT:</b>	The Michael Blacker Partnership
<b>LOCATION:</b>	<b>39 BLETCHINGLEY ROAD, MERSTHAM, REDHILL</b>		
<b>DESCRIPTION:</b>	<b>Proposed vehicle crossover.</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 applicant's agent is a Borough Councillor and a member of the planning committee.**

### **SUMMARY**

The application seeks permission for a vehicular crossover (dropped kerb). Planning permission is required as the road is classified as a 'C' road.

The proposed hard landscaping will result in a slight change to the appearance of the street scene but overall, the impact is not considered to be harmful to the character of the area.

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 22 August 2017. No representations have been received.

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

- 1.1 The application site comprises a modest two storey mid-terrace house set in a modest plot. The property is located on the north side of Bletchingley Road and is fairly well set-back from the road by a strip of Raven Housing Trust owned grass verge, the public footpath and a small frontage. There are no trees that would be affected by the proposed development. The site is relatively flat but with a slight gradient from the Raven verge down to Bletchingley Road.
- 1.2 The application site is located in a predominately urban area. The surrounding area is characterised by semi-detached and terraces of post-war, low-rise, social housing.

### **2.0 Added Value**

- 2.1 Improvements secured at the pre-application stage: The opportunity did not arise because the applicant did not approach the Local Planning Authority before submitting the application.
- 2.2 Improvements secured during the course of the application: The ownership certificate did not identify Raven Housing Trust as the owner of grass verge and so a revised ownership certificate has been submitted.
- 2.3 Further improvements could be secured: A condition will be placed on the grant of permission to ensure that 'grasscrete', as specified in the application, is the material used for the hard surfaces. There will also be Highways conditions.

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

- 3.1 No previous planning or enforcement cases.

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

- 4.1 The proposal is for a vehicular crossover (dropped kerb). Planning permission is required as the road is classified as a 'C' road. The crossover would be 3.6m wide at the dropped kerb, narrowing to 2.4m wide.

## 5.0 Policy Context

### 5.1 Designation Urban Area

### 5.2 Reigate and Banstead Core Strategy CS4 (Valued Townscapes and Historic Environment)

### 5.3 Reigate & Banstead Borough Local Plan 2005 Housing Ho9, Ho13, Ho16 Movement Mo5, Mo7

### 5.4 Other Material Considerations

National Planning Policy Framework

Supplementary Planning Guidance Householder Extensions and Alterations 2004

Other Human Rights Act 1998

## 6.0 Assessment

6.1 The application site is situated within the urban area where there is a presumption in favour of sustainable development.

6.2 The main issues to consider are:

- Impact on local character
- Neighbour amenity
- Highway Matters

### Impact on local character

6.3 There is an existing hard surfaced area to the front of the property (which until recently has been a front garden with a dwarf brick wall and picket fence along its front boundary). The creation of a hard surface would fall under permitted development and it is accepted that many homeowners choose to have off-street parking at the expense of a front garden. The proposed crossover and dropped kerb would allow access to this hard surfaced area for off-road parking. The proposed alterations would have little detrimental impact on the character of the area as no built volume would be created. The proposal specifies 'grasscrete' for the crossover which is favourable because it preserves some of the green appearance of the grass verge. There are other similar examples of dropped kerbs in the area which have been granted planning permission.

- 6.4 Overall, the proposal is considered acceptable in terms of its design and character impact and accords with policies Ho9, Ho13 and Ho16 of the Borough Local Plan 2005 and the Council's SPG 2004.

Neighbour Amenity

- 6.5 Whilst giving rise to a degree of change to the street scene, the proposed scheme would not adversely affect the amenity of neighbouring properties, and complies with policy Ho9.

Highway Matters

- 6.6 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:

<b>Plan Type</b>	<b>Reference</b>	<b>Version</b>	<b>Date Received</b>
Location Plan	SK01		18.08.2017
Combined Plan	01		18.08.2017

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 to be used in the construction of the external surfaces of the development must be as specified within the application documents.

Reason:

To ensure that the development hereby permitted is only constructed using the appropriate external facing materials or suitable alternatives in the interest of the visual amenities of the area with regard to Reigate and Banstead Borough Local Plan 2005 policies Ho9 and Ho13.

4. *The proposed vehicular access to Bletchingley Road shall be constructed in accordance with the approved plans and thereafter shall be kept permanently maintained.*

Reason:

*To ensure that the development would not prejudice highway safety nor cause inconvenience to other highway users with regard to the objectives of the NPPF (2012), and to satisfy policies Mo5 and Mo7 of the Reigate and Banstead Borough Local Plan (2005).*

5. *Space shall be laid out within the site in accordance with the approved plans for vehicles to be parked and for vehicles to turn so that they may enter and leave the site in forward gear. Thereafter the parking and turning areas shall be retained and maintained for their designated purposes.*

Reason:

*To ensure that the development would not prejudice highway safety nor cause inconvenience to other highway users with regard to the objectives of the NPPF (2012), and to satisfy policies Mo5 and Mo7 of the Reigate and Banstead Borough Local Plan (2005).*

## **REASON FOR PERMISSION**

The development hereby permitted has been assessed against development plan policies Mo5, Mo7, Ho9, Ho13, Ho16 and Cs4 and material considerations. 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.

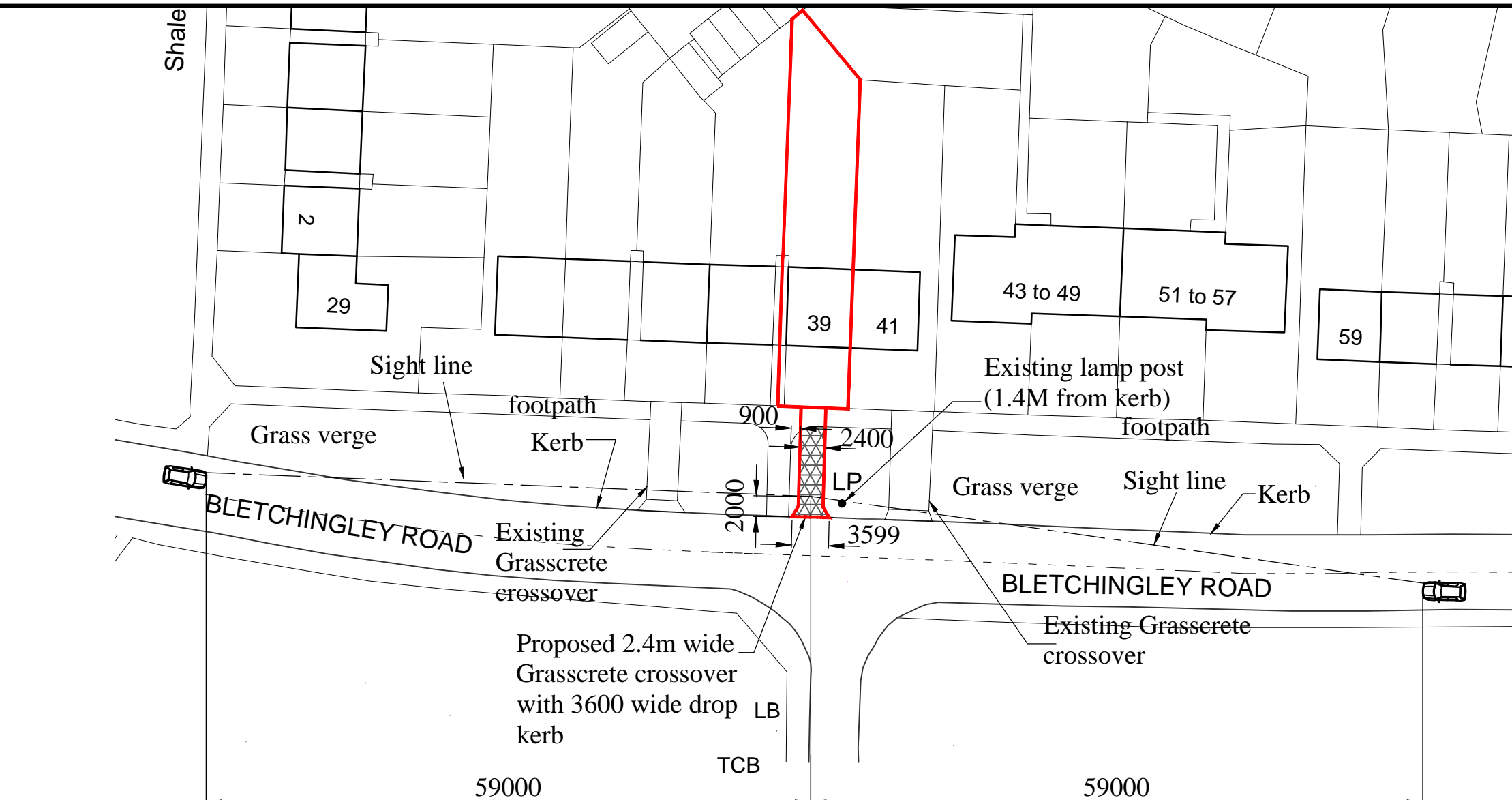
## **Proactive and Positive Statements**

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.



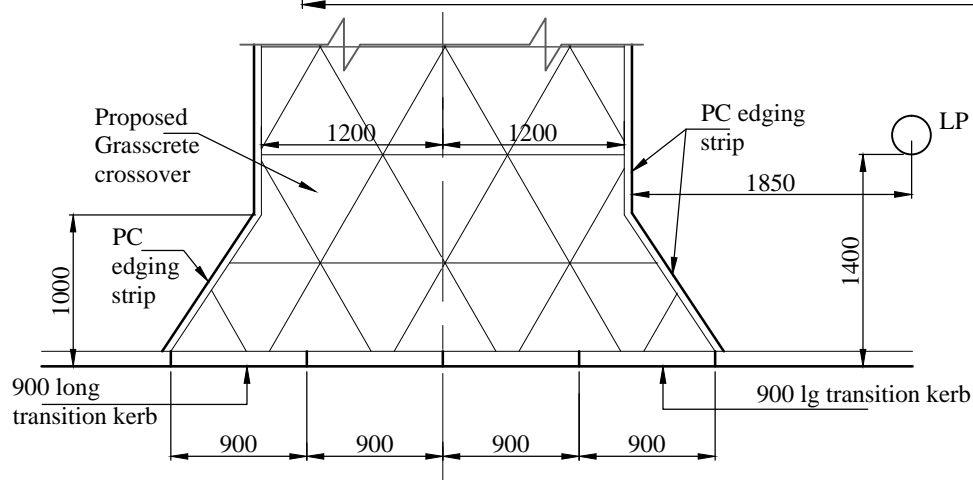
**General Notes.**

- All concrete to have a minimum cube crushing strength of: Mass Concrete = 25 N/mm<sup>2</sup>. at 28 days. Reinforced Concrete = 35 N/mm<sup>2</sup>. 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.



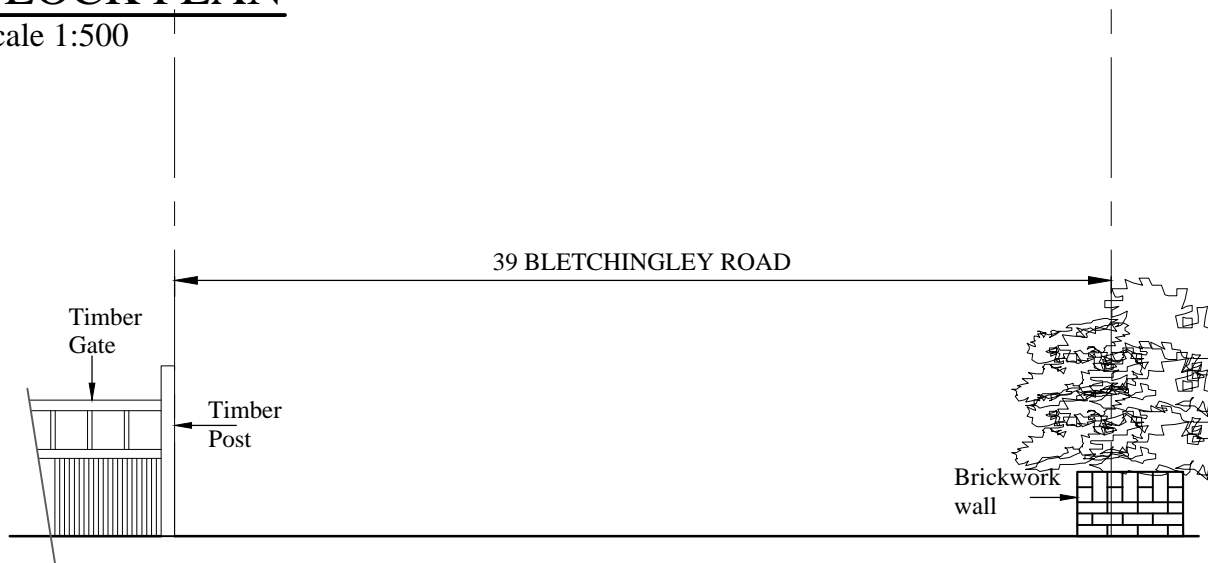
**BLOCK PLAN**

Scale 1:500



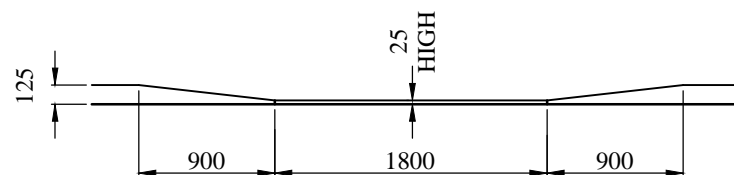
**PLAN ON DROPPED KERB**

Scale 1:50



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

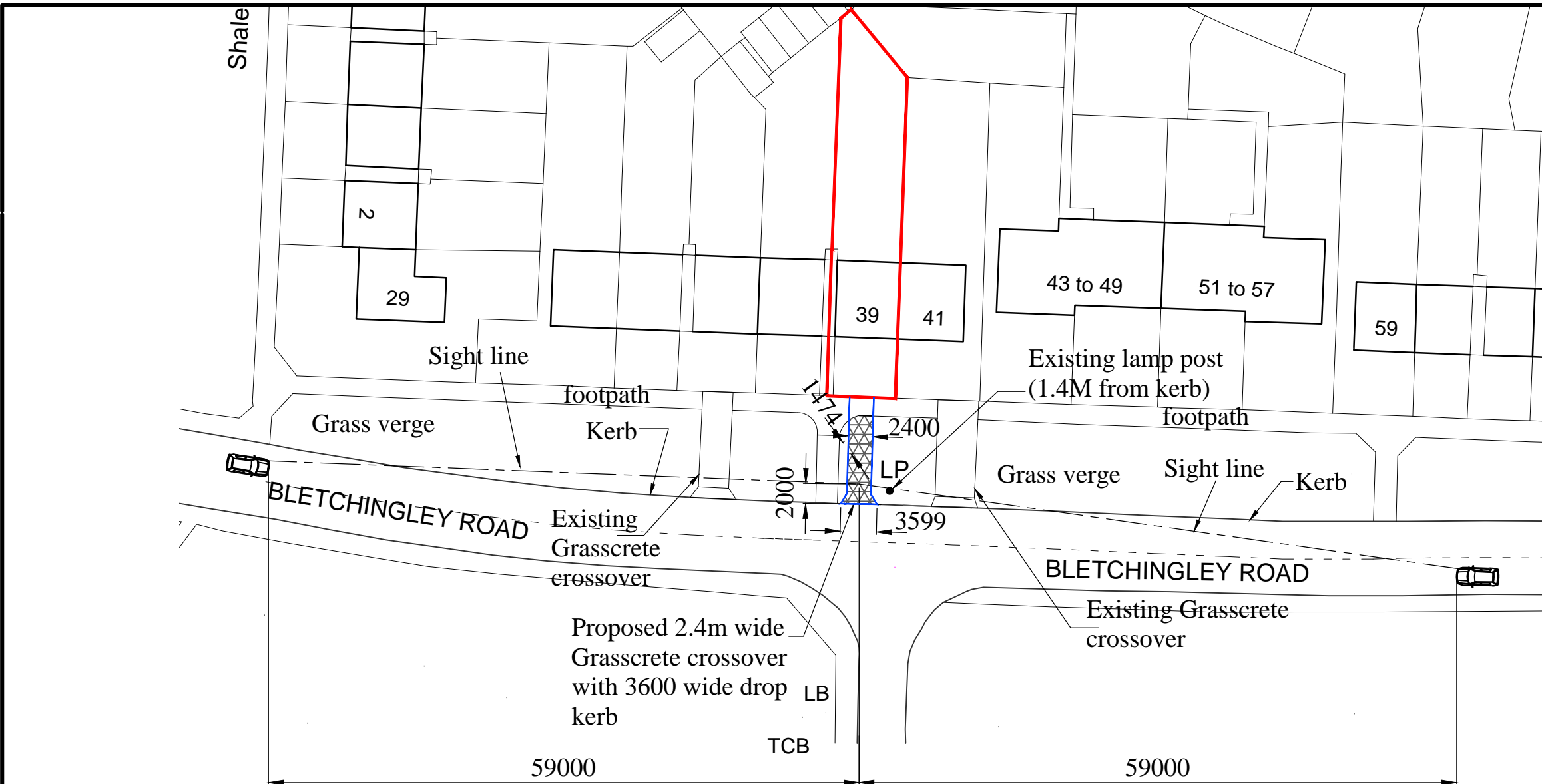
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**ELEVATION ON DROPPED KERB**

Scale 1:50

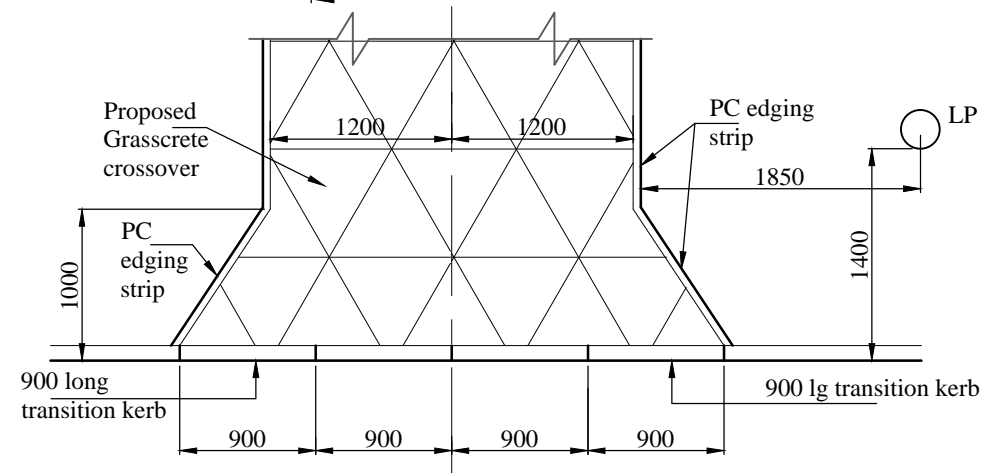
REVISION	DATE
Drawing	
<b>PROPOSED VEHICULAR ACCESS HIGHWAY CROSSOVER</b>	
Project	
<b>39 BLETHINGLEY ROAD MERSTHAM, SURREY</b>	
Client	
<b>MR CLINTON</b>	
Architect	
<b>Michael Blacker Partnership</b>	
Michael S. Blacker CEng F1StructE Andrew Blacker BSc(Eng) CEng MICE	
CONSULTING STRUCTURAL & CIVIL ENGINEERS	
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Date	Aug 2017
Job No.	4406
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Checked	-
Rev	01



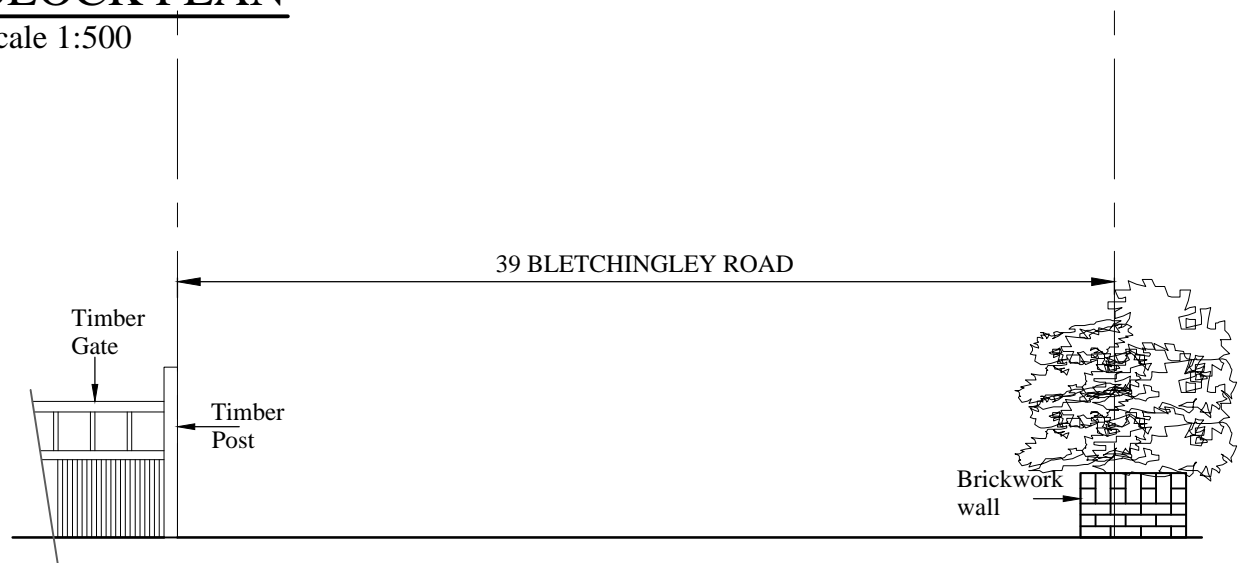
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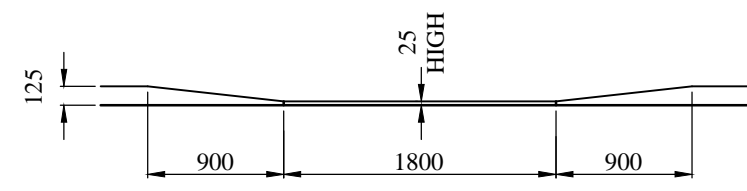
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**PLAN ON DROPPED KERB**  
Scale 1:50



**EXISTING ELEVATION ON BACK OF FOOTPATH PROPOSED UNALTERED**  
Scale 1:50



**ELEVATION ON DROPPED KERB**  
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