 <b>Reigate &amp; Banstead</b> BOROUGH COUNCIL Banstead   Horley   Redhill   Reigate	<b>TO:</b>	PLANNING COMMITTEE
	<b>DATE:</b>	1 <sup>st</sup> November 2017
	<b>REPORT OF:</b>	HEAD OF PLACES & PLANNING
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<b>AGENDA ITEM:</b>	5	<b>WARD:</b> Reigate Central

<b>APPLICATION NUMBER:</b>	17/01351/F	<b>VALID:</b>	4 <sup>th</sup> July 2017
<b>APPLICANT:</b>	Mr Bound And Mr Paterson	<b>AGENT:</b>	DPS
<b>LOCATION:</b>	31 BLACKBOROUGH ROAD REIGATE SURREY RH2 7BS		
<b>DESCRIPTION:</b>	Erection of 1no. 1 and 1no. 2 bedroom flats and 4no. 4 bedroom houses together with associated external works.		
<p><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></p>			

## SUMMARY

This is a full planning application seeking consent for the demolition of the existing commercial buildings and the erection of five new dwellings and associated external works. The application is similar to planning permission 16/02801/F, which was approved by the Planning Committee in March 2017, however seeks consent for an additional dwelling, by way of an additional dwelling at the rear of the site to create a terrace of four dwellings. The previous application sets the principle of residential development on this site.

The site is currently within commercial use. The change of use to residential was previously considered acceptable. Much of the application site lies behind housing on Blackborough Road and adjoins Urban Open Land (Reigate Cemetery), part of the Chart Lane Conservation Area. The proximity of residential properties and the incongruity of commercial activities within a residential neighbourhood mean that the site is not suitably located for employment purposes. It is therefore considered that the proposal is not contrary to policy Em1A and the change of use to residential is acceptable in principle. The relationship between the site and residential dwellings remains the same. It is therefore considered that the position regarding the change of use remains and is acceptable in principle.

The design approach remains broadly similar to that previously approved. Concern was raised over the initial proposal that would have significantly increased the scale of the terrace of four dwellings to the rear of the site and in relation to the neighbouring garden. Amendments were sought and the amended plans show a reduction in the height, depth and eaves height of the terrace dwellings, and these

amendments are considered to overcome earlier concerns and in the context of the site and the larger neighbouring building to the east of the site, would not appear as visually prominent and would therefore appear acceptable from the Chart Lane Conservation Area and be an improvement on the current buildings. The proposal is not considered to result in a harmful impact upon neighbour amenity. A total of 9 parking spaces are proposed and the County Highways Authority have raised no objection to the proposal subject to recommended conditions.

### **RECOMMENDATION(S)**

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

## Consultations:

Highway Authority: The County Highway Authority has undertaken an assessment in terms of the likely net additional traffic generation, access arrangements and parking provision and are satisfied that the application would not have a material impact on the safety and operation of the adjoining public highway. The County Highway Authority therefore has no highway requirements subject to conditions.

Environmental Health – no objection subject to conditions regarding contaminated land

The Reigate Society – concern raised over the indicated parking provision

## Representations:

Letters were sent to neighbouring properties on 7<sup>th</sup> July 2017 and 2<sup>nd</sup> October, and a site notice was posted on 17<sup>th</sup> July 2017.

15 responses have been received raising the following issues:

<b>Issue</b>	<b>Response</b>
Harm to Conservation Area	See paragraph 6.4 – 6.6
Hazard to highway safety	See paragraph 6.14
Inadequate parking	See paragraph 6.14
Inconvenience during construction	See paragraph 6.11
Increase in traffic and congestion	See paragraph 6.14
Loss of a private view	See paragraph 6.12
No need for the development	See paragraph 6.1
Noise and disturbance	See paragraph 6.12
Out of character with surrounding area	See paragraph 6.4 – 6.7
Overbearing relationship	See paragraph 6.8 – 6.10
Overdevelopment	See paragraph 6.7
Overlooking and loss of privacy	See paragraph 6.8 – 6.9
Overshadowing	See paragraph 6.8 – 6.10
Poor design	See paragraph 6.4 – 6.7
Property devaluation	See paragraph 6.12
Crime fears	See paragraph 6.12
Harm to wildlife habitat	See paragraph 6.12
Alternative location/proposal preferred	See paragraph 6.1
Health fears	See paragraph 6.12

Loss of/harm to trees	See condition 5
Drainage/sewage capacity	See paragraph 6.12
Neighbour consultation/site notice	See paragraph 6.13
Cramped	See paragraph 6.7
Density	See paragraph 6.7
Conflict with a covenant	See paragraph 6.12
Contamination	See conditions 14 to 18

## **1.0 Site and Character Appraisal**

- 1.1 The application site is relatively long with a narrow frontage to Blackborough Road, widening at the rear to wrap behind the rear boundaries of 31A and 33 Blackborough Road. The site comprises a detached single-storey car sales office at the front with both open and covered parking and vehicle display spaces extending to the rear along the eastern and western boundaries. At the rear, where the site widens, are located single and two-storey workshop units with further parking space.
- 1.2 The plot is located within a built up residential area with mainly semi-detached houses located along Blackborough Road. To the rear of the site is the cemetery to St Mary's Church, forming part of the Chart Lane Conservation Area and designated Urban Open Land. The adjacent site to the east, a former depot, contains a two and a half storey block of 17 flats.

## **2.0 Added Value**

- 2.1 Improvements secured at the pre-application stage: The applicant did not approach the Council for pre-application advice therefore the opportunity to secure improvements did not arise
- 2.2 Improvements secured during the course of the application: A reduction in the scale of the terrace of houses towards the rear of the site was sought during the course of the application, and amended plans submitted.

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

- |     |            |  |  |
|-----|------------|--|--|
| 3.1 | 16/02801/F | Demolition of existing commercial buildings and erection of 5 no. new dwellings and associated external works            | Approved with conditions<br>15 <sup>th</sup> March 2017    |
| 3.2 | 10/01940/F | Demolition of existing commercial buildings and erection of 5 new dwellings. (Renewal of planning permission 07/01897/F) | Approved with conditions<br>23 <sup>rd</sup> December 2017 |

- |     |              |   |   |
|-----|--------------|---|---|
| 3.3 | 07/01897/F   | Demolition of existing commercial buildings and erection of 5 new dwellings                         | Approved with conditions<br>31 <sup>st</sup> January 2008 |
| 3.4 | 06/00571/F   | Demolition of existing commercial buildings and erection of 3 no. 3 bedroom houses and two flats    | Refused<br>18 <sup>th</sup> May 2006                      |
| 3.5 | 04/00547/OUT | Demolition of existing workshop and erection of new workshops with ancillary offices on first floor | Approved with conditions<br>12 <sup>th</sup> May 2004     |
| 3.6 | 95/0974/OUT  | Erection of eight flats   | Refused<br>13 <sup>th</sup> December<br>1994              |

#### 4.0 Proposal and Design Approach

- 4.1 This is a full application for the erection of two flats and four houses. The two flats (one one-bedroom flat and one two-bedroom) would be in a two-storey building fronting Blackborough Road, with its own garden and two parking spaces to the front of the building with access from Blackborough Road. The four houses at the rear would be in a two-storey terrace and each would have a small back garden. The existing access road from Blackborough Road would remain to serve the development and parking spaces for seven cars would be constructed between the front flats and the rear houses.
- 4.2 The design of the dwellings would be traditional, with hipped roofs and front facing gable features. The building to the front of the site would have a gable style roof, with a single storey, flat roofed rear projection.
- 4.3 A design and access statement should illustrate the process that has led to the development proposal, and justify the proposal in a structured way, by demonstrating the steps taken to appraise the context of the proposed development. It expects applicants to follow a four-stage design process comprising:  
Assessment;  
Involvement;  
Evaluation; and  
Design.
- 4.4 Evidence of the applicant's design approach is set out below:

Assessment	The character of the surrounding area is assessed as made up of a mix of varying size property, densities and varying vernacular styles ranging from flats, semi-detached and detached houses and commercial building of varying sizes and uses.
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	No site features worthy of retention were identified.
Involvement	No community consultation took place.
Evaluation	The statement does not include any evidence of other development options being considered.
Design	The applicant's reasons for choosing the proposal from the available options were the scheme has been designed to fit the land that is available within the existing boundaries, respects the environment and appearance of the surrounding properties.

4.5 Further details of the development are as follows:

Site area	0.1 hectare
Existing use	Car sales and workshop (Sui Generis)
Proposed use	Residential (C3)
Existing parking spaces	10
Proposed parking spaces	9
Parking standard	10.5 (maximum)
Net increase in dwellings	6

**5.0 Policy Context**

5.1 Designation

Urban area  
Adjacent to Chart Lane Conservation Area  
Adjacent to Urban Open Land

5.2 Reigate and Banstead Core Strategy

CS1 (Sustainable Development)  
CS4 (Valued Townscapes and Historic Environment)  
CS10 (Sustainable Development),  
CS11 (Sustainable Construction),  
CS15 (Affordable Housing)

5.3 Reigate & Banstead Borough Local Plan 2005

Landscape & Nature Conservation Pc4  
Conservation Areas Pc13  
Housing Ho9, Ho9A, Ho13, Ho16  
Employment Em1A

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

Affordable Housing

Other

Human Rights Act 1998

Community Infrastructure Levy

Regulations 2010

### 6.0 **Assessment**

6.1 The application site is situated within the urban area where there is a presumption in favour of sustainable development and where the principle of such development is acceptable in land use terms. The application follows a recent similar proposal earlier this year for 5 dwellings that was approved with conditions. This application proposes the same two flats at the front part of the site and includes a terrace of 4 dwellings at the rear of the site, the previous application proposed a terrace of 3 dwellings.

6.2 The main issues to consider are:

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

#### Change of use

6.3 The change of use to residential was previously considered acceptable on the site. Much of the application site lies behind housing on Blackborough Road and adjoins Urban Open Land (Reigate Cemetery), part of the Chart Lane Conservation Area. The proximity of residential properties and the incongruity of commercial activities within a residential neighbourhood mean that the site is not suitably located for employment purposes. It is therefore considered that the proposal is not contrary to policy Em1A and the change of use to residential is acceptable in principle. The relationship between the site and residential dwellings remains the same today, with an additional residential development built to the east of the site since the time of the previous application in 2010 and the recent application approved in March

2017. It is therefore considered that the position regarding the change of use remains and is acceptable in principle.

#### Design appraisal

- 6.4 The frontage building remains of the same design and scale of that previously approved on site under the recent application 16/02801/F. The Conservation Officer has raised concern over the design approach and recommends a condition requiring details to show lower cills to increase the verticality of the sashes to match the neighbouring properties, and this would be attached to a grant of permission were the application to be approved. The Conservation Officer raises no objection in regard to harm to the adjacent Conservation Area, subject to recommended conditions.
- 6.5 Turning to the proposed terrace of four houses at the rear of the site, when submitted with this application this element of the proposal was significantly increased in bulk, scale and massing from that of the recent previous application. The eaves height, roof pitch, ridge height and depth of this building were all increased and in turn the rear gardens reduced in footprint. These factors in combination resulted in a building of much greater bulk and mass which would visually fill the rear portion of this site. Accordingly, amended plans were sought to seek a reduction in the scale of this element of the development and overcome these concerns.
- 6.6 The amended drawings show a reduction in the ridge height, depth and eaves height to the front elevations, and given this reduction in scale, the proposal is considered to overcome earlier concerns and in the context of the site and the larger neighbouring building to the east of the site, would not appear as visually prominent and would therefore appear acceptable from the Chart Lane Conservation Area and be an improvement on the current buildings.
- 6.7 The proposal is designed to reflect the character of the locality. The proposal would also remove existing buildings on the site that currently detract from its character. As a result, the proposal is still considered to be acceptable in terms of the design and character, subject to conditions as recommended.

#### Neighbour amenity

- 6.8 At the time of the previous renewal of planning permission in 2010, the adjacent site to the east, a former depot, had permission for a flatted residential development. This has since been implemented and completed. A two and a half storey building of 17 flats has been erected. A boundary wall of approximately 3m in height provides screening between the two sites. The building is sited between approximately 1.4m and 2m from the shared side boundary and would have a separation distance of approximately 3.5m to the proposed dwellings at the rear of the application site. The proposed dwellings would be lesser in depth than the flats, with the flats extending beyond both the front and rear elevation of the dwellings. The building does have side facing windows that face the site, however these are obscure glazed, and are



predominantly secondary windows serving kitchens/living/dining rooms, served by rear or front facing windows also. One second floor window serves a bedroom, however is also of obscure glazing.

- 6.9 Given the separation distances, obscure glazing, and secondary nature of the side facing windows, the proposed development is not considered to result in a harmful impact upon the amenity of these residential properties. Turning to the residential property to the west of the application site, the terrace of four dwellings has been reduced in scale and is now not considered to result in a harmful impact upon neighbour amenity in terms of overbearing, and would create a similar relationship to that of the earlier application.
- 6.10 There have been no significant changes in circumstances to the neighbouring properties to the front of the site, fronting Blackborough Road that would materially alter the impact of the development on the amenities of these neighbouring properties.
- 6.11 Objection was raised on the grounds of inconvenience during the construction period. Whilst it is acknowledged there may be a degree of disruption during the construction phase, the proposal would not warrant refusal on this basis and statutory nuisance legislation exists to control any significant disturbance caused during the construction of the proposal.
- 6.12 Loss of a private view, property devolution and conflicting with a covenant are not a material planning considerations. The proposed development would be in residential use and is not considered to result in a harmful impact upon amenity in terms of noise and disturbance. Concern was raised in relation to crime fears that may occur as a result of the proposed development. It is considered that the proposal would not result in any material crime issues on the site over and above the present situation. The proposal is also considered to cause no undue harm to existing wildlife, and the protected species legislation applies independently of planning permission. Objection was raised on the ground of health fears; however there is no evidence provided which would suggest that the development would represent a health risk to residents. The site is not within a flood zone and issues of drainage and sewage would be dealt with under Building Regulations
- 6.13 Objection was raised on the grounds of the position of the site notice. A site notice was displayed on 17th July 2017 and was placed on a telegraph pole at the front of site, and thus the position of the site notice is considered acceptable to publicise the application. Neighbour notification letters were sent to 40 neighbouring dwellings on 7th July 2017 and re-consultation on the amended drawings on 2<sup>nd</sup> October 2017.

#### Access and parking

- 6.14 A total of 9 parking spaces are proposed. The County Highway Authority (CHA) has undertaken an assessment in terms of the likely net additional traffic generation, access arrangements and parking provision and are satisfied that the application would not have a material impact on the safety

and operation of the adjoining public highway. The County Highway Authority therefore has no highway requirements subject to conditions.

#### Amenity for future occupants

- 6.15 The siting of the terrace of four dwellings to the rear of the site would be adjacent to the block of flats to the east. Given the separation distances between the buildings of between approximately 2.4 and 3m, the neighbouring property is not considered to result in a harmful impact upon the amenities of the proposal. The block of flats does have ground, first and second floor windows facing the site, however these are of obscure glazing and therefore would not result in a harmful impact in terms of overlooking and loss of privacy. The side facing windows have been observed as openable below a level of 1.7m above floor level, however open towards what would be the front of the dwellings, therefore not giving rise to an unacceptable level of overlooking to private amenity space. No side facing windows are proposed in the west elevation of the proposed dwelling that would give rise to mutual overlooking.

#### Infrastructure Contributions

- 6.16 The Community Infrastructure Levy (CIL) is a fixed charge which the Council will be collecting from some new developments from 1 April 2016. It will raise money to help pay for a wide range of infrastructure including schools, roads, public transport and community facilities which are needed to support new development. This development would be CIL liable although, the exact amount would be determined and collected after a grant of planning permission. However, an informal assessment would indicate a contribution of around £78,000 being required.

#### Affordable Housing

- 6.17 Core Strategy Policy CS15 and the Council's Affordable Housing SPD require financial contributions towards affordable housing to be provided on housing developments of 1-9 units. However, in November 2014, the Government introduced policy changes through a Written Ministerial Statement and changes to the national Planning Practice Guidance which restrict the use of planning obligations to secure affordable housing contributions from developments of 10 units or less. These changes were given legal effect following the Court of Appeal judgement in May 2016.
- 6.18 In view of this, and subsequent local appeal decisions which have afforded greater weight to the Written Ministerial Statement than the Council's adopted policy, the Council is not presently requiring financial contributions from applications such as this resulting in a net gain of 10 units or less. The absence of an agreed undertaking does not therefore warrant a reason for refusal in this case.

## CONDITIONS

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

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

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

<b>Plan Type</b>	<b>Reference</b>	<b>Version</b>	<b>Date Received</b>
Location Plan	UNNUMBERED		09.06.2017
Proposed Plans	40-17-02		09.06.2017
Elevation Plan	40-17-03		09.06.2017
Existing Plans	40-17-07		09.06.2017
Existing Plans	40-17-08		09.06.2017
Section Plan	62-17-06		28.09.2017
Elevation Plan	40-17-05	A	28.09.2017
Floor Plan	40-17-04	A	28.09.2017
Site Layout Plan	62-17-01	A	29.09.2017

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. Notwithstanding the drawings, the proposed external finishing materials and details shall be carried out using the external facing materials and details specified below and there shall be no variation without the prior approval in writing of the Local Planning Authority;

a) The roof shall be of the north block shall be of handmade or handcrafted clay plain tiles with clay ridge tiles and the roof of the house to Blackborough Road shall be of natural slate with clay ridge tiles unless otherwise agreed in writing by the LPA.

b) The walls shall be of handmade sandfaced multistock brick in flemish bond unless otherwise agreed in writing by the LPA.

- c) The windows of the house to Blackborough Road shall be white painted timber vertically sliding sashes with external glazing bars of traditional profile set back behind the reveal at one brick depth, with gauged brick arches.
- d) The windows to the northern block shall be white painted timber casements with casements in each opening to ensure equal sightlines or vertically sliding sashes, with external glazing bars of traditional profile, set back behind the reveal at one brick depth, with gauged brick arches.
- e) The first floor elevations facing the cemetery shall be tile hung in handmade sandfaced plain clay tiles.
- f) The rooflights shall be black painted metal conservation rooflights with single vertical glazing bars of traditional profile.
- g) All bargeboards shall be of white painted timber with architrave mouldings and straight edges with box ends omitted.
- h) All external joinery shall be of painted timber.
- i) All dormers shall have an ogee cornice.
- j) This permission does not purport to grant consent for the front elevation of the new house fronting Blackborough Road, revised details of which shall be submitted to and approved in writing by the LPA before works commence, showing lower cills to increase the verticality of the sashes to match the neighbouring properties.

Reason: To ensure that a satisfactory external appearance of the development is achieved and to maintain the character of the adjacent Conservation Area with regard to Reigate and Banstead Borough Local Plan 2005 policies Pc13, Ho9 and Pc13.

5. No development shall commence including demolition and or groundworks preparation until a detailed, scaled Tree Protection Plan (TPP) and the related Arboricultural Method Statement (AMS) is submitted to and approved in writing by the Local Planning Authority (LPA). These shall include details of the specification and location of exclusion fencing, ground protection and any construction activity that may take place within the Root Protection Areas of trees (RPA) shown to scale on the TPP, including the installation of service routings. The AMS shall also include a pre-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, Pc12 and Ho9 of the Reigate and Banstead Borough Local Plan

6. No development shall commence on site until a scheme for the landscaping of the site including the retention of existing landscape features has been submitted to and approved in writing by the LPA. Landscaping schemes shall include details of hard and soft landscaping, including any tree removal/retention, planting plans, written specifications (including cultivation and other operations associated with tree, shrub, and hedge or grass

establishment), schedules of plants, noting species, plant sizes and proposed numbers/densities and an implementation and management programme.

All hard and soft landscaping work shall be completed in full accordance with the approved scheme, prior to occupation or within the first planting season following completion of the development hereby approved or in accordance with a programme agreed in writing with the local planning authority.

Any trees shrubs or plants planted in accordance with this condition which are removed, die or become damaged or become diseased within five years of planting shall be replaced within the next planting season by trees, shrubs of the same size and species.

Reason: To ensure good arboricultural and landscape practice in the interests of the maintenance of the character and appearance of the area and to comply with policies Pc4, Pc12, Ho9 of the Reigate and Banstead Borough Local Plan 2005.

7. The development hereby approved shall not be first occupied unless and until space has been laid out within the site in accordance with the approved plans for vehicles to be parked and for vehicles to turn so that they may enter and leave the site in forward gear. Thereafter the parking /turning areas shall be retained and maintained for their designated purposes.

Reason: In order that the development should not prejudice highway safety nor cause inconvenience to other highway users and in order to meet the objectives of the NPPF (2012), and to satisfy policy Mo7 of the Reigate and Banstead Borough Local Plan (2005), and policy CS17 of the Core Strategy (2014).

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

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

Reason: In order that the development should not prejudice highway safety nor cause inconvenience to other highway users and in order to meet the objectives of the NPPF (2012), and to satisfy policy Mo7 of the Reigate and Banstead Borough Local Plan (2005), and policy CS17 of the Core Strategy (2014).

9. The development hereby approved shall not be first occupied unless and until the following facilities have been provided in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority for:

- (a) The secure parking of bicycles within the development site, and thereafter the said approved facilities shall be provided, retained and maintained to the satisfaction of the Local Planning Authority.

Reason: in recognition of Section 4 "Promoting Sustainable Transport" in the National Planning Policy Framework 2012 and in order to meet the objectives of the NPPF (2012), and to satisfy policy Mo7 of the Reigate and Banstead Borough Local Plan (2005), and policy CS17 of the Core Strategy (2014).

10. The development shall not be occupied until a plan indicating the positions, design, materials and type of boundary treatment to be erected has been submitted to and approved in writing by the Local Planning Authority. The boundary treatment shall be completed before the occupation of the development hereby permitted.

Reason: To preserve the visual amenity of the area and protect neighbouring residential amenities with regard to the Reigate and Banstead Borough Local Plan 2005 policies Ho9 and Pc4.

11. 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.

12. 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

13. The first floor windows in the side elevation of the detached flat building 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. Prior to commencement of development a written comprehensive environmental desktop study report is required to identify and evaluate possible on and off site sources, pathways and receptors of contamination and enable the presentation of all plausible pollutant linkages in a preliminary conceptual site model. The study shall include relevant regulatory consultations such as with the Contaminated Land Officer and be submitted to the Local Planning Authority and is subject to the approval in writing of the Local Planning Authority and any additional requirements that it may specify. The report shall be prepared in accordance with the Environment Agency's Model Procedures for the Management of Contaminated Land (CLR 11) and British Standard BS 10175.

Reason: To ensure that the proposed development and any site investigations and remediation will not cause harm to human health or pollution of controlled waters with regard to Reigate and Banstead Borough Council Local Plan 2005 Policy (insert reference) and the NPPF.

15. In follow-up to the environmental desktop study report and prior to the commencement of development, a contaminated land site investigation proposal, detailing the extent and methodologies of sampling, analyses and proposed assessment criteria required to enable the characterisation of the plausible pollutant linkages identified in the preliminary conceptual model, shall be submitted to the Local Planning Authority. This is subject to the written approval in writing of the Local Planning Authority, and any additional requirements that it may specify, prior to any site investigation being commenced on site. Following approval, the Local Planning Authority shall be given a minimum of two weeks written notice of the commencement of site investigation works.

Reason: To ensure that the proposed development and any site investigations and remediation will not cause harm to human health or pollution of controlled waters with regard to Reigate and Banstead Borough Council Local Plan 2005 Policy (insert reference) and the NPPF.

16. Prior to commencement of the development, a contaminated land site investigation and risk assessment, undertaken in accordance with the site investigation proposal as approved that determines the extent and nature of contamination on site and is reported in accordance with the standards of DEFRA's and the Environment Agency's Model Procedures for the Management of Contaminated Land (CLR 11) and British Standard BS 10175, shall be submitted to the Local Planning Authority and is subject to the approval in writing of the Local Planning Authority and any additional requirements that it may specify. If applicable, ground gas risk assessments should be completed inline with CIRIA C665 guidance.

Reason: To ensure that the proposed development and any site investigations and remediation will not cause harm to human health or pollution of controlled waters with regard to Reigate and Banstead Borough Council Local Plan 2005 Policy (insert reference) and the NPPF.

17. A. Prior to commencement of the development a detailed remediation method statement should be produced that details the extent and method(s) by which the site is to be remediated, to ensure that unacceptable risks are not posed to identified receptors at the site and details of the information to be included in a validation report, has been submitted to and approved in writing by the Local Planning Authority, and any additional requirements that it may specify, prior to the remediation being commenced on site. The Local Planning Authority shall then be given a minimum of two weeks written notice of the commencement of remediation works.

B. Prior to occupation, a remediation validation report for the site shall be submitted to the Local Planning Authority in writing. The report shall detail evidence of the remediation, the effectiveness of the remediation carried out and the results of post remediation works, in accordance with the approved remediation method statement and any addenda thereto, so as to enable future interested parties, including regulators, to have a single record of the remediation undertaken at the site. Should specific ground gas mitigation measures be required to be incorporated into a development the testing and verification of such systems should be in accordance with CIRIA C735 guidance document entitled 'Good practice on the testing and verification of protection systems for buildings against hazardous ground gases'.

Reason: To demonstrate remedial works are appropriate and demonstrate the effectiveness of remediation works so that the proposed development will not cause harm to human health or pollution of controlled waters with regard to Reigate and Banstead Borough Council Local Plan 2005 Policy (insert reference) and the NPPF.

18. Unexpected ground contamination: Contamination not previously identified by the site investigation, but subsequently found to be present at the site shall be reported to the Local Planning Authority as soon as is practicable. If deemed necessary development shall cease on site until an addendum to the remediation method statement, detailing how the unsuspected contamination is to be dealt with, has been submitted in writing to the Local Planning Authority. The remediation method statement is subject to the written approval of the Local Planning Authority and any additional requirements that it may specify.

Reason: To ensure that the proposed development and any site investigations and remediation will not cause harm to human health or pollution of controlled waters with regard to Reigate and Banstead Borough Council Local Plan 2005 Policy (insert reference) and the NPPF.

## 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. Environmental Health would like to draw the applicant attention to the specifics of the contaminated land conditional wording such as 'prior to commencement', 'prior to occupation' and 'provide a minimum of two weeks notice'.
7. The submission of information not in accordance with the specifics of the planning conditional wording can lead to delays in discharging conditions, potentially result in conditions being unable to be discharged or even enforcement action should the required level of evidence/information be unable to be supplied. All relevant information should be formally submitted to the Local Planning Authority and not direct to Environmental Health.

## **REASON FOR PERMISSION**

The development hereby permitted has been assessed against development plan policies Pc4, Pc13, Ho9, Ho9a, Ho13, Ho16, Em1a, 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**

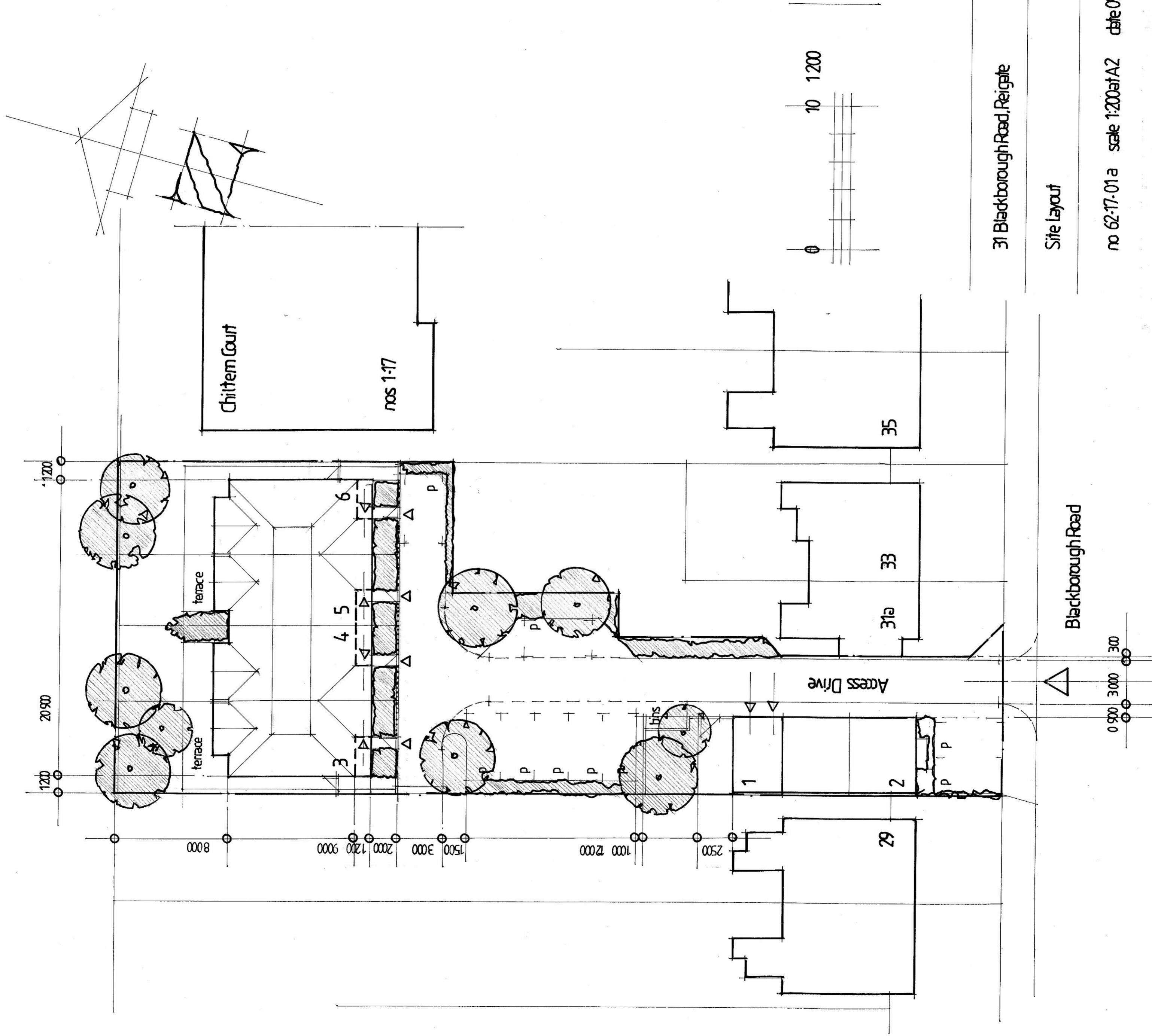
The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in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

17/01351/F - 31 Blackborough Road, Reigate



All dimensions must be checked and confirmed by the contractor before start of any works. Any errors or omissions must be advised to client/DPS.  
 All site setting out dimensions to be checked against approved planning drawings and approved by client before start of any works.  
 All drawings are to be read in conjunction with approved construction notes and schedules.  
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revisions :



31 Blackborough Road, Reigate

Site Layout

no 62-17-01a scale 1:200 at A2 date 09/17

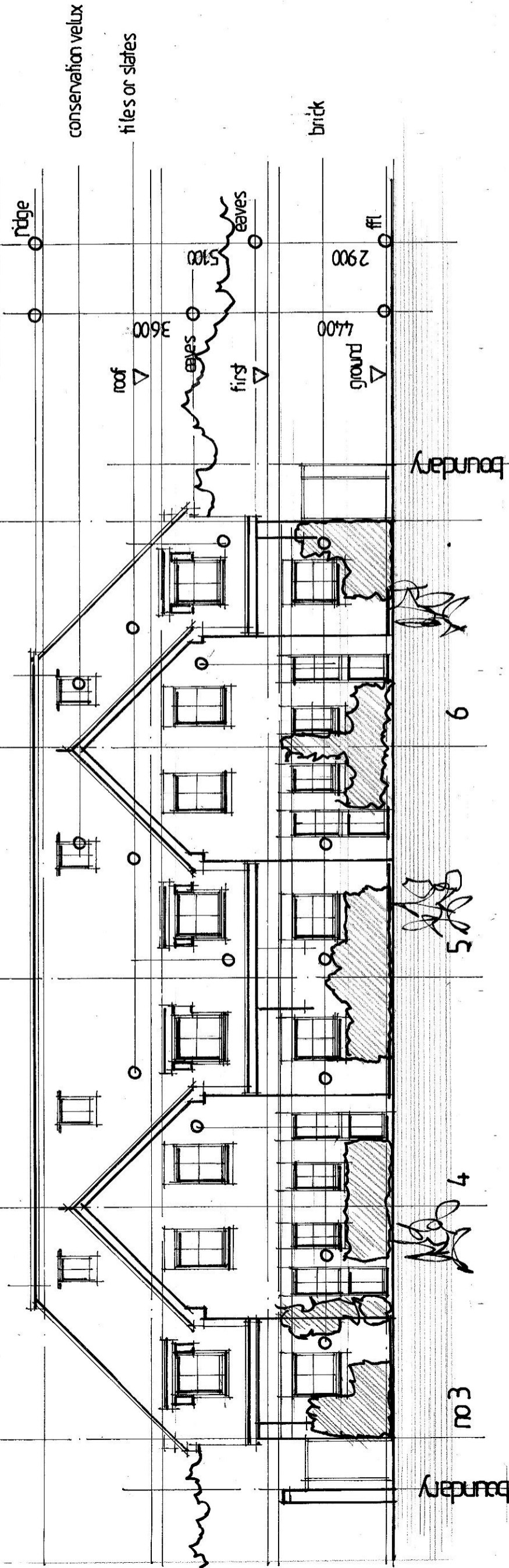


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 West Sussex RH14 0AX

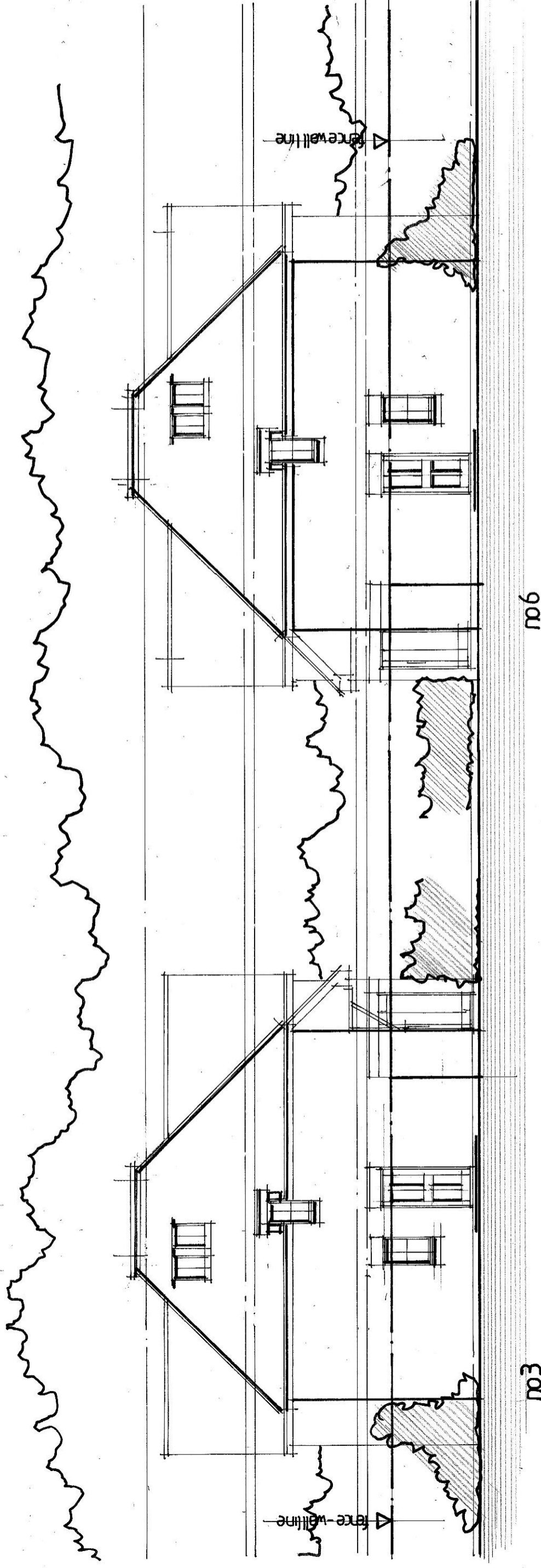
telephone: 01403 701923

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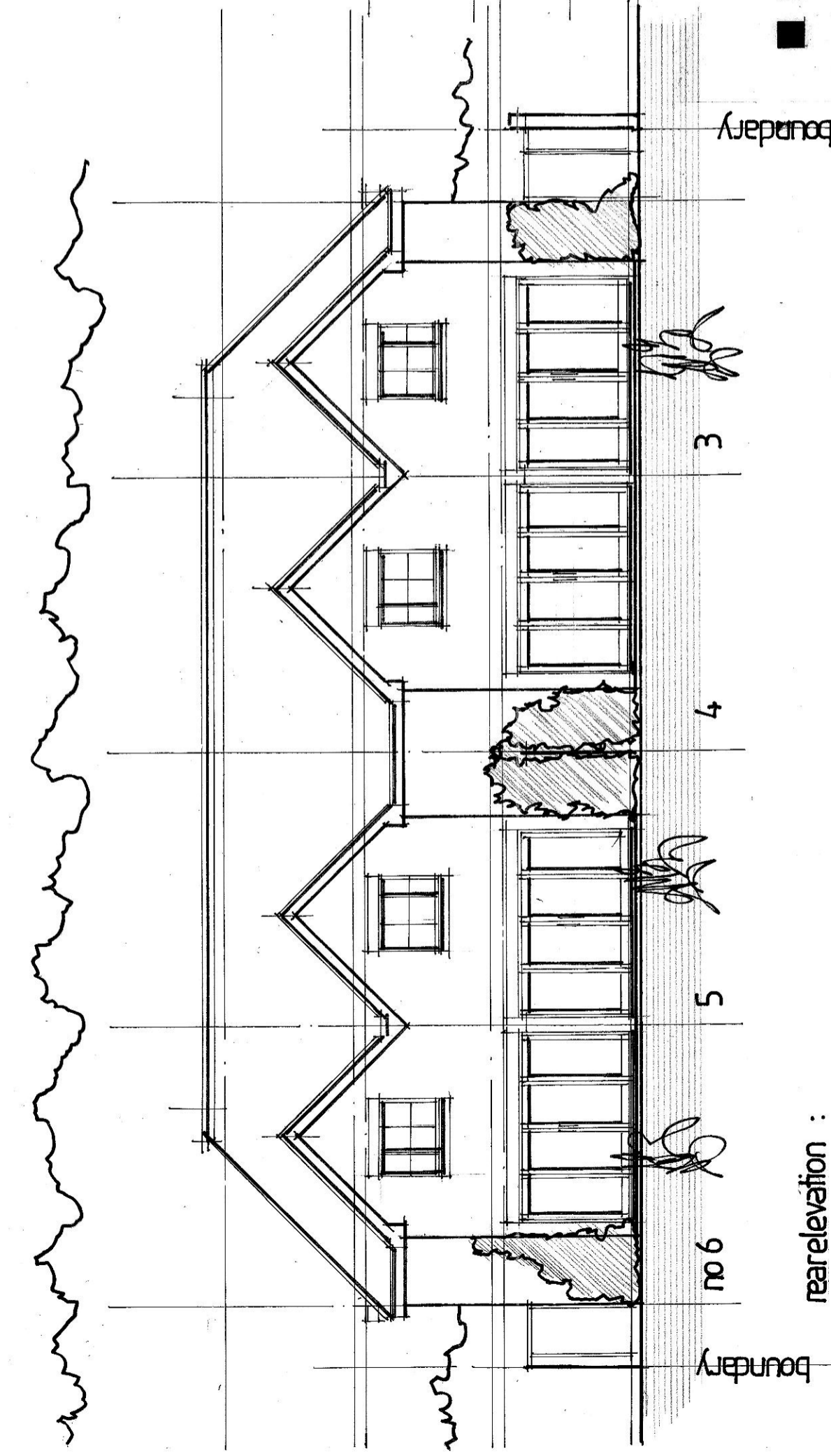
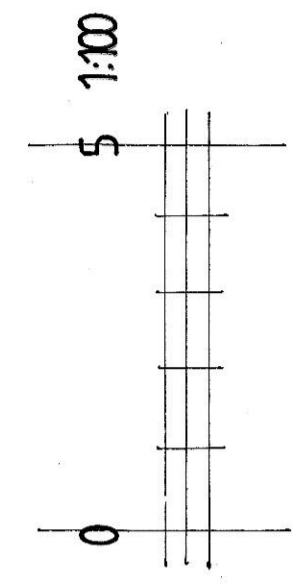
revisions :



front elevation :



side elevations : no 3



rear elevation :

31 Blackborough Road, Reigate

Elevations : Plots 3-6

no 40-17-05a scale 1:100 at A2 date 09 17

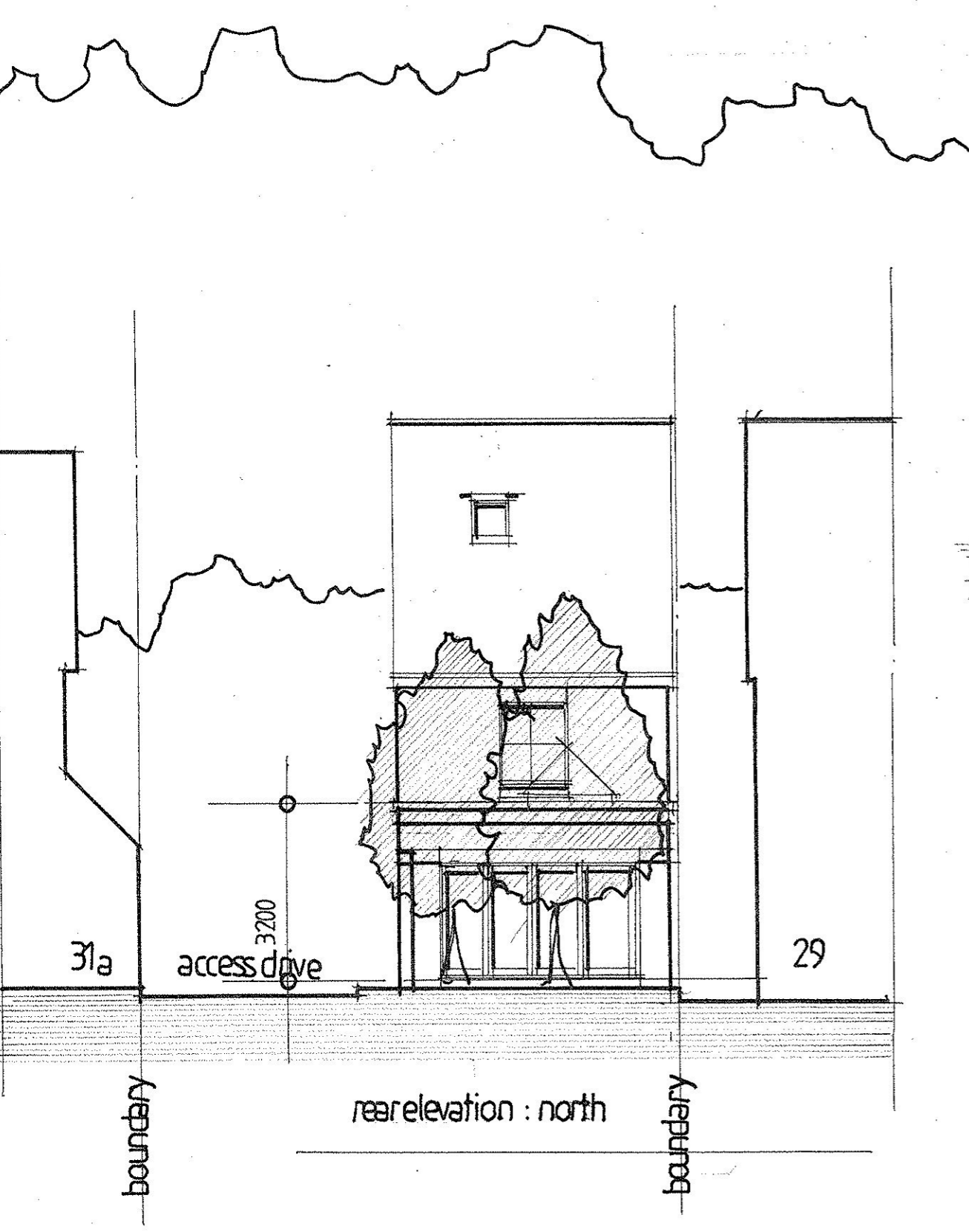
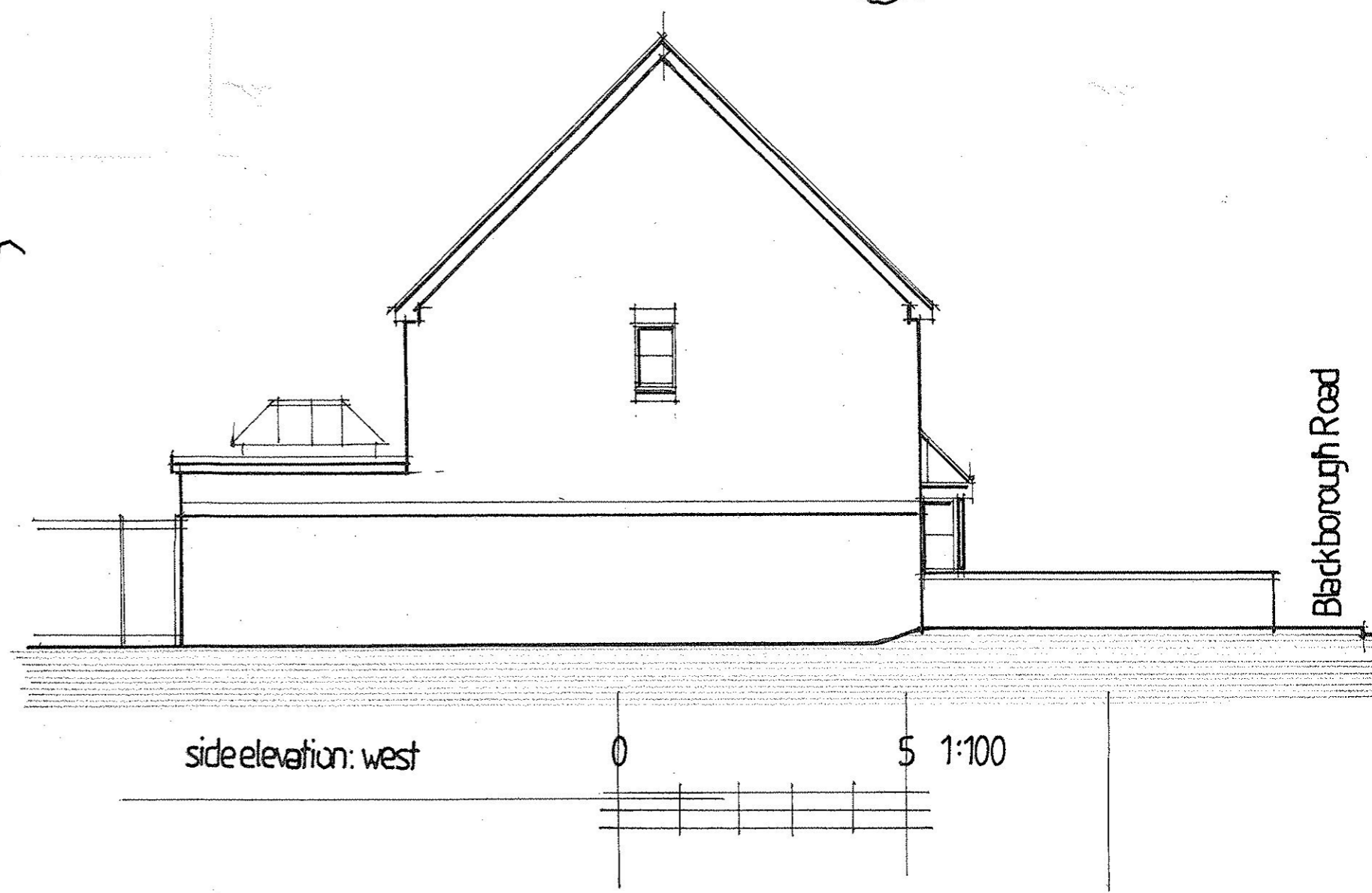
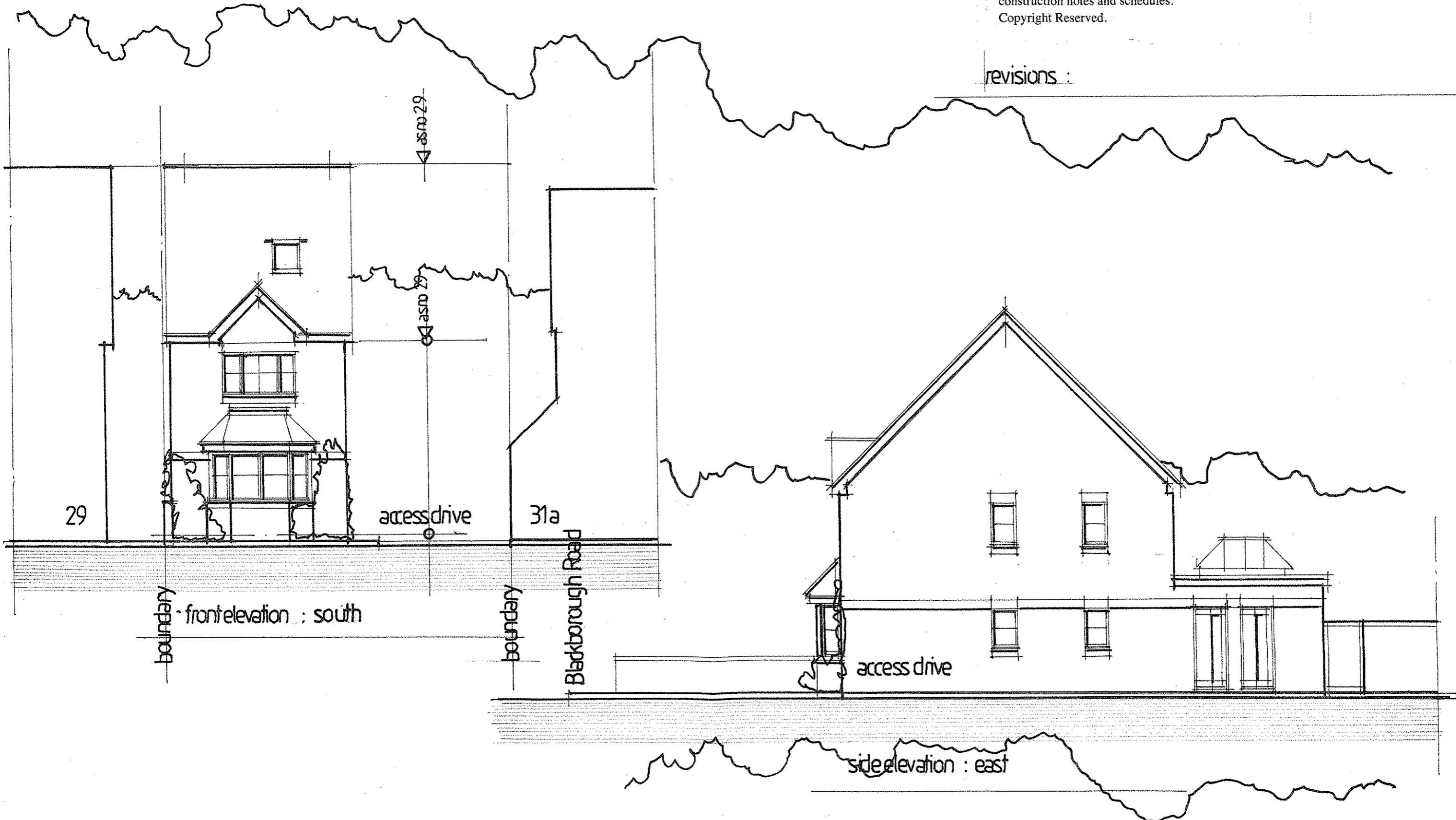


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31 Blackborough Road, Reigate

Elevations : Plots 1 and 2

no 40-17-03 scale 1:100 at A2 date 05-17

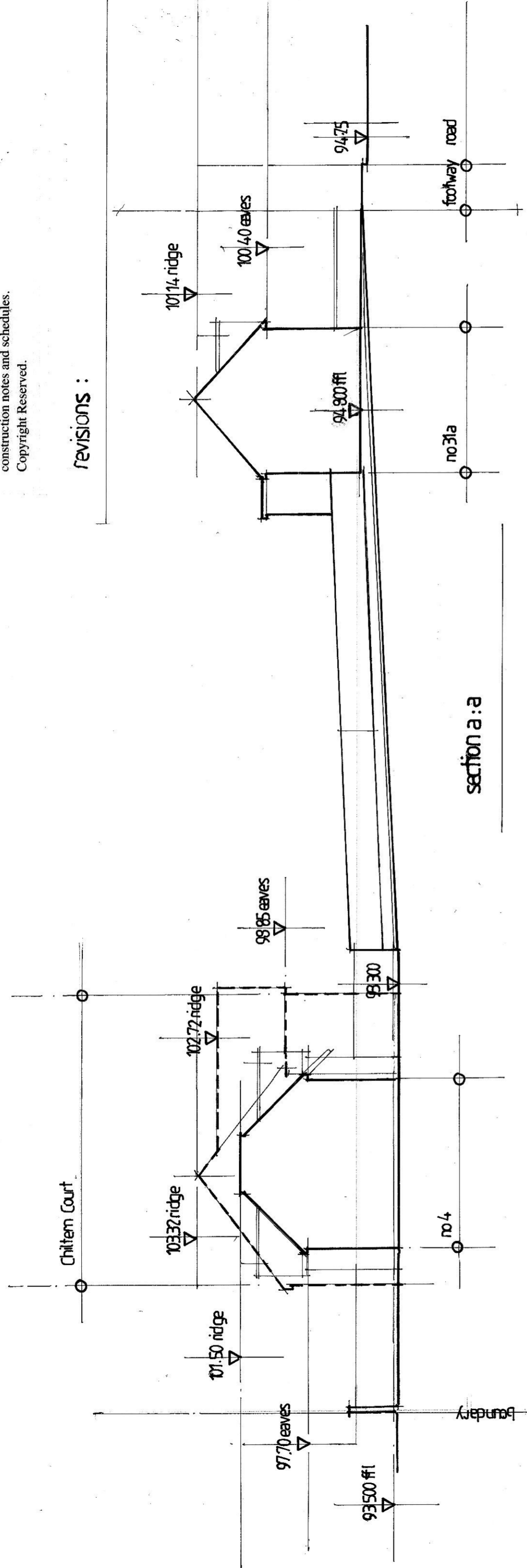
Scale 1:100 (metres)  
 0 1 2 3 4 5 6 7 8  
 Scale 1:50 (metres)  
 0 1 2 3 4  
 Please check the drawing scale before taking measurements

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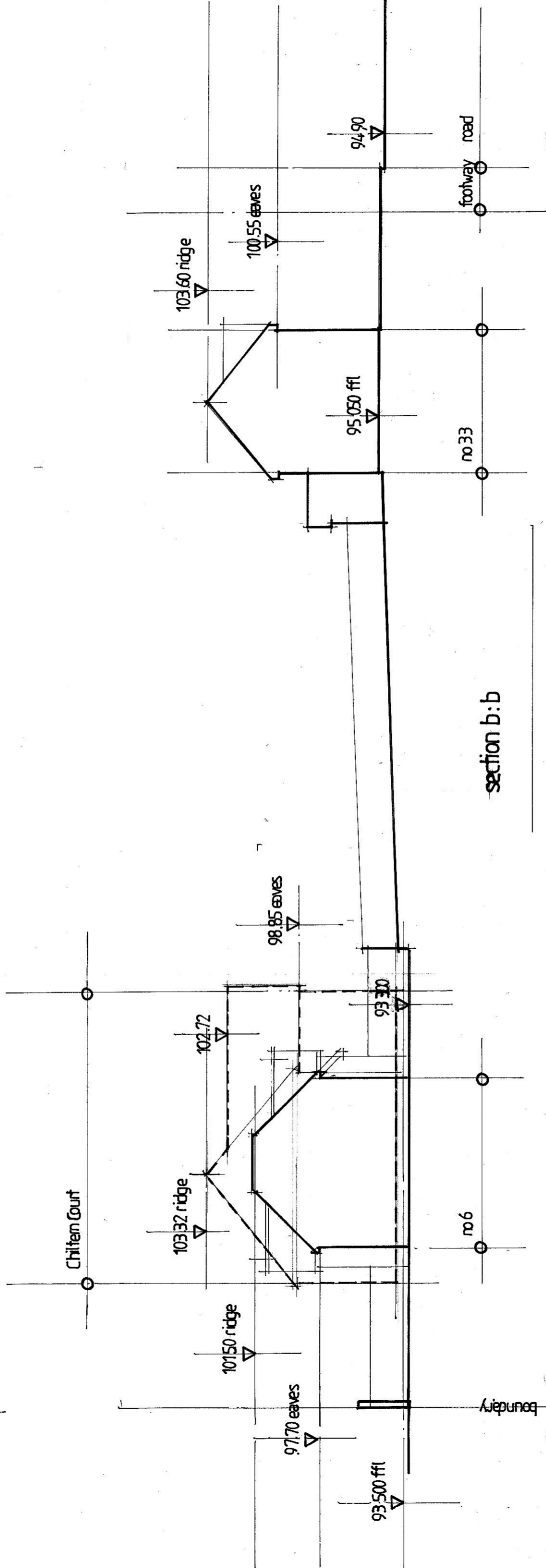
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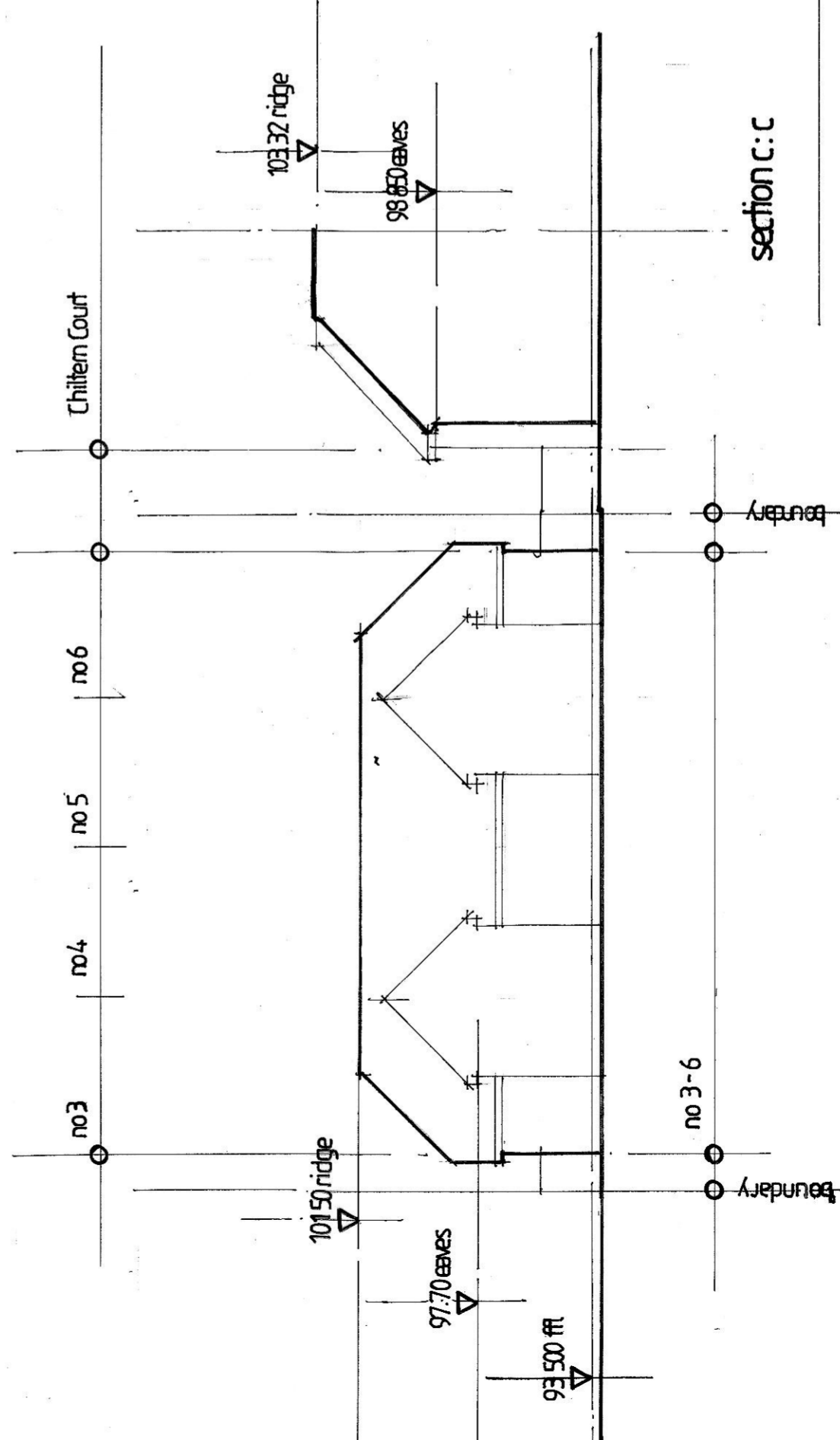
revisions :



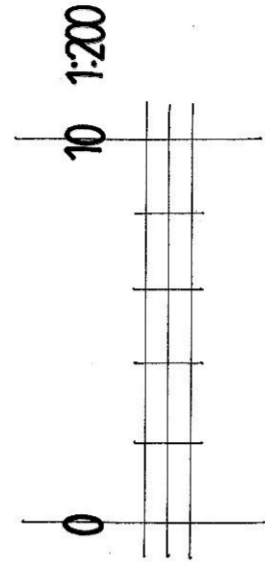
section a : a



section b : b



section c : c



31 Blackborough Road, Reigate

Site Sections

no 62-17-06 scale 1:200 JAJ date 09-17



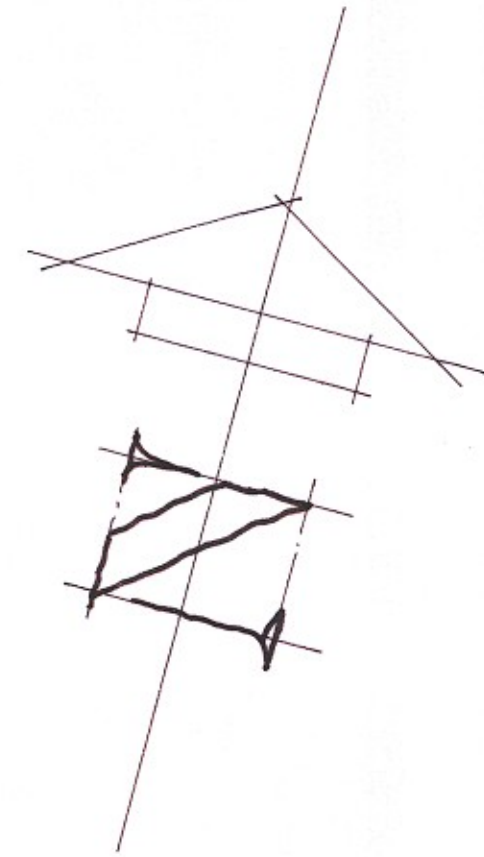
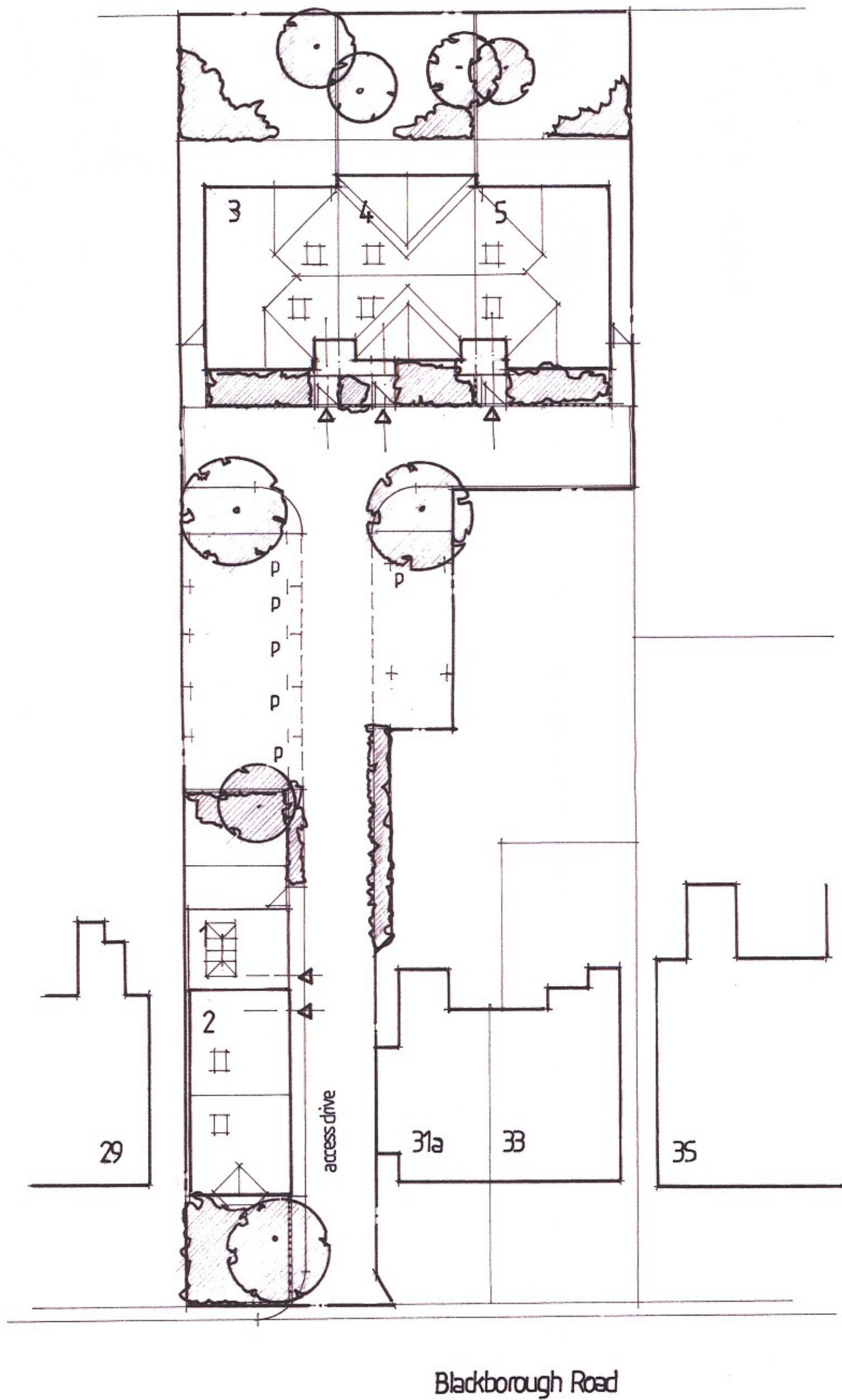
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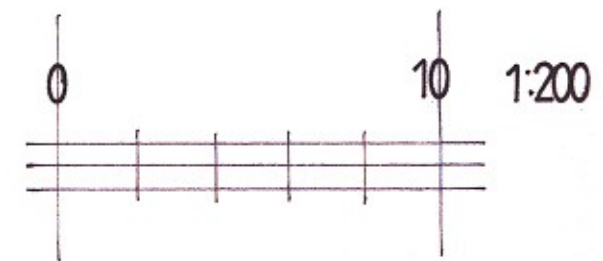
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revisions :

location plan 1:1250



# 16/02801/F - Approved Layout



31 Blackborough Road, Reigate

Site Layout

no 81-16-01 scale 1:200 at A2 date 11/16



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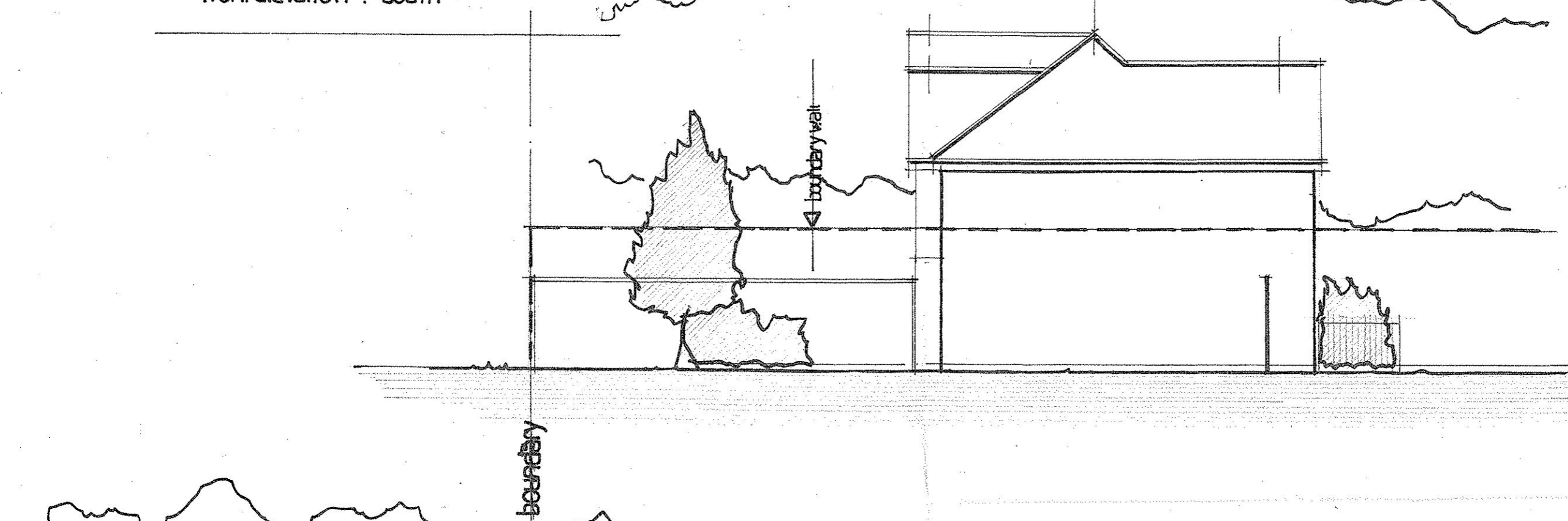
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revisions :

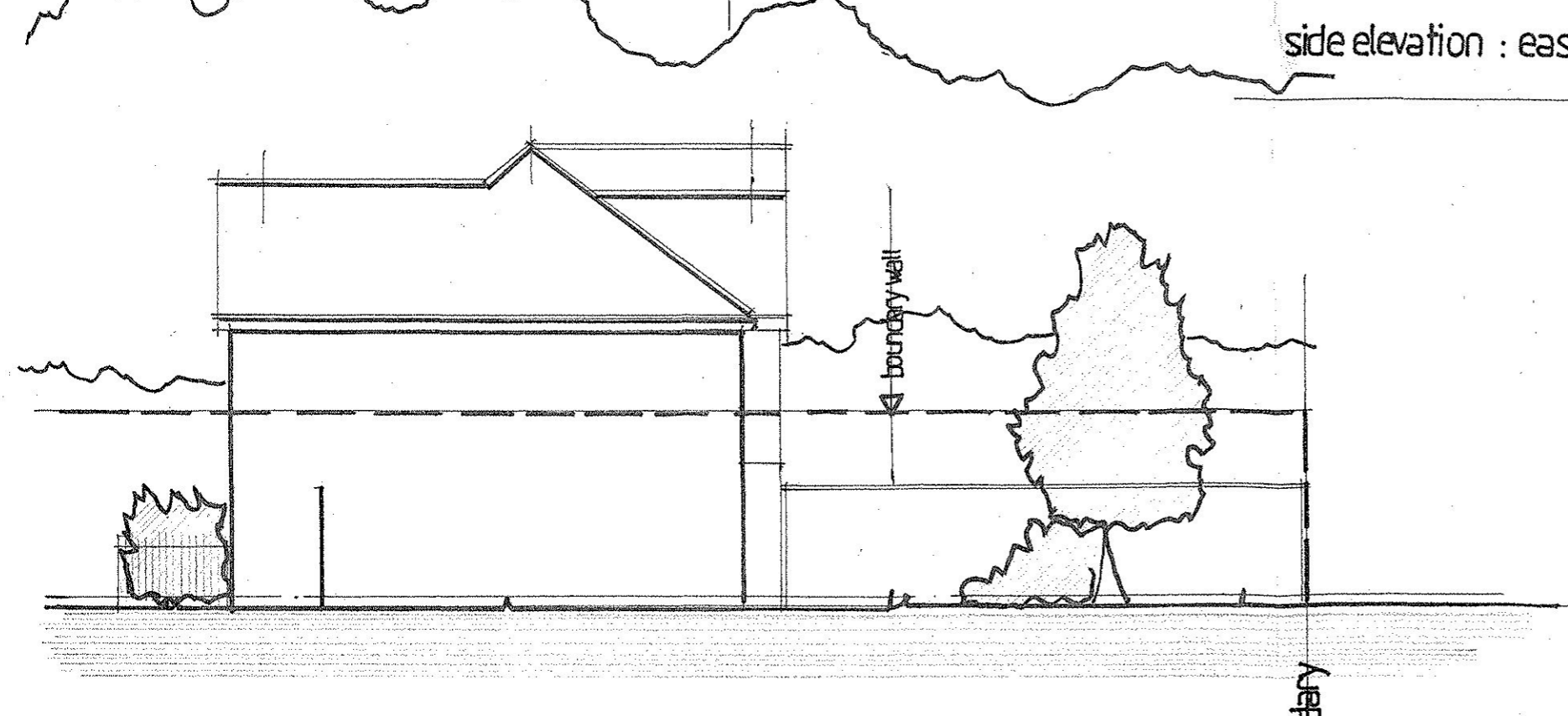
# 16/02801/F - Approved Elevations



front elevation : south :



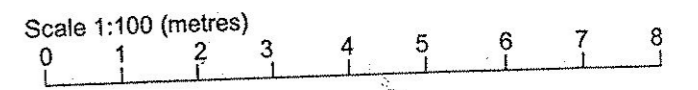
side elevation : east :



side elevation : west :

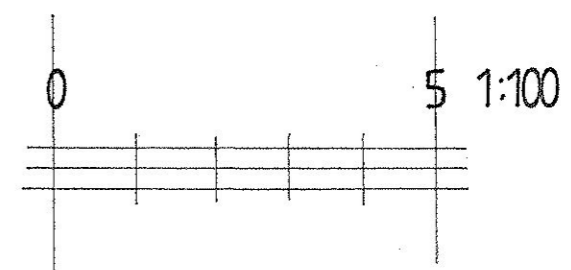


rear elevation : north :



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Elevations : Plots 3 4 and 5 : Sheet 1

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