 Reigate & Banstead BOROUGH COUNCIL Banstead Horley Redhill Reigate	TO:	PLANNING COMMITTEE
	DATE:	1 st November 2017
	REPORT OF:	HEAD OF PLACES & PLANNING
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AGENDA ITEM:	8	WARD: Reigate Central

APPLICATION NUMBER:	17/01830/F	VALID:	7 th August 2017
APPLICANT:	Mallerstan Ltd	AGENT:	Lovell Design Architects
LOCATION:	41-43 DOODS PARK ROAD, REIGATE, SURREY		
DESCRIPTION:	Demolition of existing buildings and closure of vehicular accesses. Erection of detached building comprising 12 residential flats (10 x 2 bedroom and 2 x 3 bedroom), bin store, formation of parking forecourt, provision of bike store, formation of new vehicular and pedestrian accesses, new hard and soft landscaping and associated works.		
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.			

SUMMARY

This is a full application for the demolition of the existing dwellings at 41 and 43 Doods Park Road and the erection of a detached building containing 12 flats. To the front of the site a parking forecourt served by a single central access point would be provided, incorporating significant areas of soft landscaping and new planting.

This application follows two previously refused applications both of which were dismissed at appeal. The most recent (reference 16/01594/F) also a scheme for 12 units, was dismissed at appeal as the bulk, scale and design of the building was considered to be harmful to the character of the area. No harm was identified by the Inspector in respect of neighbour amenity in that case.

The current scheme seeks to overcome the single remaining issue of impact on character by further reducing the height of the building and rationalising some elements of the design of the building. The height of the central portion of the building has been reduced by approximately 1m such that it is now identical in height to the adjoining Howard Court and the two storey dwelling which presently exists on the site (to be demolished). The eaves and ridge of the two main gables would also be dropped by over 0.6m and the western wing of the building significantly lowered by 2m such that it would appear as a genuinely subservient element. A gable projection on the eastern side of the building would also be removed in favour a hipped roof and the front projecting bays removed.

Whilst the conclusions of the previous appeal Inspector are acknowledged and are an important material consideration, it is considered that the changes made (as described above) materially reduce the height and consequent bulk of the building as perceived within the street scene such that it would no longer harshly contrast with the scale of the existing houses. The revised, comprehensive landscaping scheme – which differs from that before the previous Inspector would provide an effective screen to soften and break up views of the frontage of the building to reduce its prominence and help assimilate the development into the sylvan character of Doods Park Road.

The previous Inspector found did not consider that the proposal would unacceptably impact on the amenity of neighbouring properties, including no.37A which is set to the rear of the site. The further reductions in the scale and height of the building proposed in this application, particularly the western wing, further reinforce this conclusion.

The proposed access and parking has been considered by the County Highway Authority and they raise no objection subject to conditions.

Under Core Strategy policy, the development should provide a financial contribution towards affordable housing. In this case, an open book appraisal was submitted with the application which demonstrated that, once all costs and developer profit were taken account of, it would not be viable to provide the required contributions. This appraisal was scrutinised and it is considered that the conclusions reached are sound. On this basis, the absence of a financial contribution is justified and refusal would not therefore be warranted.

RECOMMENDATION

Planning permission is **GRANTED** subject to conditions and expiry of 21 day notice period on revised ownership certificate.

Consultations:

Highway Authority: The County Highway Authority has assessed the application on safety, capacity and policy grounds and raises no objection subject to conditions. Makes the following comments in relation to parking provision:

Based on parking standards in the Reigate and Banstead Borough Local Plan, the proposed development of 10 x 2 bed and 2 x 3 bed flats would require the provision of 19 car parking spaces yet only 16 car parking spaces are proposed. However, the CHA will only raise objections regarding parking if there is a shortfall that would lead to danger on the adjoining public highway. In this case, there are double yellow line waiting restrictions along sections of Doods Park Road, to prevent on street parking from taking place in locations where it would be considered dangerous. The CHA therefore considers that if any displacement parking were to take place on Doods Park Road as a result of the proposed development, this would not cause any highway safety issues.

Tree Officer: No objection subject to conditions. The Tree Officer's response suggests that an updated tree protection plan and method statement is required to ensure the measures reflect final design (including service routings). The response also confirms that the landscape submission and specification is acceptable and would provide meaningful landscaping and replacement tree planting which will enhance and improve the existing and surrounding landscape. The Tree Officer has provided further comments in respect of the potential impact on off-site trees as follows:

The incursions into T13 and T14 are relatively minor, T13 beech would have, due to the presence of the driveway that serves 37 Doods Park Road and the adoptable highway Doods Park Road, placed a constraint on the development of the root systems and functions of both trees. The incursion would involve the construction of a slab to support the Bin store and this could be carried out as per the guidance and advice contained at section 7.5.3 of BS5837: slab could be constructed above ground level if required.

The incursion into the notional RPA of T9 lawson cypress could in my opinion be dealt with by qualified Arboricultural supervision, foundation will be at a depth greater than the existing structure; design of foundation are not yet known, but would most likely be an engineered solution possibly piling, if conventional trench/strip foundations are used these would be supervised for the first 750-900mm to sure that any roots encountered are properly dealt with the excavations are normally undertaken under direct supervision of the Arboricultural consultant and would be discussed between the Council's Tree Officer and the AC at the pre commencement meeting. The submitted Arboricultural information allows for a balanced and informed decision to be taken at this point in time and any permission would be subject to the AMS and TPP as imposed by the precedent condition.

SCC SUDS Team: Final comments awaited. Concerns regarding drainage strategy proposed and information provided.

Surrey Police Crime Prevention Design Advisor: No objection subject to the imposition of a condition/informative regarding crime prevention.

Network Rail: No objection

UK Power Networks: No objection

SES Water: No comments

Representations:

Letters were sent to neighbouring properties on 11 August 2017, a site notice was posted 25 August 2017 and the application was advertised in local press on 24 August 2017. Neighbours were notified of the amended plans by letter on 6 October 2017.

56 responses were received on the originally submitted plans, raising the following main issues as set out below. A further 14 responses were received on the amended plans (as at 17 October 2017). These responses raise many of the same issues as the original representations even in light of the further amendments.

Issue	Response
Overdevelopment	See paragraph 6.3-6.12
Out of character with surrounding area	See paragraph 6.3-6.12 and conditions 3, 7 and 8
Poor design	See paragraph 6.3-6.12 and conditions 3, 7 and 8
Overlooking and loss of privacy	See paragraph 6.13-6.18 and conditions 18 and 19
Overshadowing	See paragraph 6.13-6.18 and conditions 18 and 19
Overbearing relationship	See paragraph 6.13-6.18 and conditions 18 and 19
Noise and disturbance	See paragraph 6.17 and condition 6
Increase in traffic and congestion	See paragraph 6.19-6.23
Inconvenience during construction	See paragraph 6.17 and condition 6
Inadequate parking	See paragraph 6.19-6.23 and conditions 13, 15 and 17
Hazard to highway safety	See paragraph 6.19-6.23 and conditions 13, 14, 15 and 16
Loss of/harm to trees	See paragraph 6.24-6.28 and condition 4
Drainage/sewage capacity	See paragraph 6.38 and conditions 5 and 11
Harm to wildlife habitat	See paragraph 6.39 and conditions 4, 8 and 9
Loss of buildings	See paragraph 6.36
No need for development	See paragraph 6.1 and 6.36
Alternative location/proposal preferred	See paragraph 6.36
Harm to Green Belt/countryside	The site is not within, or adjacent to, an area of countryside or Green Belt
Loss of private view	This is not a material planning consideration

Property devaluation

This is not a material planning consideration

Note: Whilst not a material planning consideration, during the course of the application, concerns were also raised by neighbours in relation to the Council accepting amendments to the application and the subsequent consultation process. Whilst there is no legislation governing accepting amendments to applications, there is case law which identifies it acceptable and beneficial to the process. The NPPF also encourages Local Planning Authorities to “*approach decision-taking in a positive way to foster the delivery of sustainable development*”; “*look for solutions rather than problems*” and to “*work proactively with applicants*” and thus embodies a proactive approach where amendments are considered to be capable of overcoming concerns. In terms of consultation, neighbours and other interested parties were notified of the amended plans in accordance with the Council’s adopted Statement of Community Involvement (2013) (page 15) and allowed an additional period of 14 days for further representations/comments.

Ownership certificate: It was also identified during the application process that the incorrect ownership certificate had been provided by the applicant. Whilst there was a relationship between the applicant company and the corporate owner of one of the existing properties (such that I am satisfied that all landowners were aware of the application and that there would be no prejudice to them), a revised ownership certificate (Certificate B) was sought from the applicant and formal notice served on the other owner. This is subject to a 21 day notification period; hence the recommendation that the decision is held pending expiry of this period.

1.0 Site and Character Appraisal

- 1.1 The application site comprises of numbers 41 and 43 Doods Park Road. Number 41 is a single storey bungalow and number 43 is two storey family dwelling. Both are well set back from the highway with generous front gardens and driveways. There are a number of trees within the site and landscaping along the frontage. Two large Beech trees are located adjacent to the application site.
- 1.2 Adjacent to the site to the east is a block of flats, Howard Court, which are three storeys with a boxy, flat roof design typical of the 1960s era from which they derive. To the west there is an imposing two and a half storey Victorian dwelling and to the rear there is a two storey dwelling, again of 1950s/1960s style. With the exception of the adjacent Howard Court, Doods Park Road is characterised predominantly by two storey, single family dwellings; however, it is acknowledged that there are instances of blocks of flats in the wider locality, including along Wray Common Road.

2.0 Added Value

- 2.1 Improvements secured at the pre-application stage: At pre application stage the applicant was advised to reduce the scale of built form proposed on the site.
- 2.2 Further improvements could be secured: Conditions would be applied to the grant of permission regarding materials, landscaping, tree protection etc, to ensure the proposed development caused no harm to the character of the area.

3.0 Relevant Planning and Enforcement History

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|-----|------------|--|---|
| 3.1 | 16/01594/F | Demolition of existing buildings and closure of vehicular accesses. Erection of detached building comprising 12 residential flats (10 x 2-bedroom and 2 x 3-bedroom), bin store, formation of parking forecourt, provision of bike store, formation of new vehicular and pedestrian accesses, new hard and soft landscaping and associated works | Refused
25 November 2016
Appeal dismissed |
| | 15/02609/F | Demolition of numbers 41 and 43 and closure of vehicular accesses. Erection of detached building comprising 14 x 2-bedroom residential flats, bin store, formation of parking forecourt and erection of carport, provision of bike store, formation of new vehicular and pedestrian accesses, erection of gates to front boundary, new landscaping and associated works. | Refused
04 March 2016
Appeal dismissed |

3.2 Application 16/01594/F was refused as the bulk, scale and massing of built form proposed was considered harmful to the character of the area and due to concerns that the scheme would result in an overbearing and overlooking impact on no.39 Doods Park Road to the rear.

3.3 In considering the appeal, the Inspector concluded that the proposals would not cause unacceptable harm to living conditions of adjoining occupiers as there would be a *“reasonable degree of separation from the two neighbours”*. Whilst acknowledging the design improvements to better reflect Surrey vernacular, the Inspector considered that this would not sufficiently reduce *“the bulk and its harsh contrast with the scale and layout of the existing houses”* noting particularly that this was a function of height and forward position in particular that the *“forward position that would accentuate the height of the building from streetscene views”*. He therefore concluded that the building would cause harm to the character and appearance of the area.

4.0 Proposal and Design Approach

4.1 This is a full application for the demolition of the existing buildings on the site and the erection of a detached building comprising 12 residential flats. This would include the provision of 10x2 bedroom and 2x3 bedroom flats. The existing vehicular accesses serving the site would be closed, and the formation of a parking forecourt, bike store and new vehicular and pedestrian accesses would also be included.

4.2 The main element of the proposed building would be three storeys in scale, although unlike the adjoining Howard Court, the second floor accommodation would

be set within the roof, which would be served by dormers and a central gable feature. This would be accompanied by a “wing” on the western side of the property which would be set back and of significantly reduced height, being two storeys but with the upper floor in the roof (so effectively 1.5 storeys).

- 4.3 The proposed building would be sited forward of the building line of the existing buildings that would be demolished and forward of the existing property at no.37 but broadly in line with the front elevation of Howard Court.
- 4.4 The building would have a traditional design approach with a mix of gable and hipped roofs, and would include the provision of bay windows, dormers and Juliet balconies. The building would be of a generous scale, much larger than the buildings it replaces on the site. The overall height of the building would not be much greater than the adjacent flat roofed apartments at Howard Court and would be lower than no.37.
- 4.5 The proposed vehicular access serving the site would be located centrally and there would be two pedestrian accesses – to the east and west. The parking forecourt and bin store would be located to the front of the site. 16 spaces are proposed, which would be broken up with landscaping.
- 4.6 This current application follows two previously refused applications on the site, the latest of which was dismissed at appeal by the Inspector who concluded that the height, bulk and massing of built form that would have been harmful to the character of the area. This current proposal seeks to overcome these reasons.
- 4.7 In order to overcome these concerns, a number of further amendments have been proposed, some of which are identified below:
 - The height of the central portion of the building has been reduced by approximately 1m to 8.6m, such that it is now identical in height to the adjoining Howard Court and the two storey dwelling which presently exists on the site at no.43 (to be demolished).
 - The eaves and ridge of the two main front hipped projections would also be dropped by over 0.6m
 - The western wing of the building significantly lowered by 2m to a height of 6.2m overall
 - A gable projection on the eastern side of the building has been removed in favour a hipped roof
 - The front projecting bays removed
- 4.8 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.

4.9 Evidence of the applicant's design approach is set out below:

Assessment	The site lies within a predominantly residential area with a range of building types, scale and architecture. These include flats, detached and semi-detached dwellings on a range of plot sizes. The site is in a sustainable location, reasonably close to Reigate town centre and rail station.
	No site features worthy of retention were identified.
Involvement	No community consultation took place. Pre-application consultation with the Council was undertaken on previous schemes on the site. This proposal seeks to respond to the concerns identified through the previous appeal.
Evaluation	The design and access statement submitted with the application and associated plans outline how the proposed scheme has evolved following the previously dismissed appeal. This includes the further improvements that have been proposed as part of this application in relation to reduction in height and bulk and significantly enhanced landscaping scheme.
Design	A traditional design approach has been proposed, using the design principles as set out within the Council's Local Distinctiveness Guide and taking inspiration from Surrey vernacular. This includes pitches and hipped roofs, subservient elements, subordinate dormers, verticality ordering of fenestration and areas of tile hanging. The amendments introduced through this scheme have been achieved whilst maintaining these design principles.

4.5 Further details of the development are as follows:

Site area	0.23ha
Existing use	Residential (houses)
Proposed use	Residential (flats)
Net increase in dwellings	10
Proposed site density	52 dwellings per hectare (dph)
Density of the surrounding area	14dph – Doods Park Road (north side to west of site 1A-39) 44dph – Howard Court 19dph – The Cedars (houses backing onto Doods Park Road) 39dph - 68-82 Doods Park Road (south side) and Durfold Drive

Proposed parking spaces	16
Parking standard	BLP 2005 – 19 maximum (1.5 per 2 bed unit and 2 per 3 bed unit)
Estimated CIL contribution	c.£138,000

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)
CS10 (Sustainable development)
CS11 (Sustainable construction),
CS12 (Infrastructure delivery)
CS13 (Housing delivery)
CS14 (Housing needs)
CS15 (Affordable housing)
CS17 (Travel options and accessibility)

5.3 Reigate & Banstead Borough Local Plan 2005

Landscape & Nature Conservation	Pc4
Housing	Ho9, Ho13, Ho16, Ho18
Movement	Mo5, Mo7, Mo13

5.4 Other Material Considerations

National Planning Policy Framework

National Planning Practice Guidance

Supplementary Planning Guidance	Surrey Design Local Distinctiveness Design Guide A Parking Strategy for Surrey Parking Standards for Development Householder Extensions and Alterations Affordable Housing Outdoor Playing Space Provision
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Other	Human Rights Act 1998 Community Infrastructure Levy Regulations 2010
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6.0 Assessment

6.1 The application site is situated in the urban area where there is a presumption in favour of sustainable development and where the principle of such residential development is acceptable in land use terms. No in principle objection was also made against the previous applications on the site which are a material consideration in the assessment of this application.

6.2 The main issues to consider are:

- Design and impact on the character of the area
- Effect on neighbour amenity
- Access and parking
- Trees and landscaping
- Community Infrastructure Levy (CIL), infrastructure contributions and affordable housing
- CIL

Design and impact on the character of the area

6.3 The proposed development has been adapted in order to seek to address the concerns that were identified by the Council and appeal Inspector in the previous application (16/01594/F) which principally related to height, bulk and consequent adverse impact on the character of the area.

6.4 The current scheme seeks to overcome this single remaining issue of impact on character by further reducing the height of the building and rationalising some elements of the design of the building. In particular, the following changes have been made – these are most clearly demonstrated on drawing FD20:

- The height of the central portion of the building has been reduced by approximately 1m such that it is now identical in height to the adjoining Howard Court and the two storey dwelling which presently exists on the site (to be demolished).
- The eaves and ridge of the two main front hipped projections would also be dropped by over 0.6m
- The western wing of the building significantly lowered by 2m
- A gable projection on the eastern side of the building has been removed in favour a hipped roof
- The front projecting bays removed

6.5 The conclusions of the previous appeal Inspector are acknowledged and are an important material consideration. However, it is considered that the changes made (as described above) materially reduce the height and bulk of the building, particularly as perceived within the street scene.

6.6 As a result of the changes, the front elevation, taken as an area, has been reduced by around 15%, with consequent reduction in the volume and thus the visual bulk and apparent mass of the building. The reduction in height to a level commensurate with Howard Court – and far lower than the adjacent imposing building at no.37 – further reduces the prominence of the building in relation to neighbouring properties

and in the street scene more generally. The removal of the gable projection on the eastern side of the building has materially changed the profile of the building on this side providing much greater “air space” and visual separation at upper floors between the proposed building and adjacent Howard Court. This further helps alleviate perceptions of a building which “fills” its plot.

- 6.7 The separation distances to the boundaries (at around 2m and 4.5m) would be consistent with those achieved on neighbouring plots and thus would respect the rhythm and pattern of the street scene and are felt to be sufficient to maintain the spacious character.
- 6.8 Whilst it is acknowledged that the building would be of deeper footprint than those in the immediate surroundings and larger than those which it replaces, with the changes made in this application it is considered that the building would fit more comfortably within the street scene and would no longer “harshly contrast” with the scale of existing houses as observed by the Inspector on the previous scheme.
- 6.9 In addition to this, and as alluded to by the Inspector on the appeal scheme, the applicants have revisited the landscaping proposals for the site. To this end, the current application is supported by a comprehensive and high quality landscaping scheme which is much improved compared to the previous scheme. This includes extensive planting along the frontage of the site, including numerous semi-mature native species trees which would provide an immediate and effective screen to further mitigate any residual prominence of the building, break up the parking forecourt and integrate the site into the landscape dominated character of the road.
- 6.10 Furthermore, the various changes to the scale and bulk of the building have been made whilst still maintaining the traditional form, design and detailing of the building which itself is considered to successfully reflect local Surrey vernacular. The roof pitch, gable and hipped projections and areas of tile hanging have all been maintained to ensure the building is in keeping with local character and visually interesting. Some rationalisation of the front elevation has occurred through the removal of the secondary front bays which has decluttered the front elevation and further helps reduce the visual bulk.
- 6.11 The further reduction in the height and bulk of built form proposed, the design improvements and significantly enhanced landscaping proposal are considered to result in a building which would now sit comfortably within its surroundings and are therefore considered to overcome the concerns of the Inspector.
- 6.12 As such, the proposed development is considered to comply with policies Ho9, Ho13 and Ho16 of the Borough Local Plan, policy CS4 of the Core Strategy, the Local Distinctiveness Design Guide and the provisions of the Framework in relation to “Requiring Good Design”.

Effect on neighbour amenity

- 6.13 The proposed development has been assessed with regards to its impact on the amenity of neighbouring properties.

- 6.14 The previous application on the site was refused, as the proposal was considered to cause harm to the amenities of adjoining neighbours, particularly no.39 Doods Park Road located to the rear of the site. However, the Inspector in considering the appeal considered that whilst there would be some change in outlook for these neighbours, given the separation distances, hipped roof forms and extensive gardens, this impact would not be significant and accordingly the scheme would not cause unacceptable harm to neighbours living conditions.
- 6.15 This scheme further reduces the bulk and massing of the building from the previous appeal scheme, particularly the western wing of the building which has been reduced to a 1.5 storey element and the building remains on the same siting/footprint. Given this, and there being no other material change in circumstances, it is concluded that this scheme would similarly be acceptable in terms of its impact on neighbour amenity.
- 6.16 The building is still proposed to have side facing windows on both the eastern and western elevations. On the western elevation, these would be confined purely to rooflights above first floor level, each of which serves a bathroom or en-suite. As these would however offer potential for overlooking of the front amenity area of no.37, it is considered necessary and reasonable to condition these rooflights to be obscure glazed and fitted with opening restrictors. On the eastern elevation, whilst there are side facing windows, the windows in the corresponding side elevation of Howard Court only serve a communal stairwell and the rear gardens are similarly communal and thus not highly sensitive in terms of privacy. In this respect, it is not considered necessary or reasonable to condition obscure glazing of the western side facing windows.
- 6.17 Some inconvenience may occur during the construction of the proposed development; however this is a temporary impact and statutory nuisance legislation exists to control any significant unneighbourly events or harm that may occur. As such, it would not warrant refusal of the application. The proposed development may result in some additional noise and disturbance in occupation; however, it is not considered that this would not be significant enough to warrant refusal of the application and would not be out of the ordinary for a residential area. Concerns regarding health have been raised however no specific issues have been identified in this regard.
- 6.18 Taking the above into account, and acknowledging that no unacceptable neighbour impacts were identified by the Inspector on the previous scheme, it is concluded that the scheme complies with Borough Local Plan policies Ho9, Ho13 and Ho16 in respect of neighbour amenity.

Access and parking

- 6.19 The development would be access by a single, centrally located crossover from Doods Park Road, serving a front parking forecourt with 16 car parking spaces (equivalent to 1.5 spaces per flat).
- 6.20 The County Highway Authority has reviewed the application and raised no objection subject to conditions. In responding, the CHA notes that the proposed parking (16

spaces) would be below the maximum standard in the Local Plan (which requires 19 spaces); however, this shortfall would not lead to a danger to safety on the adjoining highway as there are double yellow line waiting restrictions in place which would prevent displacement parking on those sections of Doods Park Road where it would be considered dangerous.

- 6.21 The submitted plans demonstrate that adequate visibility can be achieved at the site access. The development would be serviced from Doods Park Road in respect of refuse collections and the bin store is appropriately located to achieve this.
- 6.22 It should be noted that highways issues were not raised as a reason for refusal on the previous scheme (which had an identical access arrangement and parking ratio), nor were highway concerns identified by the Inspector. On this basis, refusal for highway reasons in this case would not be sustainable and would risk costs at appeal.
- 6.23 In light of the above, the scheme is considered to comply with the requirements of policies Ho9, Mo5 and Mo7 of the Local Plan in respect of highways and parking.

Trees and landscaping

- 6.24 The site presently has a relatively landscape dominated character, including mature hedge planting along the frontage as well as more significant mature trees in the rear of the site (and particularly along the rear boundary). There are also mature Beech trees off-site but relatively close to the boundaries.
- 6.25 The application was accompanied by an Arboricultural Implications Assessment (AIA) and Tree Protection Plan. The AIA sets out that the majority of existing trees on site will be retained and that losses would be confined to smaller Grade C tree specimens and mixed hedges/shrubs along the existing shared central boundary between no's. 41 and 43. The dense mature tree screen to the rear of the site would be retained and protected. The tree protection plan also provide an initial indication of the measures to be employed to protected retained and off-site trees, including an area of no-dig construction in the south-west corner of the site to protect the off-site Beech tree in the creation of the front parking forecourt.
- 6.26 The Tree Officer has reviewed the arboricultural submissions and confirms that they are adequate to demonstrate that the scheme can be achieved without undue harm to the tree stock, including off-site trees in neighbouring gardens. To ensure that tree protection measures are adequate, the Tree Officer recommends a condition requiring a final TPP and method statement once the final construction details and service routings are known. Such a condition is considered reasonable and necessary.
- 6.27 A detailed landscaping scheme was also submitted to accompany the application. This scheme is a further evolution of the landscaping proposals submitted with previous applications on this site and introduces more comprehensive landscaping particularly within the frontage of the site. This includes not only dense shrub planting but also a number of semi-mature, locally appropriate Beech, Birch and Field Maple trees along the front boundary with Doods Park Road (each with initial

planting height of 5m+). The Tree Officer has confirmed that the landscaping scheme would provide meaningful landscaping and replacement tree planting which will enhance and improve the existing and surrounding landscaping.

- 6.28 It is therefore considered that the revised landscaping scheme – which differs significantly in terms of quality and specificity from that before the previous Inspector – would provide an effective screen from the outset to help soften and break up views of the frontage of the building to reduce its prominence and help assimilate the development into the sylvan character of Doods Park Road. It would provide the proposed building with its own tree lined grounds not dissimilar to those of Howard Court.
- 6.29 Taking the above into account, it is considered that the scheme would be acceptable in terms of impact on trees and that the landscaping proposals would both enhance the landscape character of the area and soften views of the building. Subject to conditions, it therefore complies with policies Pc4 and Ho9 of the Local Plan in this respect.

Community Infrastructure Levy (CIL), infrastructure contributions and affordable housing

- 6.30 As the proposals involve the creation of new dwellings, the development would be CIL liable. The exact amount of liability would be determined and collected after the grant of planning permission; however, based on the information provided by the applicant to date, it is estimated that CIL liability in this case would be approximately £138,000.
- 6.31 In terms of other contributions and planning obligations, the Community Infrastructure Levy (CIL) Regulations which were introduced in April 2010 which states that it is unlawful to take a planning obligation into account unless its requirements are (i) relevant to planning; (ii) necessary to make the proposed development acceptable in planning terms; and (iii) directly related to the proposed development. As such only contributions, works or other obligations that are directly required as a consequence of development can be requested and such requests must be fully justified with evidence. In this case, no such contributions or requirements have been requested or identified.
- 6.32 Core Strategy Policy CS15 and the Council's Affordable Housing SPD sets out that, on schemes of 10-15 units, the Council will expect a financial contribution towards affordable housing. In this case, the contribution would be required is approximately £115,000. However, both the policy and SPD make allowance for this where it is demonstrated that the provision of affordable housing would make the development unviable, in accordance with national policy.
- 6.33 As with the previous application, an open book viability appraisal was submitted with the application which demonstrated that, if affordable housing contributions are included, the scheme does not generate a sufficient surplus to compensate the landowner for the existing value of their land and provide a market acceptable level of profit to the developer.

- 6.34 This is in a large part due to the high residential existing use value of the site as well as the costs of achieving a high design specification as has been required through planning, including the additional costs associated with the greatly enhanced landscaping proposals. It is also accepted that the further changes to the scheme required through this application, including the reductions in height which have compromised internal space of the second floor flats, will have further impacted the values but very little impact on reduced building costs. Delays associated with the appeal process and revised applications have also increased funding costs for the scheme.
- 6.35 This appraisal has been scrutinised by officers and the conclusions are agreed. As with the previous scheme, it is therefore concluded that requiring affordable housing contributions would be economically unviable and would risk stalling the development. The absence of a contribution is therefore justified and would not warrant refusal in this case.

Other matters

- 6.36 The proposal would make a positive contribution towards meeting the housing requirements of the borough and would provide homes in a reasonably sustainable location for which there is a clear local need, with consequent social, economic and financial benefits. This is considered to add further, albeit modest, weight in favour of the proposal. Comments have been received indicating a preference for an alternative location/proposal; however, as above, a residential scheme is considered to be acceptable in principle in this urban location. The existing buildings on the site are not considered to be of any particular merit such that their loss would be objected to.
- 6.37 The development would include provisions for sustainable renewable energy generation. This attracts limited weight in favour of the scheme. The measures in the energy statement will be secured by condition.
- 6.38 The site is within Flood Zone 1 according to the Environment Agency flood maps: it is therefore at low risk of flooding and is sequentially preferable for housing development. The site is also at very low risk of surface water flooding. The application has been supported by an initial drainage strategy which has been reviewed by Surrey CC as the Lead Local Flood Authority who have expressed concerns regarding the strategy and information provided. To address this, pre-commencement conditions are recommended requiring submission of details of a final drainage system compliant with technical standards.
- 6.39 Concerns have been raised regarding impact on wildlife habitat. The site is not subject to any specific nature conservation designations. As above, the majority of existing trees would be retained and new/replacement planting introduced which provide additional habitat and assist in ensuring there would not be undue harm to biodiversity. The application was supported by a preliminary ecological appraisal which identified that the habitats present on the site are common and widespread throughout the UK and of value at site level only. The site was not considered to have high potential for protected species. A number of mitigation measures and

construction actions are recommended in the report and the development therefore be conditioned to be carried out in accordance with this report.

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:

Plan Type	Reference	Version	Date Received
Location Plan	F1		07.08.2017
Existing Plans	F3		07.08.2017
Survey Plan	R1344		07.08.2017
Landscaping Plan	PRI20159-11A		07.08.2017
Other Plan	1111-1018-CIV-01	D	07.08.2017
Elevation Plan	FD20	A	11.10.2017
Site Layout Plan	FD19		06.10.2017
Section Plan	FD18		06.10.2017
Elevation Plan	FD17		06.10.2017
Elevation Plan	FD16		06.10.2017
Proposed Plans	FD15		06.10.2017
Roof Plan	FD14		06.10.2017
Floor Plan	FD13		06.10.2017
Floor Plan	FD12		06.10.2017
Floor Plan	FD11		06.10.2017
Site Layout Plan	FD10		06.10.2017

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.

Note: Should alterations or amendments be required to the approved plans, it will be necessary to apply either under Section 96A of the Town and Country Planning Act 1990 for non-material alterations or Section 73 of the Act for minor material alterations. An application must be made using the standard application forms and you should consult with us, to establish the correct type of application to be made.

3. No development shall take commence 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 and ridge height of the building. The development shall be carried out in accordance with the approved levels.

Reason:

To ensure the Local Planning Authority are satisfied with the details of the proposal and its relationship with adjoining development and to safeguard the visual amenities of the locality with regard to Reigate and Banstead Borough Local Plan 2005 policy Ho9.

4. No development shall commence including demolition or any groundworks preparation until a detailed, scaled finalised Tree Protection Plan (TPP) and the related finalised Arboricultural Method Statement (AMS) is submitted to and approved in writing by the Local Planning Authority (LPA). These shall include details of the specification and location of exclusion fencing, ground protection and any construction activity that may take place within the Root Protection Areas of trees (RPA) shown to scale on the TPP, including the installation of any service routings. The AMS shall also include a pre commencement meeting with the LPA, supervisory regime for their implementation & monitoring with an agreed reporting process to the LPA which shall be agreed at the pre commencement meeting. All works shall be carried out in strict accordance with these details when approved.

Reason:

To ensure good arboricultural practice in the interests of the maintenance of the character and appearance of the area and to comply with British Standard 5837:2012 'Trees in Relation to Design, demolition and Construction – Recommendations' and policies Pc4 and Ho9 of the Reigate and Banstead Borough Local Plan.

5. No development, except demolition, shall take place until the detailed design of the surface water drainage strategy for the site, including the following information:
- (a) Results of ground investigations and infiltration testing carried out in accordance with BRE Digest 365
 - (b) Evidence of existing and proposed peak discharge rates in the form of appropriate calculations up to a 1 in 100 (plus climate change) event.
 - (c) A final surface water drainage scheme of a design which satisfies the SuDS hierarchy
 - (d) Detailed drawings showing the drainage layout, long or cross sections of each drainage element, pipe sizes and invert and cover levels including appropriate micro drainage calculations to demonstrate that the system meets national SuDS standards
 - (e) Details of construction phasing and how surface water and any associated pollution risk will be dealt with during the construction of the development, and how any on site drainage systems will be protected and maintained
 - (f) Details of who will maintain the drainage elements and their associated maintenance regimes
 - (g) Details of how the Sustainable Drainage System will cater for system failure or exceedance events, include where any exceedance flows would run to in order to avoid risks to people and property

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

Reason:

To ensure that the SuDS are adequately planned, delivered and maintained and that the development is served by an adequate and approved means of drainage to comply with Policy Ut4 of the Reigate and Banstead Borough Local Plan 2005, Policy CS10 of the Core Strategy 2014 and the requirements of non-statutory technical standards.

6. 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) provision of boundary hoarding behind any visibility zones
- (e) HGV deliveries and hours of operation
- (f) measures to prevent the deposit of materials on the highway
- (g) before and after construction condition surveys of the highway and a commitment to fund the repair of any damage caused 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 to satisfy policies Mo5 and Mo7 of the Reigate and Banstead Borough Local Plan 2005 and the objectives of the NPPF 2012.

7. No above ground construction or superstructure works to the residential dwellings shall take place until written details of the materials to be used in the construction of the external surfaces, including fenestration and roof, have been submitted to and approved in writing by the Local Planning Authority, and on development shall be carried out in accordance with the approved details.

Reason:

To ensure that a satisfactory external appearance is achieved of the development with regard to Reigate and Banstead Borough Local Plan 2005 policy Ho9 and Ho13.

8. All hard and soft landscaping work shall be completed in full accordance with the approved scheme as detailed on drawing number PR120159-11A dated July 2017 and compiled by ACD Environmental. The approved scheme shall be implemented prior to occupation or within the first planting season following completion, or as otherwise agreed in writing with the Council.

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

Reason:

To ensure good landscape practice in the interests of the maintenance of the character and appearance of the area and to comply with policies Pc4 and Ho9 of the Reigate and Banstead Borough Local Plan 2005 and the recommendations within British Standard 5837.

9. The development hereby approved shall be carried out in accordance with the recommendations for mitigation and habitat enhancement opportunities identified in the submitted ecology report by the Ecology Partnership (dated October 2015).

Reason:

In order to preserve and enhance the wildlife and habitat interest on the site and ensure species present on the site are afforded appropriate protection during construction works with regard to Reigate and Banstead Borough Local Plan 2005 policy Pc2G.

10. The development hereby approved shall be carried out in accordance with the Energy Statement by Arcadian Architectural Services Ltd (dated June 2015). The proposed solar photovoltaic panels shall be installed in full accordance with approved roof plan and no part of the panels shall be positioned above the top of the parapet of the roof.

Reason:

In order to promote renewable energy and to ensure that the development would minimise carbon emissions with regard to Policy CS10 of the Reigate and Banstead Core Strategy.

11. The development hereby approved shall not be first occupied until a verification report carried out by a qualified drainage engineer and demonstrating that the sustainable urban drainage system has been constructed as per the agreed scheme, has been submitted to and approved by the Local Planning Authority.

Reason:

To ensure that the SuDS are adequately planned, delivered and maintained and that the development is served by an adequate and approved means of drainage to comply with Policy Ut4 of the Reigate and Banstead Borough Local Plan 2005, Policy CS10 of the Core Strategy 2014 and the requirements of non-statutory technical standards.

12. Notwithstanding the approved drawings, the development hereby approved shall not be first occupied unless and until details of a revised design for the bin store building has been submitted to and approved in writing by the Local Planning Authority. The bins store shall be constructed in accordance with the revised details and thereafter retained and maintained for its designated purpose.

Reason:

To ensure that the development would make appropriate provision for the storage of waste and recycling in a manner which would not adversely impact on the character of the area with regard to policy Ho9 of the Reigate and Banstead Borough Local Plan 2005.

13. The development hereby approved shall not be first occupied unless and until the proposed vehicular access to Doods Park Road has been constructed and provided with dropped kerbs, tactile paving, and visibility zones of 2.4m 'x' distance by 43m 'y' distance in both directions in accordance with the approved plans and thereafter the visibility zones shall be kept permanently clear of any obstruction over 1.0m high.

Reason:

In order that the development should not prejudice highway safety nor cause inconvenience to other highway users to satisfy policies Mo5 and Mo7 of the Reigate and Banstead Borough Local Plan 2005 and the objectives of the NPPF 2012.

14. The development hereby approved shall not be first occupied unless and until the existing vehicular accesses from the site to Doods Park Road have 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 to satisfy policies Mo5 and Mo7 of the Reigate and Banstead Borough Local Plan 2005 and the objectives of the NPPF 2012.

15. 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 to satisfy policies Mo5 and Mo7 of the Reigate and Banstead Borough Local Plan 2005 and the objectives of the NPPF 2012.

16. The development hereby approved shall not be first occupied unless and until a pedestrian inter-visibility splay measuring 2m by 2m has been provided on each side of the proposed vehicular access to Doods Park Road, the depth measured from the back of the footway and the widths outwards from the edges of the access, in accordance with the approved plans. No obstruction to visibility between 0.6m and 2m in height above ground level shall be erected within the area of such splays.

Reason:

In order that the development should not prejudice highway safety nor cause inconvenience to other highway users to satisfy policies Mo5 and Mo7 of the Reigate and Banstead Borough Local Plan 2005 and the objectives of the NPPF 2012.

17. The development hereby approved shall not be first occupied unless and until the following facilities have been provided in accordance with the approved plans for:
(a) The secure parking of 14 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:

To encourage the use of sustainable modes of transport with regards to policy CS17 of the Reigate and Banstead Core Strategy and the provisions of the NPPF.

18. 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.

19. The first and second floor rooflights in the western side elevations of the development hereby permitted shall be glazed with obscured glass which and shall be fitted with restrictors limiting opening to 10cm or less unless the cill height would

be greater 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 and Ho13.

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 advised that prior to the occupation of the development, adequate provision should be made for waste storage and collection. You are advised to contact the Council's Recycling and Cleansing team to discuss the required number and specification of wheeled bins on rc@reigate-banstead.gov.uk or on the Council's website at http://www.reigate-banstead.gov.uk/downloads/file/2579/making_space_for_waste.
3. 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.

4. 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.

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 Highways Service Group (0300 200 1003) before any works are carried out on any footway, footpath, carriageway, or verge to form a vehicle crossover or to install dropped kerbs.
Please see: www.surreycc.gov.uk/roads-and-transport/road-permits-and-licences/vehicle-crossovers-or-dropped-kerbs.
6. 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.
7. The developer is reminded that it is an offence to allow materials to be carried from the site and deposited on or damage the highway from uncleaned wheels or badly loaded vehicles. The Highway Authority will seek, wherever possible, to recover any expenses incurred in clearing, cleaning or repairing highway surfaces and prosecutes persistent offenders. (Highways Act 1980 Sections 131, 148, 149).
8. 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.
9. The use of a suitably qualified arboricultural consultant is essential to provide acceptable submissions in respect of the arboricultural tree condition above. All works shall comply with the recommendations and guidelines contained within British Standard 5837
10. The applicant is advised to use the 'Secured by Design' scheme to design out crime by the use of effective crime prevention and security standards.

REASON FOR PERMISSION

The development hereby permitted has been assessed against development plan policies Pc4, Ho9, Ho13, Ho16, Mo5, Mo7, Mo13, CS1, CS4, CS10, CS11, CS12, CS13, CS14, CS15 and CS17 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.




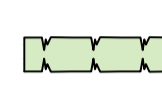
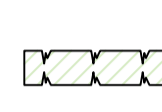

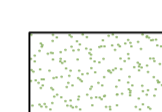
Proactive and Positive Statements

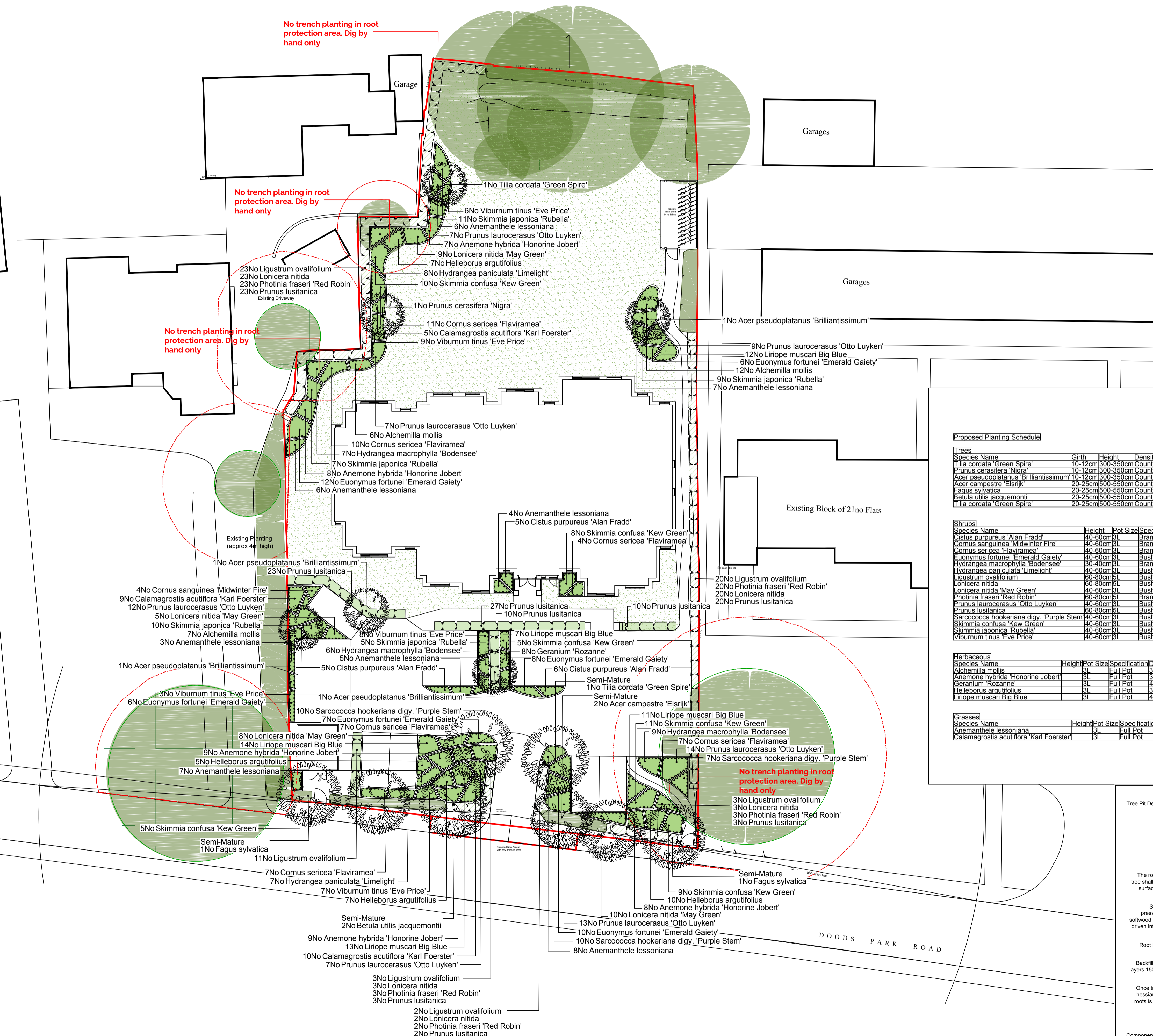
The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in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

17/01830/F - 41 And 43 Doods Park Road, Reigate



Legend

-  Existing trees to be retained and protected during construction
-  Root protection area of existing trees to be protected from compaction and damage during construction
-  Proposed tree planting within soft landscape. See detail on sheet
-  Proposed hedge planting to be planted in a single row at 500mm centres in each row. To be maintained at 1m height
-  Proposed boundary hedge mix planting to be planted in a single row at 500mm centres. To be maintained in groups of 5-9 of each species. To be maintained at 1m height and 1.8m height adjacent to site boundaries
-  Proposed shrub planting to receive 75mm bark mulch after planting operations
-  Proposed grass areas to receive good quality amenity grass turves laid in line with good horticultural practices



Proposed Planting Schedule

Species Name	Grth	Height	Density	Specification	No.
Tilia cordata 'Green Spire'	10-12cm	300-350cm	Counted	Selected Standard: Clear Stem 175-200 .4 brks .C	1No
Prunus cerasifera 'Nigra'	10-12cm	300-350cm	Counted	Selected Standard: Clear Stem 175-200 .RB	1No
Acer pseudoplatanus 'Brilliantissimum'	10-12cm	300-350cm	Counted	Selected Standard: Clear Stem min. 200 .4 brks .2x .B4No	4No
Acer campestre 'Elsrijk'	20-25cm	500-550cm	Counted	Semi-Mature: Clear Stem min. 200 .3x .RB	2No
Fagus sylvatica	20-25cm	500-550cm	Counted	Semi-Mature: Clear Stem min. 200 .3x .RB	2No
Betula utilis jacquemontii	20-25cm	500-550cm	Counted	Semi-Mature: Clear Stem min. 200 .3x .RB	2No
Tilia cordata 'Green Spire'	20-25cm	500-550cm	Counted	Semi-Mature: Clear Stem min. 200 .3x .RB	1No

Shrubs

Species Name	Height	Pot Size	Specification	Density	No.
Cistus purpureus 'Alan Fradd'	40-60cm	3L	Branched .3 brks .C	3/m ²	16No
Cornus sanguinea 'Midwinter Fire'	40-60cm	3L	Branched .3/4 brks .C	3/m ²	46No
Cornus sericea 'Flaviramea'	40-60cm	3L	Branched .3/4 brks .C	3/m ²	46No
Euonymus fortunei 'Emerald Gaiety'	40-60cm	3L	Bushy .3 brks .C	3/m ²	47No
Hydrangea macrophylla 'Bodensee'	30-40cm	3L	Branched .3 brks .C	3/m ²	22No
Hydrangea paniculata 'Limelight'	40-60cm	3L	Bushy .4 brks .C	3/m ²	15No
Ligustrum ovalifolium	60-80cm	5L	Bushy .7 brks .C: Plant and maintain as hedge	0.5Ctr	62No
Lonicera nitida	60-80cm	5L	Bushy .7 brks .C: Plant and maintain as hedge	0.5Ctr	51No
Lonicera nitida 'May Green'	40-60cm	3L	Bushy .3 brks .C	3/m ²	32No
Photinia fraseri 'Red Robin'	60-80cm	5L	Branched .7 brks .C: Plant and maintain as hedge	0.5Ctr	51No
Prunus laurocerasus 'Otto Luyken'	40-60cm	3L	Bushy .3 brks .C	3/m ²	69No
Prunus lusitanica	60-80cm	5L	Bushy .5 brks .C: Plant and maintain as hedge	0.5Ctr	121No
Sarcococca hookeriana digy. 'Purple Stem'	40-60cm	3L	Bushy .3 brks .C	3/m ²	27No
Skimmia confusa 'Kew Green'	40-60cm	3L	Bushy .3 brks .C	3/m ²	48No
Skimmia japonica 'Rubella'	40-60cm	3L	Bushy .3 brks .C	3/m ²	42No
Viburnum tinus 'Eve Price'	40-60cm	3L	Bushy .4 brks .C	3/m ²	33No

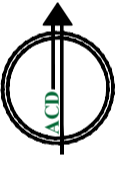
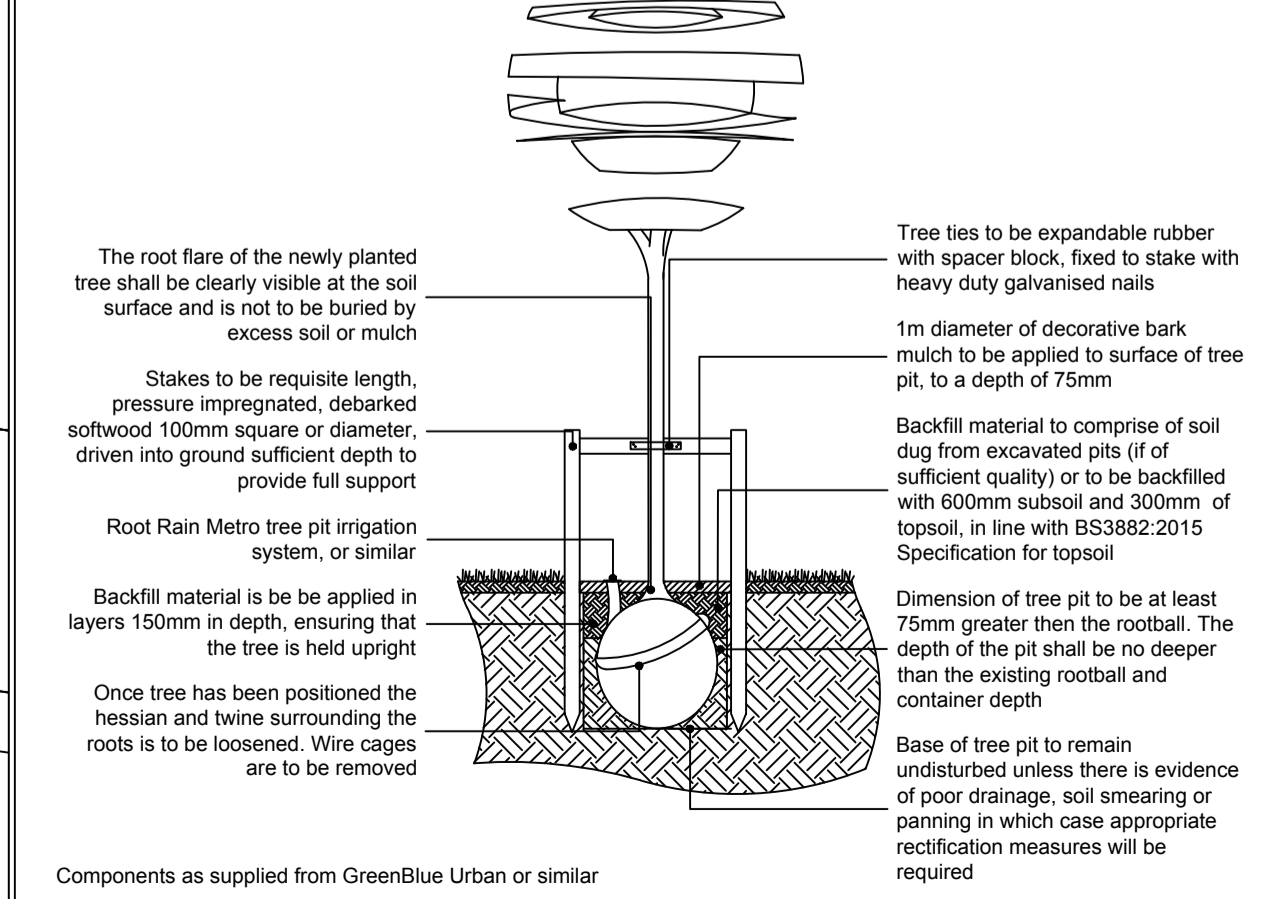
Herbaceous

Species Name	Height	Pot Size	Specification	Density	No.
Alchemilla mollis	3L	Full Pot	3/m ²	25No	
Anemone hybrida 'Honorine Jobert'	3L	Full Pot	3/m ²	41No	
Geranium 'Rozanne'	3L	Full Pot	4/m ²	8No	
Helleborus argutifolius	3L	Full Pot	3/m ²	29No	
Liriope muscari Big Blue	3L	Full Pot	4/m ²	57No	

Grasses

Species Name	Height	Pot Size	Specification	Density	No.
Anemmanthele lessoniana	3L	Full Pot	3/m ²	46No	
Calamagrostis acutiflora 'Karl Foerster'	3L	Full Pot	3/m ²	124No	

Tree Pit Detail: Soft Landscape



A	26.0717	Client Comments	DPM
Rev	Date	Details	Drawn



HEAD OFFICE
Rodbourne Rail Business Centre, Grange Lane,
Malmesbury, SN16 0ES
Tel: 01666 825646

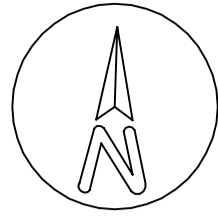
Courtyard House, Mill Lane, Godalming, GU7 1EY
Tel: 01483 425714

Suite 6, Crescent House, Yonge Close, Eastleigh, SO50 9SX
Tel: 02382 026500

9 Brownlow Road, Cambridge, CB4 3NC
Tel: 07825 868654

email: mail@acdenv.co.uk
www.acdenvironmental.co.uk

scheme: Doods Park Road,
Reigate
client: Worth House Properties
Ltd
drawing: Landscape Proposals
date: July 2017
scale: 1:200@A1
drawing no: PRI20159-11A
drawn: DPM checked: JS



NOTES:
 Figured Dimensions only to be taken from this drawing.
 Do not scale for construction purposes.
 Clients must take their own assurances on:
 a) soil conditions including gradient of land.
 b) suitability of storm water drainage.
 c) Trees & their affect on foundation design.
 d) position of main sewer / septic tanks.
 This drawing is to be read in conjunction with Engineers structural details & other specialist contractors' drawings.
 All workmanship to comply with relevant British Standards and / or Code of Practice. Refer to schedules / other drawings for finishes, fittings & services.
 This drawing is for planning and Building Control purposes only. All items not requiring approval by the L.A. are to be agreed between the employer and the contractor before entering into a contract.
 The contractor is responsible for checking all dimensions and levels prior to commencement of work and discrepancies reported for verification.

AREA SCHEDULE

FLAT 1	grd 2B4p	- 841 sqft
FLAT 2	grd 2B4p	- 845 sqft
FLAT 3	grd 2B4p	- 922 sqft
FLAT 4	grd 2B4p	- 777 sqft
FLAT 5	Dplx 2B4p	- 902 sqft
FLAT 6	Dplx 2B4p	- 845 sqft
FLAT 7	first 2B4p	- 841 sqft
FLAT 8	first 2B4p	- 845 sqft
FLAT 9	first 2B4p	- 922 sqft
FLAT 10	first 2B4p	- 837 sqft
FLAT 11	sec 3B6p	-1,297 sqft
FLAT 12	sec 3B6p	-1,427 sqft

12 TOTAL UNITS (Net saleable GIA)
 10 No. 2beds + 2 No. 3beds
 (Total net saleable GIA = 11,301sqft)

16 No. Car Parking spaces.
 14 No. Secure bicycle spaces.

SITE AREA = 2,307sqm/0.23ha

PLANNING DRAWINGS
 FINAL 04.10.2017

Date	Revisions

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Client
 Northfield Developmnt Consultants Ltd

Job Title
 FLAT DEVELOPMENT at nos 41 & 43 Doods Park Rd REIGATE, SURREY RH2 0PU

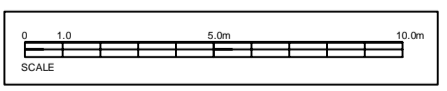
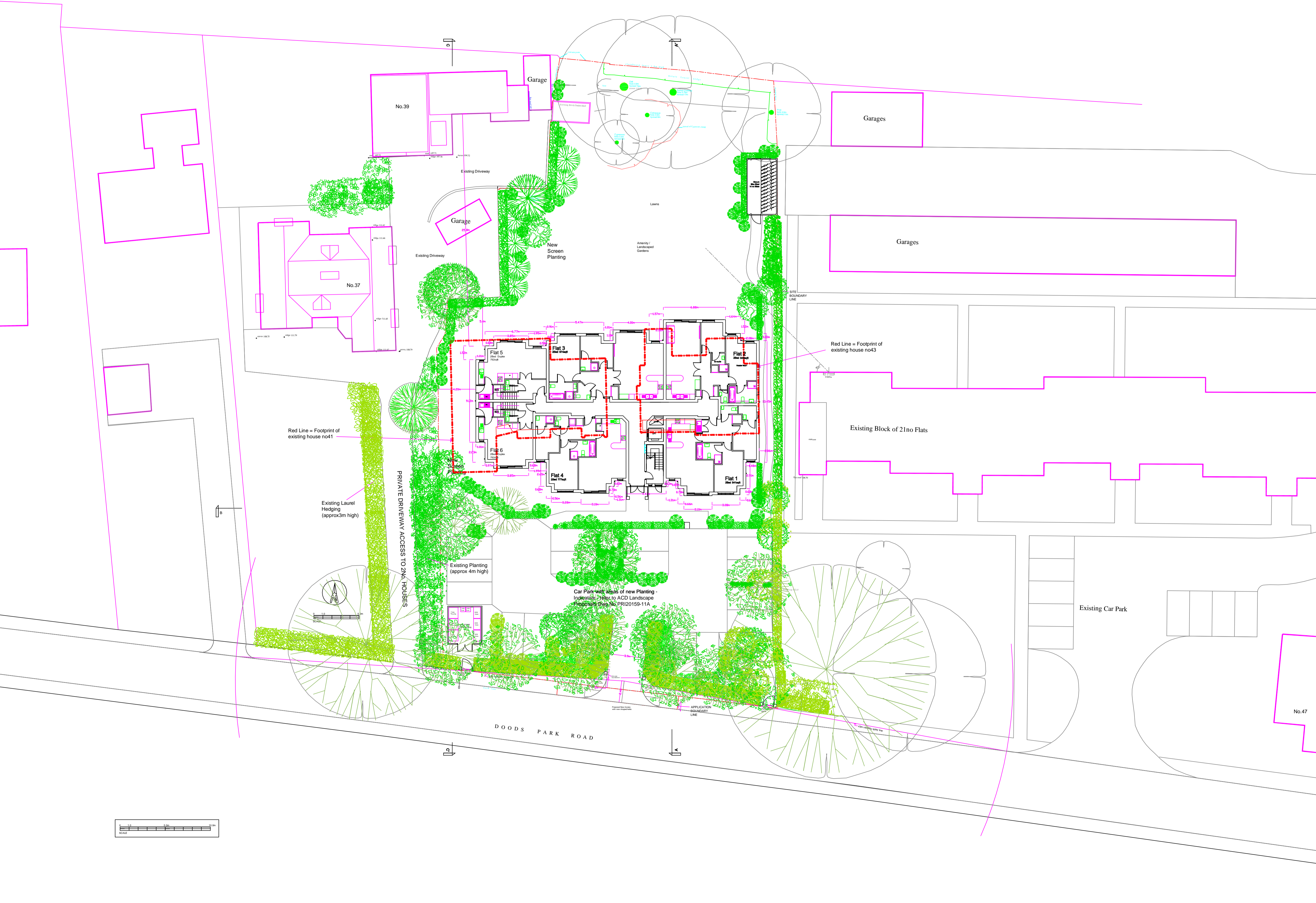
Drawing Title
PROPOSED SITE PLAN WITH DIMENSIONS
SCHEME 4

Scale 1:200 Date 05/10/2015

Drawn by SL Checked by

Lovell Design Ltd.
ARCHITECTURE
 RIBA #105-7 Probull d House Station Rd East Oxted Surrey RH8 OAX
 TELEPHONE: 01883 733955
 Email: info@lovelldesigntd.com

Drg. No. **FD19** Rev.



Original Sheet Size A1 v.1.1



No.37

PRIVATE DRIVEWAY ACCESS
TO 2ND HOUSES (nos 37 & 38)

STREETSCENE / SOUTH ELEVATION (Front)

HOWARD COURT





No.37

PRIVATE DRIVEWAY/ACCESS TO 2ND HOUSE (2nd of 4 No)

Site SECTION BB' / SOUTH ELEVATION (Front)

HOWARD COURT

NOTES:
 Figured Dimensions only to be taken from this drawing. Do not scale for construction purposes.
 Clients must take their own assurances on:
 a) soil conditions including gradient of land.
 b) suitability of storm water drainage.
 c) Trees & their affect on foundation design.
 d) position of main sewer / septic tanks.
 This drawing is to be read in conjunction with Engineers structural details & other specialist contractors' drawings.
 All workmanship to comply with relevant British Standards and / or Code of Practice. Refer to schedules / other drawings for finishes, fittings & services.
 This drawing is for planning and Building Control purposes only. All items not requiring approval by the L.A. are to be agreed between the employer and the contractor before entering into a contract.
 The contractor is responsible for checking all dimensions and levels prior to commencement of work and discrepancies reported for verification.

MATERIALS

- ROOFS -**
 Pitched roofs plain clay tiles.
 Flat roofs GRP lead effect finish or similar.
- WALLS -**
 Dark Grey brick to plinth (2 courses).
 Above plinth Red clay facing brickwork with areas of red clay wall tiles.
- WINDOWS & DOORS -**
 Powdercoated aluminium frames.
- RAILINGS, GUTTERS & Downpipes -**
 Sprayed (Black) Metal.
- BIN STORE -**
 Matching Red brickwork.
- BIKE STORE -**
 Matching Red brickwork.

PLANNING DRAWINGS
 FINAL 04.10.2017

Date	Revisions

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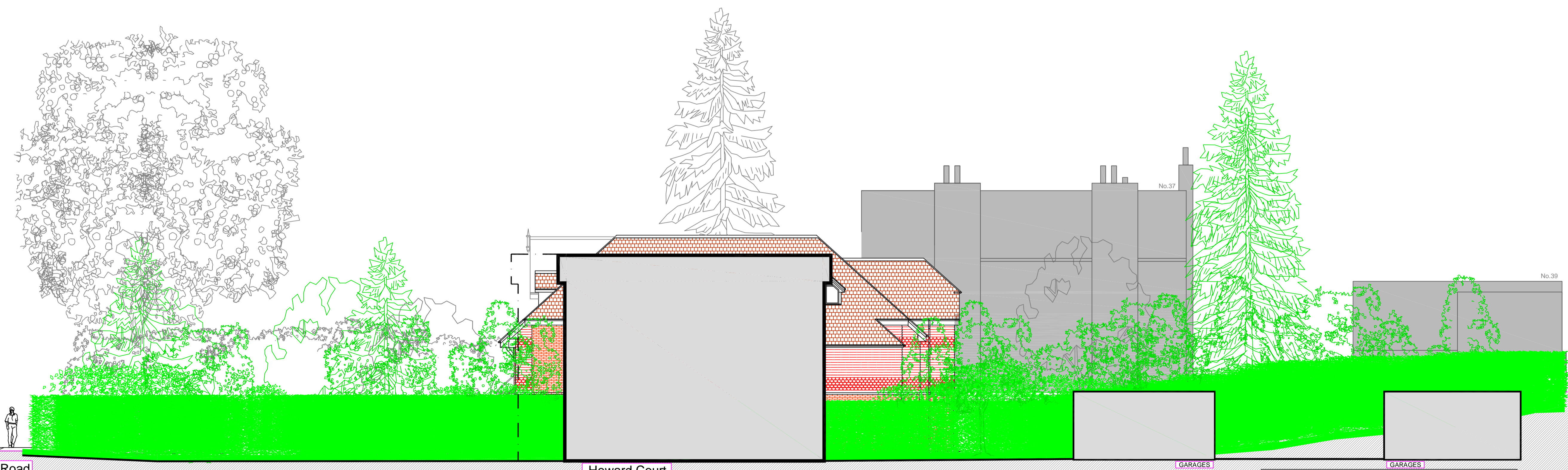
Client
 Northfield Developmnt Consultants Ltd

Job Title
 FLAT DEVELOPMENT at nos 41 & 43 Doods Park Rd REIGATE, SURREY RH2 0PU

Drawing Title
 PROPOSED Site SECTION BB' & Contextual Section/East Elevation
SCHEME 4

Scale 1:100, 200 Date 05/10/2015

Drawn by SL Checked by



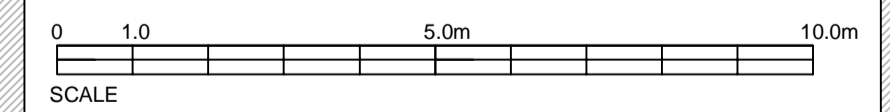
Doods Park Road

Howard Court

SECTION thro' Howard Court / EAST ELEVATION

GARAGES

GARAGES



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Drg. No. FD18 Rev.



STREETSCENE / SOUTH ELEVATION (Front)



Site SECTION BB' / SOUTH ELEVATION (Front)

NOTES:
 Figured Dimensions only to be taken from this drawing.
 Do not scale for construction purposes.
 Clients must take their own assurances on:
 a) soil conditions including gradient of land.
 b) suitability of storm water drainage.
 c) Trees & their affect on foundation design.
 d) position of main sewer / septic tanks.
 This drawing is to be read in conjunction with Engineers structural details & other specialist contractors' drawings.
 All workmanship to comply with relevant British Standards and / or Code of Practice. Refer to schedules / other drawings for finishes, fittings & services.
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 The contractor is responsible for checking all dimensions and levels prior to commencement of work and discrepancies reported for verification.

MATERIALS

- ROOFS -**
 Pitched roofs plain clay tiles.
 Flat roofs GRP lead effect finish or similar.
- WALLS -**
 Dark Grey brick to plinth (2 courses).
 Above plinth Red clay facing brickwork with areas of red clay wall tiles.
- WINDOWS & DOORS -**
 Powdercoated aluminium frames.
- RAILINGS, GUTTERS & Downpipes -**
 Sprayed (Black) Metal.
- BIN STORE -**
 Matching Red brickwork.
- BIKE STORE -**
 Matching Red brickwork.

PLANNING DRAWINGS
 FINAL 04.10.2017

Date	Revisions

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Client
 Northfield Developmnt Consultants Ltd

Job Title
 FLAT DEVELOPMENT at nos 41 & 43 Doods Park Rd REIGATE, SURREY RH2 0PU

Drawing Title
 PROPOSED SOUTH ELEVATION (Front) & Streetscene (South Elevation)
SCHEME 4

Scale 1:100, 200 Date 07/05/2016

Drawn by SL Checked by

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Drg. No. FD15 Rev.

NOTES:

Figured Dimensions only to be taken from this drawing.
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d) position of main sewer / septic tanks.

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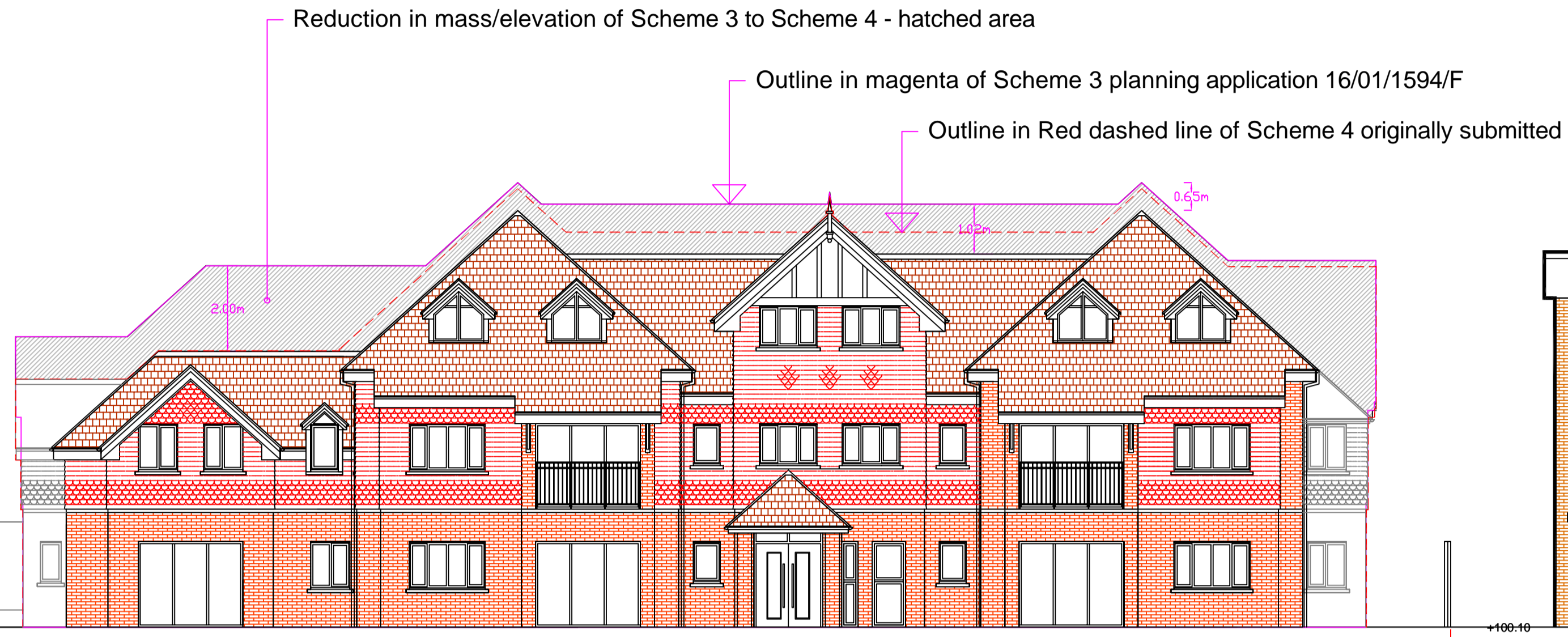
All workmanship to comply with relevant British Standards and / or Code of Practice. Refer to schedules / other drawings for finishes, fittings & services.

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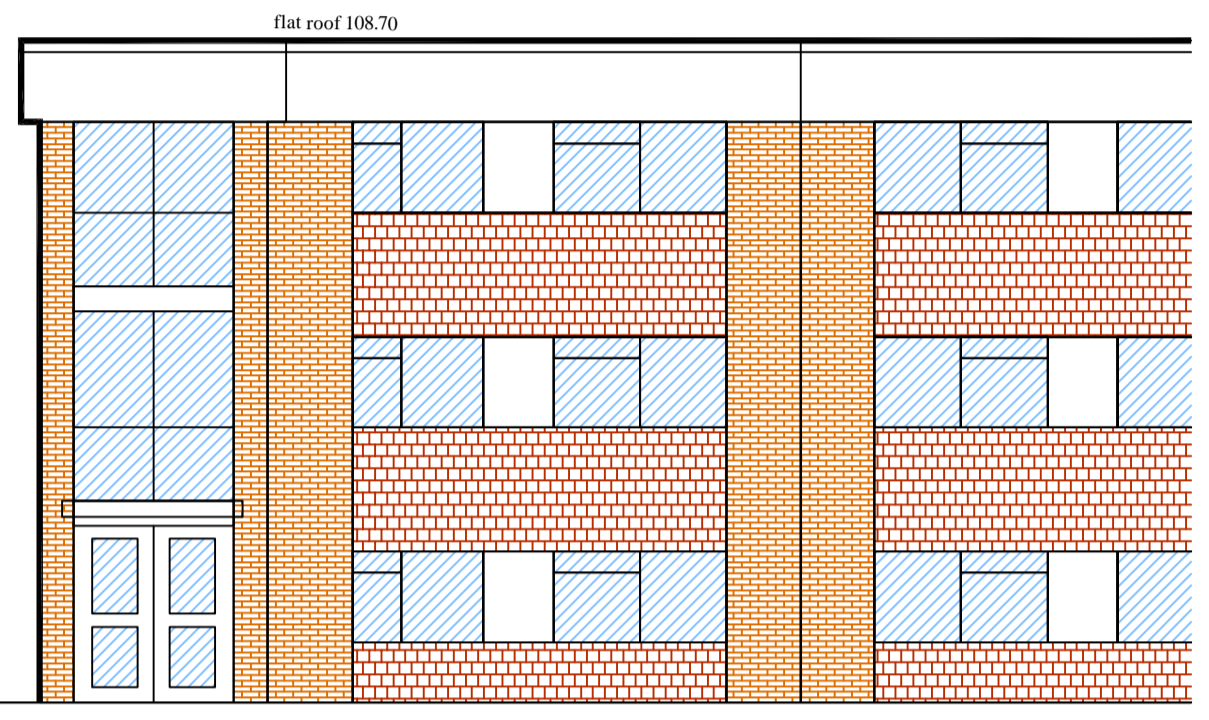


No.37 PRIVATE DRIVEWAY ACCESS TO 2No. HOUSES (nos 37 & 39)



SCALE 0 1.0 5.0m 10.0m

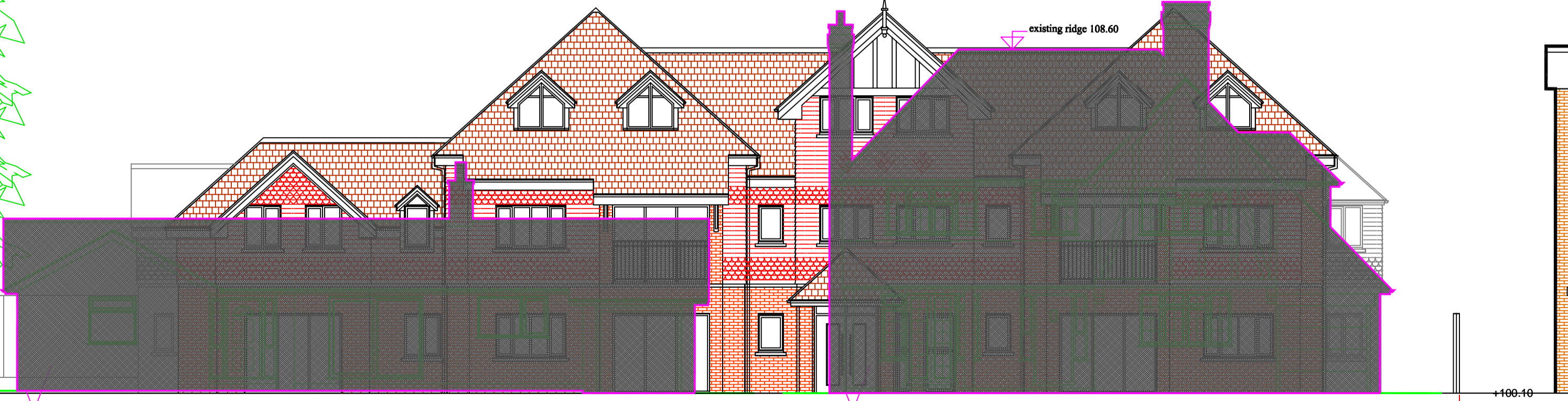
SCHEME 4 Site SECTION BB' / SOUTH ELEVATION (Front)



flat roof 108.70 HOWARD COURT

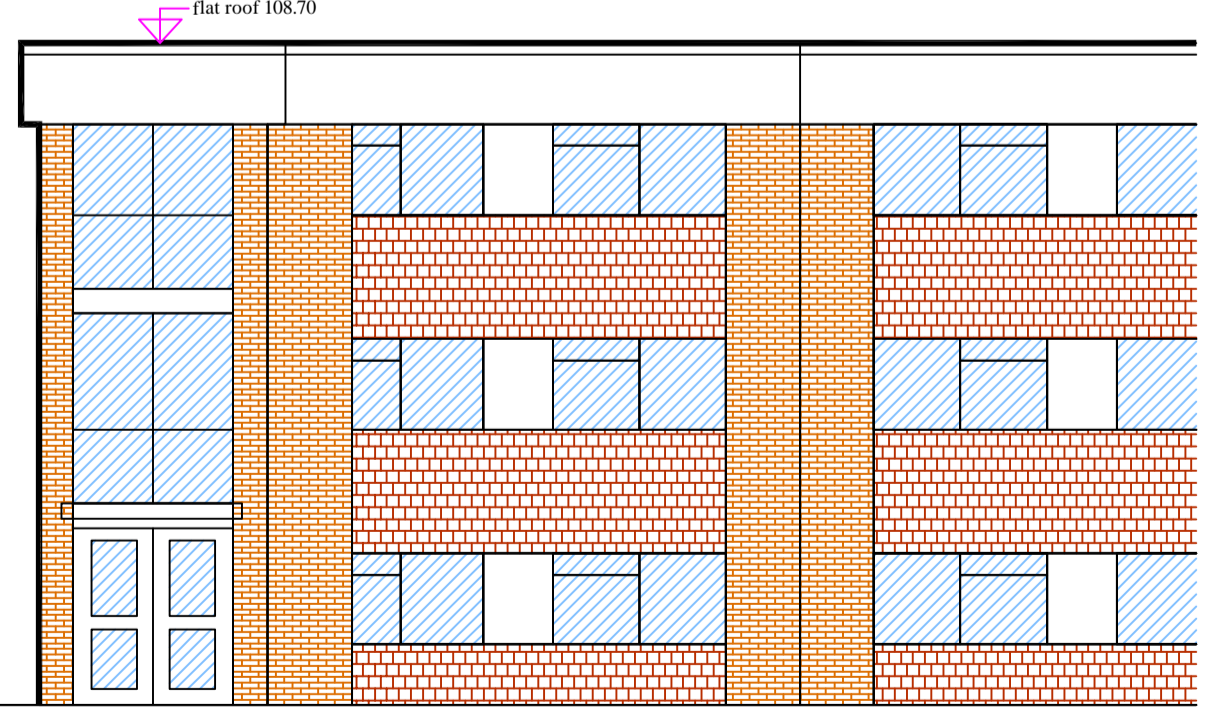


No.37 PRIVATE DRIVEWAY ACCESS TO 2No. HOUSES (nos 37 & 39)



SCALE 0 1.0 5.0m 10.0m

Magenta Line/Shaded area = no41 Magenta Line/Shaded area = no43 Site SECTION BB' / SOUTH ELEVATION (Front)



flat roof 108.70 HOWARD COURT

Rev A -11.10.2017 - Outline of originally submitted Scheme 4 added to top drawing with a red dashed line.

PLANNING DRAWINGS
FINAL 04.10.2017

Date	Revisions

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Client
Northfield Developmnt Consultants Ltd

Job Title
FLAT DEVELOPMENT at nos 41 & 43 Doods Park Rd REIGATE, SURREY RH2 0PU

Drawing Title
COMPARISON of Front Elevations of Schemes 3 and 4 and Existing Houses
SCHEME 4

Scale 1: 100 Date 07/05/2016

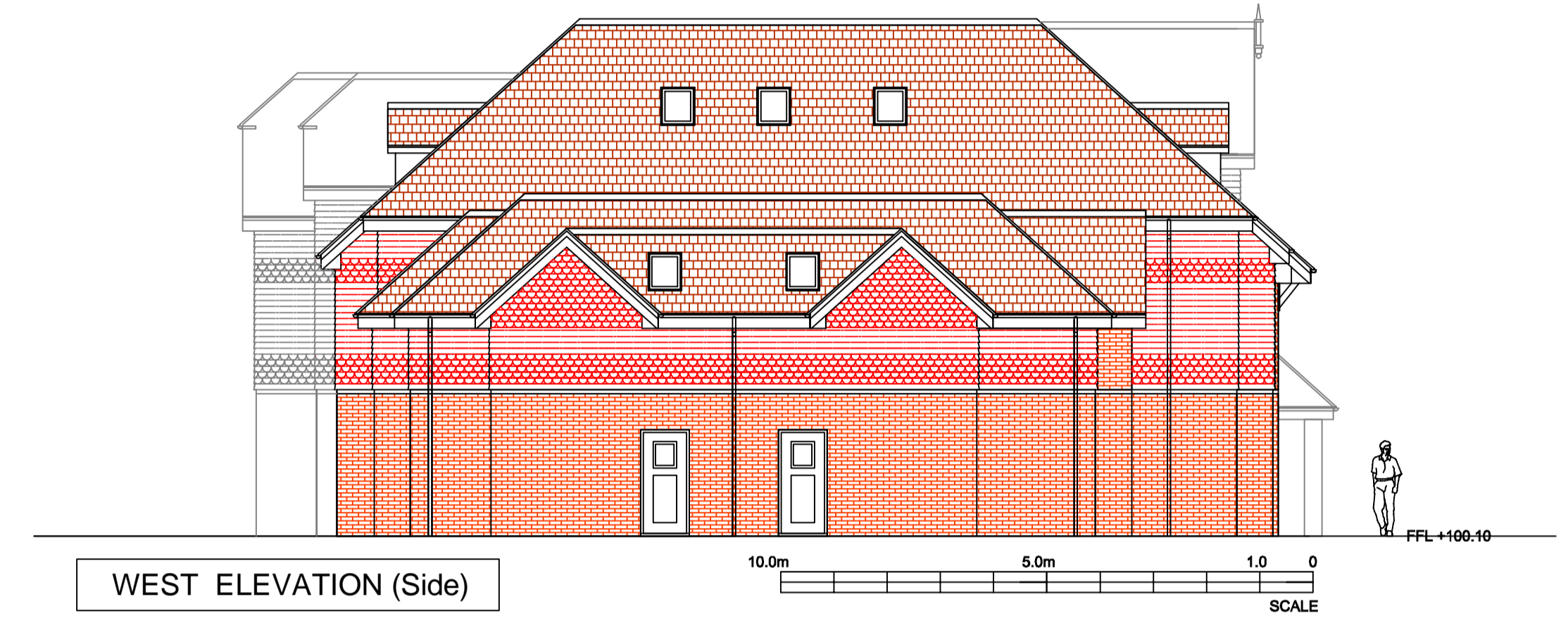
Drawn by SL Checked by

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Drg. No. FD20 Rev. A



PHOTOS showing existing planting screen between no.37 and proposed site (no 41) approximately 4m in height.



WEST ELEVATION (Side)

NOTES:
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MATERIALS

- ROOFS -**
 Pitched roofs plain clay tiles.
 Flat roofs GRP lead effect finish or similar.
- WALLS -**
 Dark Grey brick to plinth (2 courses).
 Above plinth Red clay facing brickwork with areas of red clay wall tiles.
- WINDOWS & DOORS -**
 Powdercoated aluminium frames.
- RAILINGS, GUTTERS & Downpipes -**
 Sprayed (Black) Metal.
- BIN STORE -**
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- BIKE STORE -**
 Matching Red brickwork.

PLANNING DRAWINGS
 FINAL 04.10.2017

Date	Revisions

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Client
 Northfield Developmnt Consultants Ltd

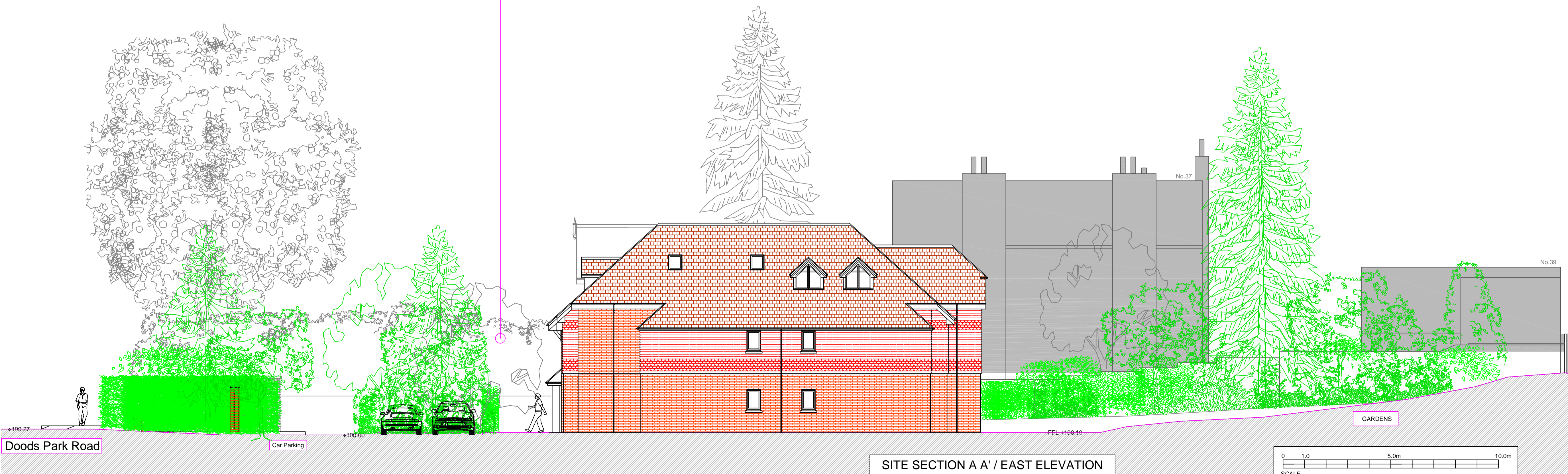
Job Title
 FLAT DEVELOPMENT at nos 41 & 43 Doods Park Rd REIGATE, SURREY RH2 0PU

Drawing Title
 PROPOSED SITE SECTION AA/ EAST ELEVATION (Side) & WEST ELEVATION (Side)
SCHEME 4

Scale 1:100 Date 07/10/2015
 Drawn by SL Checked by

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Drg. No. FD16 Rev.

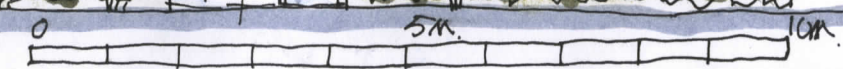


SITE SECTION A A' / EAST ELEVATION

SCALE 0 1.0 5.0 10.0m

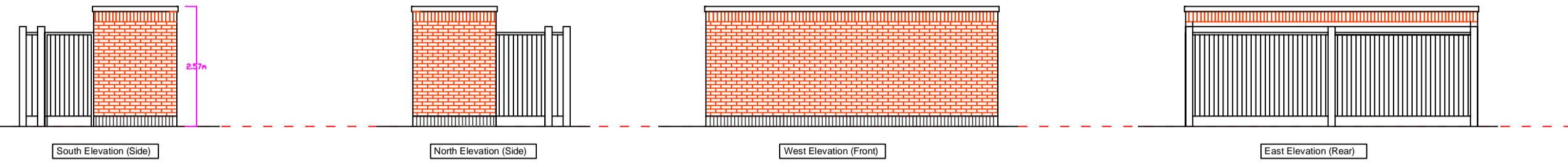


SOUTH ELEVATION.

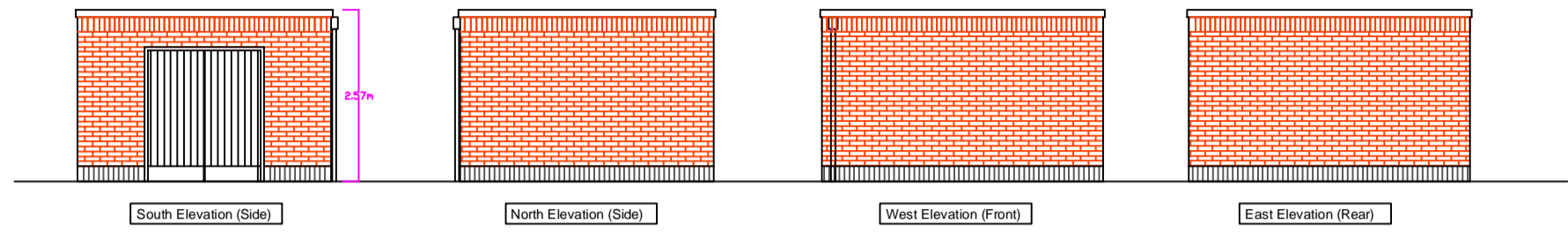


DRAWN BY MIKE SILVERWOOD RIBA OCT 2017.

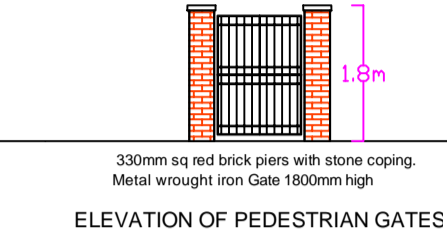
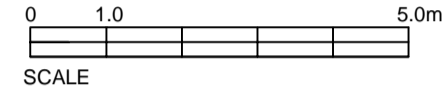
ARTISTIC VISUAL FRONT ELEVATION.



BIKE STORE ELEVATIONS



BIN STORE ELEVATIONS



ELEVATION OF PEDESTRIAN GATES

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 - BIKE STORE -**
 Matching Red brickwork.

PLANNING DRAWINGS
 FINAL 04.10.2017

Date	Revisions

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Client
 Northfield Developmnt Consultants Ltd

Job Title
 FLAT DEVELOPMENT at nos 41 & 43 Doods Park Rd REIGATE, SURREY RH2 0PU

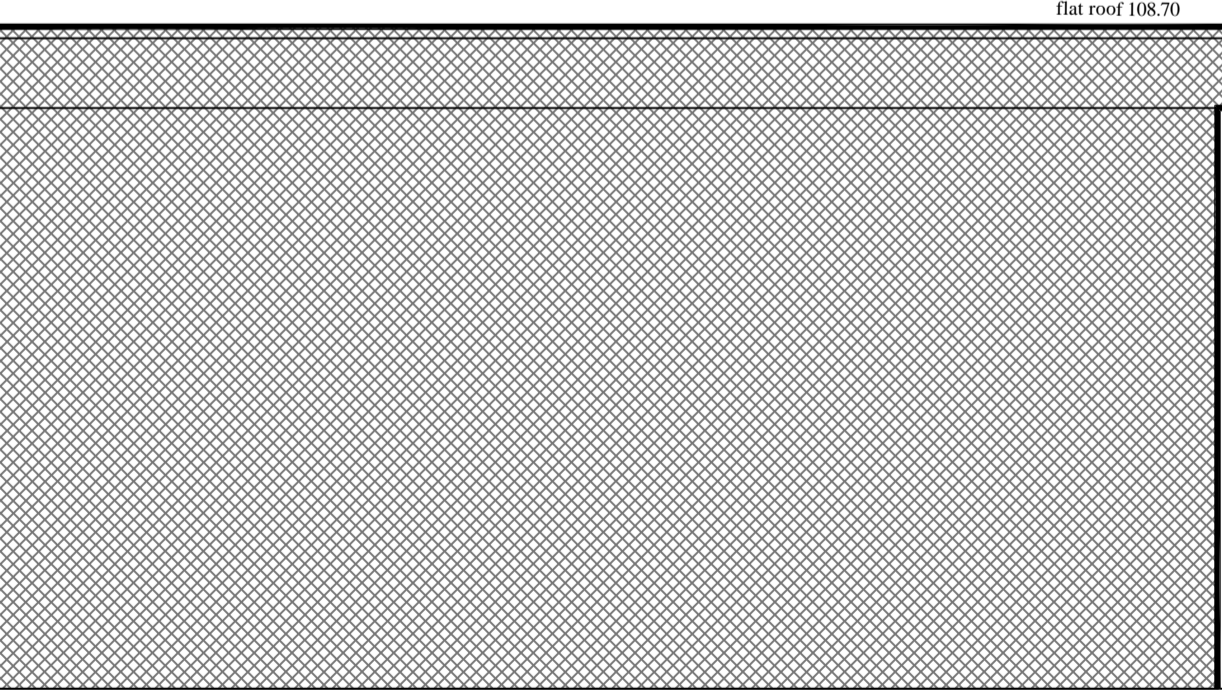
Drawing Title
 PROPOSED NORTH ELEVATION (Rear) Bike & Bin Store & Gate Elevation
SCHEME 4

Scale 1:100 Date 07/05/2016

Drawn by SL Checked by

Lovell Design Ltd.
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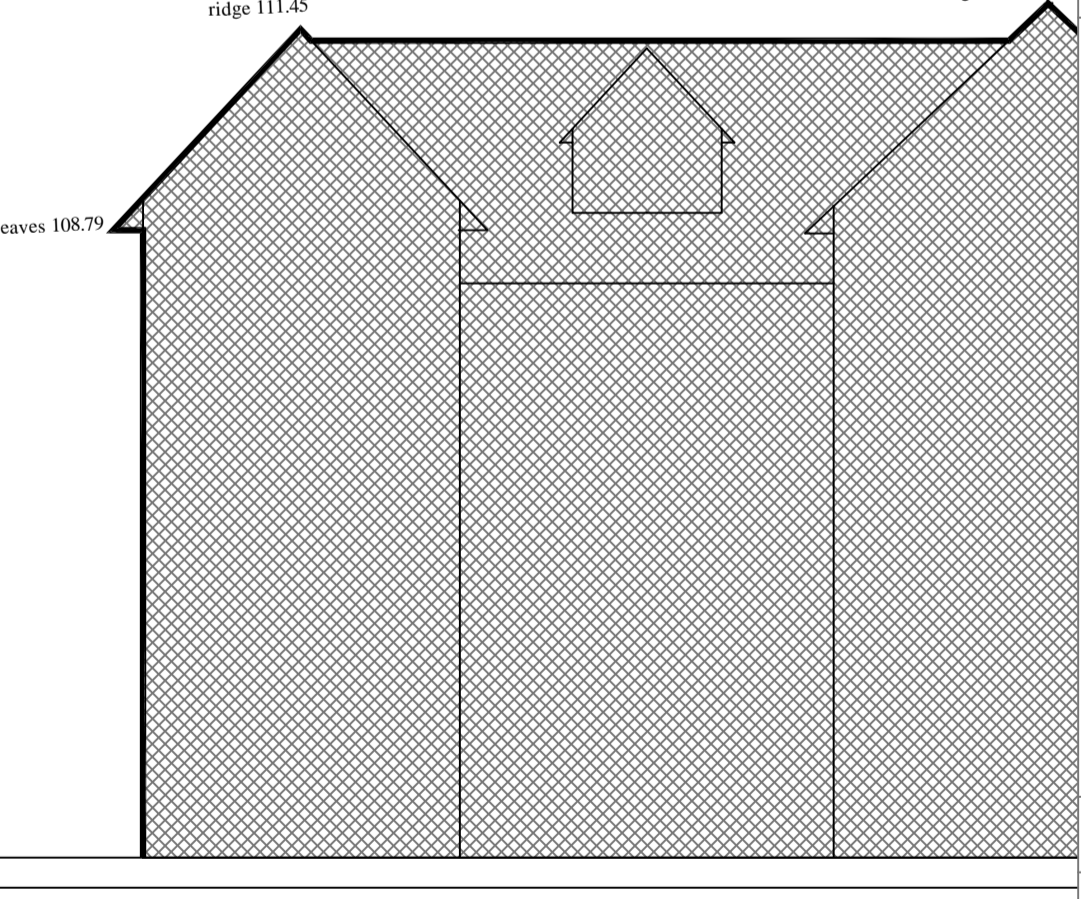
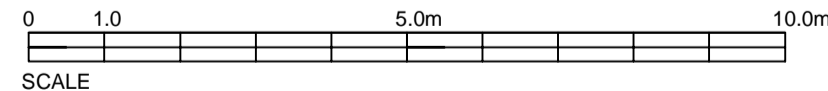
Drg. No. FD17 Rev.



HOWARD COURT



NORTH ELEVATION (Rear)



No.37

