 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:	9	WARD: Horley West

APPLICATION NUMBER:	17/01330/F	VALID:	8 th August 2017
APPLICANT:	Mr Paul Tames	AGENT:	
LOCATION:	2 PARKHURST ROAD HORLEY SURREY RH6 8HB		
DESCRIPTION:	Construction of 3 new dwelling and one replacement dwelling.		
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 construction of three new dwellings and one replacement dwelling. A dwelling is proposed at the front of the site, to replace the existing dwelling that would be demolished. An access road is proposed to the south of the frontage dwelling into the rear of the site where three dwellings are proposed in the form of a pair of semi detached houses and a one detached house. One parking space is proposed to each dwelling, sited at the front of each property.

This application follows a number of previously refused schemes that were dismissed on appeal. This scheme seeks to overcome these previous appeal decisions with a revised design approach. During the course of the most recent appeal at the site (15/01919/F/AP), the Appeal Inspector raised concern in regards to the effect of the relatively small plot sizes on the character of the area, a sense of cramped development on the site, the bulk and massing of the replacement dwelling and the potential removal of existing mature planting around the perimeter of the site which currently makes an important contribution to the character and appearance of the area.

The scale of the proposed development has been significantly reduced from that of the previous application. At the rear of the site, the number of dwellings has been reduced from four to three, arranged in a pair of semi-detached houses and a detached house. The revised layout provides increased separation distances to the eastern boundary within the site, the southern boundary and the distance between the proposed dwellings, creating a more spacious form of development. The replacement dwelling at the front of the site has also been reduced in scale reduced and now proposes a one and a half storey dwelling. The revised layout allows for

greater soft landscaping to the front of the proposed dwellings at the rear of the site. It is recommended to impose a full tree protection condition to ensure that trees that are worthy of retention are safeguarded and protected through any approved development and construction activity and processes. A full landscaping submission will be controlled by imposing a suitable and appropriate condition. A meaningful landscaping scheme appropriate to the development, if approved, will expect to see structural tree planting incorporated within the scheme.

The proposal is not considered to result in a harmful impact upon neighbour amenity and the County Highways Team have confirmed no objection 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.

Horley Town Council – objects on the grounds of overdevelopment, out of character with surrounding properties, increase in traffic and congestion, inadequate parking, inappropriate backland development and dominating in the streetscene.

Representations:

Letters were sent to neighbouring properties on 10th August 2017.

18 responses have been received raising the following issues:

Issue	Response
Inadequate parking	See paragraph 6.16 – 6.17
No need for the development	See paragraph 6.1
Noise & disturbance	See paragraph 6.11
Inconvenience during construction	See paragraph 6.13
Out of character with surrounding area	See paragraph 6.4 – 6.6
Increase in traffic and congestion	See paragraph 6.17
Air pollution	See paragraph 6.12
Impact on infrastructure	See paragraph 6.21
Overshadowing	See paragraph 6.7, 6.9
Crime fears	See paragraph 6.12
Loss of/harm to trees	See paragraph 6.6
Hazard to highway safety	See paragraph 6.17
Drainage/sewage capacity	See paragraph 6.12
Flooding	See paragraph 6.12
Maintenance of boundaries during and after construction	See paragraph 6.14
Loss of a private view	See paragraph 6.15
Overdevelopment	See paragraph 6.5
Property devaluation	See paragraph 6.15
Overlooking and loss of privacy	See paragraph 6.8, 6.10

Poor design	See paragraph 6.4
Harm to Conservation Area	See paragraph 6.15
Harm to wildlife habitat	See paragraph 6.12
Health fears	See paragraph 6.12
Overbearing relationship	See paragraph 6.5, 6.7, 6.9
Loss of light	See paragraph 6.7, 6.9
Smells	See paragraph 6.13
Inaccurate drawings	See paragraph 6.15
Benefit to housing need	See paragraph 6.1

1.0 Site and Character Appraisal

- 1.1 The application relates to an irregular shaped plot on the east side of Parkhurst Road between Lee Street and Wither Dale. A detached bungalow lies on the narrow front part of the site with a double garage on the south side at the rear and a large wide parcel of land beyond. The rear portion of the site, which is laid to grass, is extensive in terms of both width and depth and is largely screened on all sides. The rear gardens of properties in Lee Street back onto the southern boundary. Lee Street Church lies on the north eastern boundary. The rear gardens of 4, 6 and 8 Parkhurst Road back on to the north-west boundary. There are trees on the site along the boundaries which will be affected however these are not protected by way of a tree preservation order.
- 1.2 Parkhurst Road is a residential street comprising predominately detached dwellings in a mixture of styles including bungalows and two storey houses. Properties are well spaced and typically set in ample plots, with generous rear gardens.

2.0 Added Value

- 2.1 Improvements secured at the pre-application stage: Pre-application advice was sought and concern raised over the four dwellings proposed to the rear of the site and the scale of the built form also. Concern also raised over the provision of landscaping and to avoid a parking/hardstanding dominated frontages.

3.0 Relevant Planning and Enforcement History

- | | | | |
|-----|------------|--|---|
| 3.1 | 15/01919/F | Demolition of existing buildings and erection of detached dwelling and 2 pairs of semi detached dwellings with associated access, garaging and parking | Refused
21 December 2015
Appeal dismissed
16 th August 2016 |
|-----|------------|--|---|

3.2	13/02380/F	Demolition of existing dwelling and erection of five dwellings	Refused 28 February 2014 Appeal dismissed 18 September 2014
3.3	01/01167/OUT	Demolition of existing bungalow; erection of four semi-detached cottages and associated parking.	Approved with conditions 2 January 2002
3.4	00/15100/OUT	Demolition of existing bungalow & erection of detached cottage with integral garage & terrace of four 3-bedroom cottages	Refused 8 November 2000

4.0 Proposal and Design Approach

- 4.1 This is a full application for construction of three new dwellings and one replacement dwelling.
- 4.2 A dwelling is proposed at the front of the site, to replace the existing dwelling that would be demolished. The replacement dwelling would be of a traditional design, one and half storeys in height, 0.51m higher than the existing bungalow. The front elevation would include a gable feature and dormer window, with a similar design approach used in the rear elevation also. The replacement dwelling would be sited slightly further to the north than the existing dwelling, retaining a 1m gap to the northern side boundary and creating a 6m gap to the southern boundary.
- 4.3 An access road is proposed to the south of the frontage dwelling into the rear of the site where three dwellings are proposed in the form of a pair of semi detached houses and a one detached house. The design of the dwellings would be traditional, with hipped roofs. The front elevations of all three dwellings would feature small front projections, and open porches. The pair of semi-detached houses and would be orientated south west/north east and the detached dwelling would be orientated west/east towards the eastern end of the site. One parking space is proposed to each dwelling, sited at the front of each property.
- 4.4 A design and access statement should illustrate the process that has led to the development proposal, and justify the proposal in a structured way, by demonstrating the steps taken to appraise the context of the proposed development. It expects applicants to follow a four-stage design process comprising:
Assessment;
Involvement;
Evaluation; and
Design.

The applicant has not submitted a design and access statement

4.5 Further details of the development are as follows:

Site area	0.15 hectares
Existing use	Residential
Proposed use	Residential
Proposed parking spaces	4
Parking standard	8
Net increase in dwellings	3

5.0 Policy Context

5.1 Designation

Urban area

5.2 Reigate and Banstead Core Strategy

CS1(Sustainable Development)
CS2 (Valued Landscapes and Natural Environment),
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
Housing	Ho9, Ho13, Ho14, Ho16
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
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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.
- 6.2 The main issues to consider are:
- Design appraisal
 - Neighbour amenity
 - Access and parking
 - Amenity for future occupants
 - Infrastructure contributions
 - Affordable Housing

Design appraisal

- 6.3 This application follows a number of previously refused schemes that were dismissed on appeal. This scheme seeks to overcome these previous appeal decisions with a revised design approach. During the course of the most recent appeal at the site (15/01919/F/AP), the Appeal Inspector raised concern 'about the effect of the relatively small plot sizes on the character of the area...Furthermore, due to their siting and orientation, the two pairs of semi-detached houses would feel close to one another...The effect would be to compound the sense of cramped development on the site. Moreover, although the detached dwelling at plot 1 would retain a continuous street frontage along Parkhurst Road, the main bulk of the built form would also sit closer to the boundary with the existing bungalow at no.4 than is typical of the spacing of dwellings in the street scene...I am concerned that the development could lead to the removal of existing mature planting around the perimeter of the site which currently makes an important contribution to the character and appearance of the area.'
- 6.4 The design of the dwellings would be of a traditional appearance, considered acceptable and would integrate with the character of the locality. The scale of the proposed development has been significantly reduced from that of the previous application. At the rear of the site, the number of dwellings has been reduced from four to three, arranged in a pair of semi-detached houses and a detached house. The revised layout provides increased separation distances to the eastern boundary within the site, the southern boundary and the distance between the proposed dwellings, creating a more spacious form of development. The proposed parking court in the north eastern part of the site has been replaced with rear garden areas allowing for a less hard landscaped form of development and increased plot sizes. It is now considered that the amended proposal is acceptable in terms of its design and impact upon the character of the locality. The dwelling proposed to plot three has an increased separation distance to the southern boundary and would occupy an oblique angle within the plot, avoiding the creation of a tandem appearance to the development.

- 6.5 Turning to the replacement dwelling to the front of the site, this too has been reduced in scale and now a one and a half storey dwelling is proposed. A 1m gap to the side boundary is proposed, similar to that of the previous application. However, given the reduction in bulk and massing of the proposed replacement dwelling, this is not considered to result in an overly dominant or uncharacteristic relationship between the application site and neighbouring property to the north and is not considered to result in a harmful impact upon the character of the streetscene. To avoid overdevelopment of the site and the creation of a cramped form of development and an overbearing impact to neighbours, conditions are proposed to remove permitted development rights for extensions
- 6.6 The revised layout allows for greater soft landscaping to the front of the proposed dwellings at the rear of the site. In the absence of qualified arboricultural information to demonstrate that the proposed layout can be achieved without impact on existing trees and vegetation and that a satisfactory relationship between trees, vegetation, occupants and dwellings, it is recommended to impose a full tree protection condition to ensure that trees that are worthy of retention are safeguarded and protected through any approved development and construction activity and processes. A full landscaping submission will be controlled by imposing a suitable and appropriate condition. A meaningful landscaping scheme appropriate to the development, if approved, will expect to see structural tree planting incorporated within the scheme.

Neighbour amenity

- 6.7 The proposed development has been assessed with regards to its impact on the amenity of neighbouring properties. The proposed replacement dwelling at the front of the site would be situated closer to the neighbouring dwelling no4, and would be of one and a half storeys in height; an increase over the existing dwelling. The proposal would follow the building line however and it is not considered that the building would have an overbearing impact or have an unduly adverse effect on light to the amenity areas of 4 Parkhurst Road.
- 6.8 The rear windows of the proposed dwellings at the rear of the site (plots 1,2 and 3) would face in the direction of the grounds of the church to the north-east of the site and in the case of plot 3, the rear most section of the garden of 110. Given the level of screening, non-residential nature of the land to the north east of the site, the oblique angle and rear most section of garden, the proposal is not considered to result in a harmful impact by way of overlooking and loss of privacy. The front windows of plots 1 and 2 would be at a significant distance from the rear of the properties on Lee Street and are not considered to result in overlooking of these properties. The front windows serving plot 3 would largely face the rear of plot 1. There would be significant separation distances of over 38 metres with the rear boundary of this property. As such, no loss of privacy is considered to occur.

- 6.9 The proposed dwellings would be set away from the boundaries with neighbouring properties, with a minimum distance of 3m at the closest points. The side elevation of plot 1 has been reduced in depth from that of the previous proposal from 10.2m to 7.6m. Given this reduced bulk and massing and increased separation distance, it is considered the application would not result in a harmful impact upon neighbour amenity in terms of overbearing or domination. The increased separation distances would allow space for planting and this could be secured by way of the proposed landscaping condition. The side elevations would be visible from the gardens of the neighbouring properties both on Lee Street and Parkhurst Road. However the proposed dwellings would only be situated adjacent to rear boundaries and the bottom of the gardens of neighbouring properties. There would be significant separation to the windows and key amenity areas of the neighbouring properties and it is therefore considered that the buildings would not be overbearing or have an impact on light to the detriment of neighbour amenity, to an extent that would merit a reason for refusal on this basis.
- 6.10 To avoid overlooking from first floor side facing windows, if approved, a condition would be applied to ensure the windows are obscure glazed and fixed shut.
- 6.11 The site would be in residential use and is not considered to result in a harmful impact upon neighbour amenity in terms of noise and disturbance. The access drive would be set away neighbouring dwellings and away from the rear boundaries of the neighbouring properties in Lee Street and therefore it is not considered that there would be an unduly harmful impact as a result of vehicle noise.
- 6.12 It is considered that there would not be an increase in crime directly associated with the proposed development and therefore a reason for refusal should not be merited on this basis. Objections have also been received regarding harm to wildlife, flooding and drainage/sewage concerns. No harm to wildlife is considered to occur as a result of the proposal, and protected species are covered by separate legislation. The site is not located within a flood zone and issues relating to drainage and sewage would be addressed at building regulations stage if the application were approved. No significant health issues are considered to arise as a result of the planning application. Given the scale of the proposed development and residential nature, the proposal is not considered to result in a harmful impact in regard to smells or air pollution.
- 6.13 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.
- 6.14 Issues of safeguarding and loss of privacy have been raised in respect of the neighbouring Lee Street Church; whilst this concern is acknowledged, the

building is a community building open to members of the public and there are no policies aimed at protecting the amenities of such uses. Issues of safeguarding are a matter for other legislation and it is not uncommon in urban/suburban environments for community or educational facilities to be located cheek by jowl with residential properties. At any rate, in this specific case, it is not considered that the proposal would cause serious loss of amenity to this facility or unduly prejudice its operation. Mature boundary vegetation provides screening between the application site and church and landscaping and boundary treatment conditions are recommended to secure adequate boundary treatments. Security of the site and maintenance of boundaries during the construction period would be dealt with under Building Regulations.

- 6.15 Loss of a private view and property devaluation are not material planning considerations. The site is not within or adjacent to a Conservation Area, and the application is therefore not considered to result in harm in this regard. The drawings submitted are considered accurate and the relationship between the site and neighbouring dwellings has been considered as detailed above.

Access and Parking

- 6.16 The application proposes an access road to the south of the front dwelling and into the rear of the site. Four parking spaces are proposed, one to the front of each dwelling.
- 6.17 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.

Amenity for Future Occupants

- 6.18 The previous application on the site, which sought permission for an access in the same location as that proposed, was refused and dismissed at appeal, as the proposed access was considered to cause harm to the amenity of future occupants of plot 1 (fronting Parkhurst Road) by way of noise and disturbance.
- 6.19 In order to address this issue, there would be a greater degree of separation between the proposed access road and the frontage dwelling, and amendments have been sought to show a level of separation between the side and rear boundary of plot one and the access road, allowing for space for landscaping. As such it is considered that the concerns outlined by the Inspector would be overcome in this regard.
- 6.20 The resultant plot sizes are considered to create an adequate level of amenity for future occupants.

Infrastructure Contributions

- 6.21 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 £25,360 being required.

Affordable Housing

- 6.22 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.
- 6.23 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:

Plan Type	Reference	Version	Date Received
Block Plan	PR/BP/01	B	08.08.2017
Location Plan	PR/LP/01		08.08.2017
Location Plan	PR/LP/01		08.06.2017
Elevation Plan	PR/E/08		08.06.2017
Site Layout Plan	PR/SP/01	B	08.06.2017
Site Layout Plan	PR/SP/02		08.06.2017

Elevation Plan	PR/E/05		08.06.2017
Floor Plan	PR/P/02		08.06.2017
Elevation Plan	PR/E/07		08.06.2017
Floor Plan	PR/P/03		08.06.2017
Elevation Plan	PR/E/06		08.06.2017
Elevation Plan	PR/E/01		08.06.2017
Floor Plan	PR/P/01		08.06.2017
Elevation Plan	PR/P/03		08.06.2017
Elevation Plan	PR/E/02		08.06.2017
Floor Plan	PR/P/02		08.06.2017
Elevation Plan	PR/P/04		08.06.2017
Block Plan	PR/BP/01	C	08.06.2017
Site Layout Plan	PR/SP/02	A	06.10.2017
Site Layout Plan	PR/SP/02	A	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.

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. No development 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 policies Ho9 and Ho13.

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 commencement meeting with the LPA, 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 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.

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 and 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 and 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. The above condition is required in order to meet the objectives of the NPPF (2012), and to satisfy policy Mo7 of the Reigate and Banstead Borough Local Plan (2005).

8. 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.

9. The first floor windows in the east and west, and north and south side elevations of the development hereby permitted shall be glazed with obscured glass which shall be fixed shut, apart from a top hung opening fanlight whose cill height shall not be less than 1.7 metres above internal floor level, and shall be maintained as such at all times.

Reason:

To ensure that the development does not affect the amenity of the neighbouring property by overlooking with regard to Reigate and Banstead Borough Local Plan 2005 policy Ho9.

10. 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.

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 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

INFORMATIVES

1. Your attention is drawn to the safety benefits of installing sprinkler systems as an integral part of new development. Further information is available at www.firesprinklers.info.
2. The applicant is encouraged to provide renewable technology within the development hereby permitted in order to reduce greenhouse gas emissions.

3. The applicant is advised that prior to the initial occupation of any individual dwelling hereby permitted, a 140 litre wheeled bin conforming to British Standard BSEN840 and a 60 litre recycling box should be provided for the exclusive use of the occupants of that dwelling. Prior to the initial occupation of any communal dwellings or flats, wheeled refuse bins conforming to British Standard BSEN840, separate recycling bins for paper/card and mixed cans, and storage facilities for the bins should be installed by the developer prior to the initial occupation of any dwelling hereby permitted. Further details on the required number and specification of wheeled bins and recycling boxes is available from the Council's Neighbourhood Services on 01737 276501 or 01737 276097, or on the Council's website at www.reigate-banstead.gov.uk. Bins and boxes meeting the specification may be purchased from any appropriate source, including the Council's Neighbourhood Services Unit on 01737 276775.

4. You are advised that the Council will expect the following measures to be taken during any building operations to control noise, pollution and parking:
 - (a) Work that is audible beyond the site boundary should only be carried out between 08:00hrs to 18:00hrs Monday to Friday, 08:00hrs to 13:00hrs Saturday and not at all on Sundays or any Public and/or Bank Holidays;
 - (b) The quietest available items of plant and machinery should be used on site. Where permanently sited equipment such as generators are necessary, they should be enclosed to reduce noise levels;
 - (c) Deliveries should only be received within the hours detailed in (a) above;
 - (d) Adequate steps should be taken to prevent dust-causing nuisance beyond the site boundary. Such uses include the use of hoses to damp down stockpiles of materials, which are likely to generate airborne dust, to damp down during stone/slab cutting; and the use of bowsers and wheel washes;
 - (e) There should be no burning on site;
 - (f) Only minimal security lighting should be used outside the hours stated above; and
 - (g) Building materials and machinery should not be stored on the highway and contractors' vehicles should be parked with care so as not to cause an obstruction or block visibility on the highway.

Further details of these noise and pollution measures can be obtained from the Council's Environmental Health Services Unit.

In order to meet these requirements and to promote good neighbourliness, the Council recommends that this site is registered with the Considerate Constructors Scheme - www.ccscheme.org.uk/index.php/site-registration.

5. The 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

6. The use of landscape/arboricultural consultant is considered essential to provide acceptable submissions in respect of the above relevant conditions. The planting of trees and shrubs shall be in keeping with the character and

appearance of the locality and have a strong native influence. There is an opportunity to incorporate structural landscape trees into the scheme to provide for future amenity and long term continued structural tree cover in this area. It is expected that the replacement structural landscape trees will be of Advanced Nursery Stock size with initial planting heights of not less than 4.5m, with girth measurements at 1m above ground level in excess of 16/18cm.

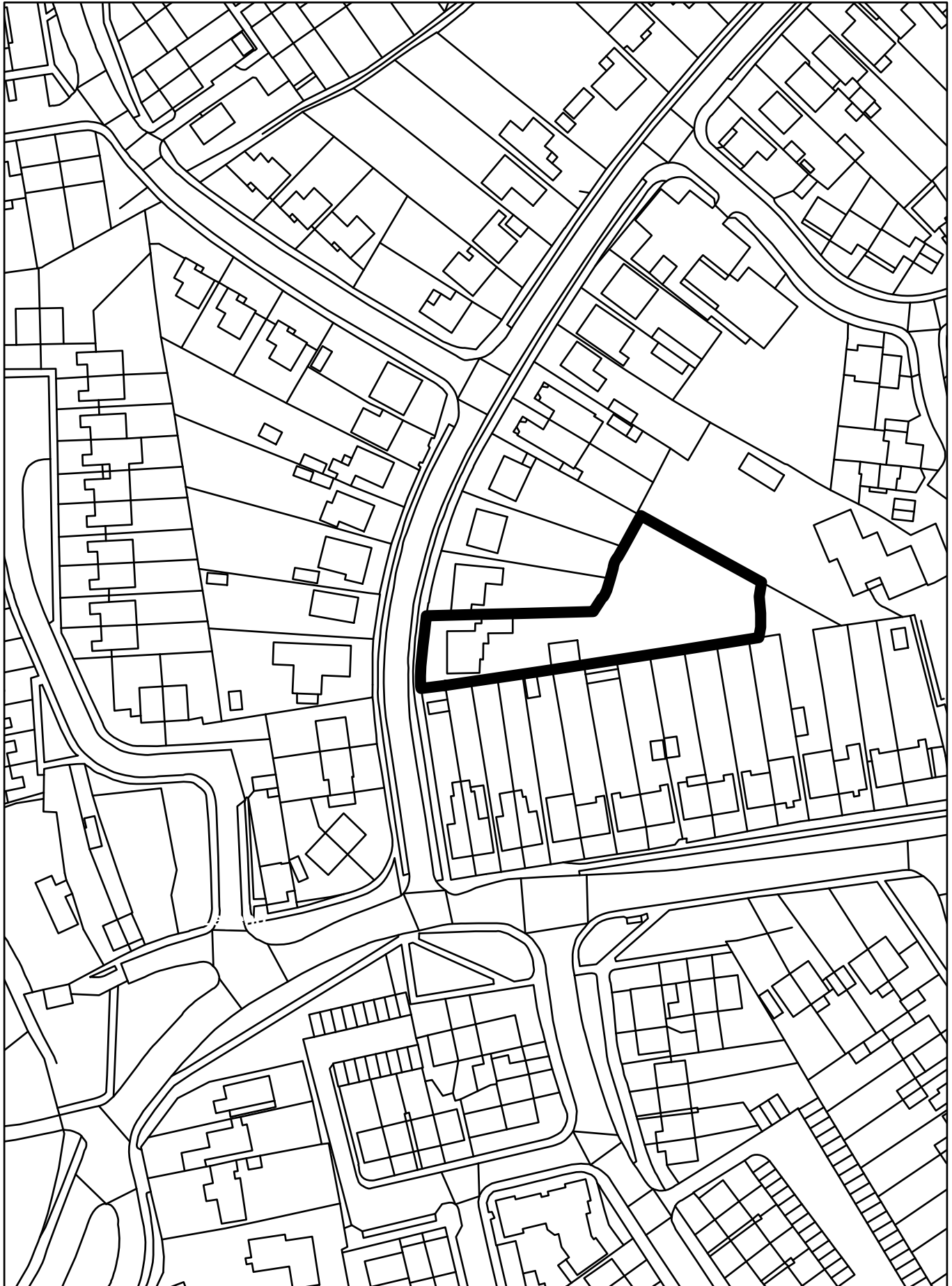
REASON FOR PERMISSION

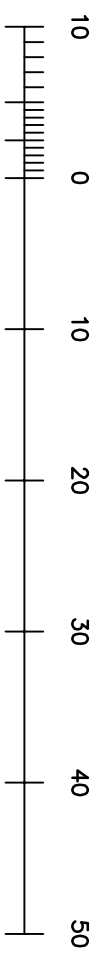
The development hereby permitted has been assessed against development plan policies Pc4, Ho9, Ho13, Ho14, Ho16, Mo5, Mo7, and material considerations, including third party representations. It has been concluded that the development is in accordance with the development plan and there are no material considerations that justify refusal in the public interest.

Proactive and Positive Statements

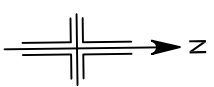
The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in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

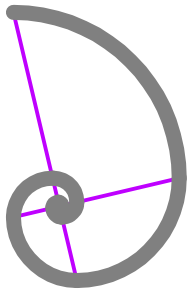
17/01330/F -2 Parkhurst Road, Horley

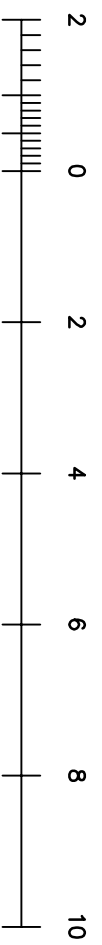




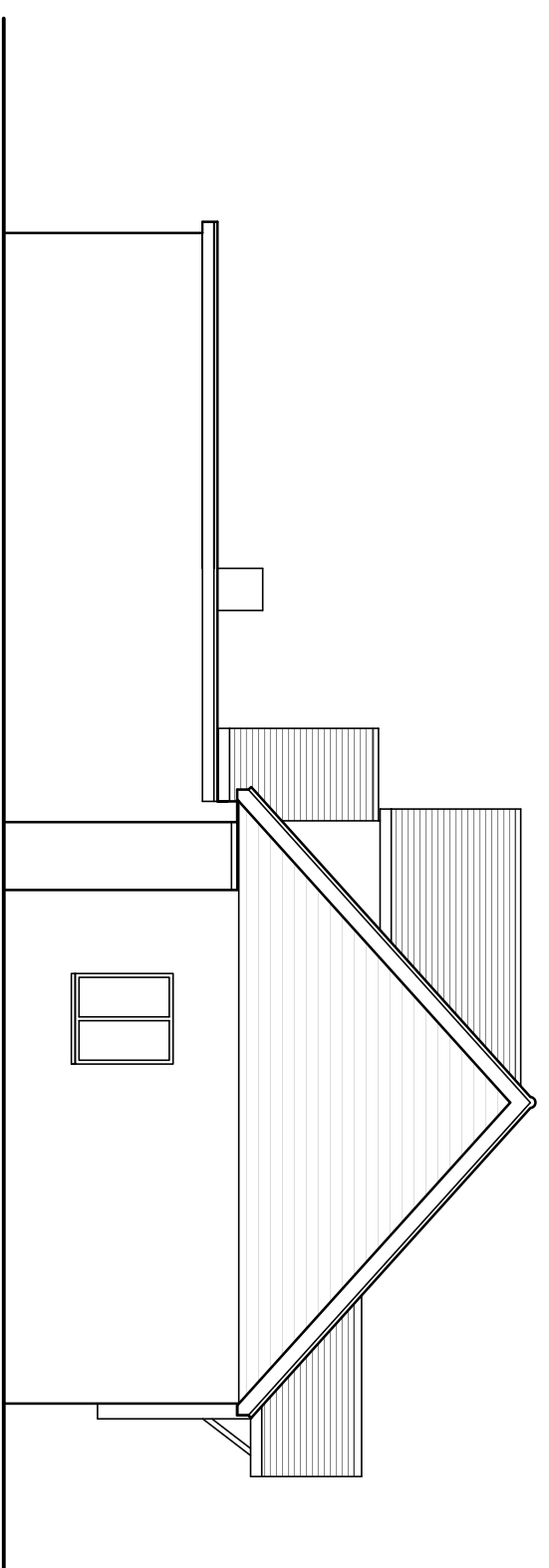
Metres



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Job Title	2 Parkhurst Road Horley
Drawing Title	Block Plan
Client	P.T
Date	15/03/2017
Drawn	P.J.G
Scale	1:500 on A3
Drng No.	PR/BP/01
	B

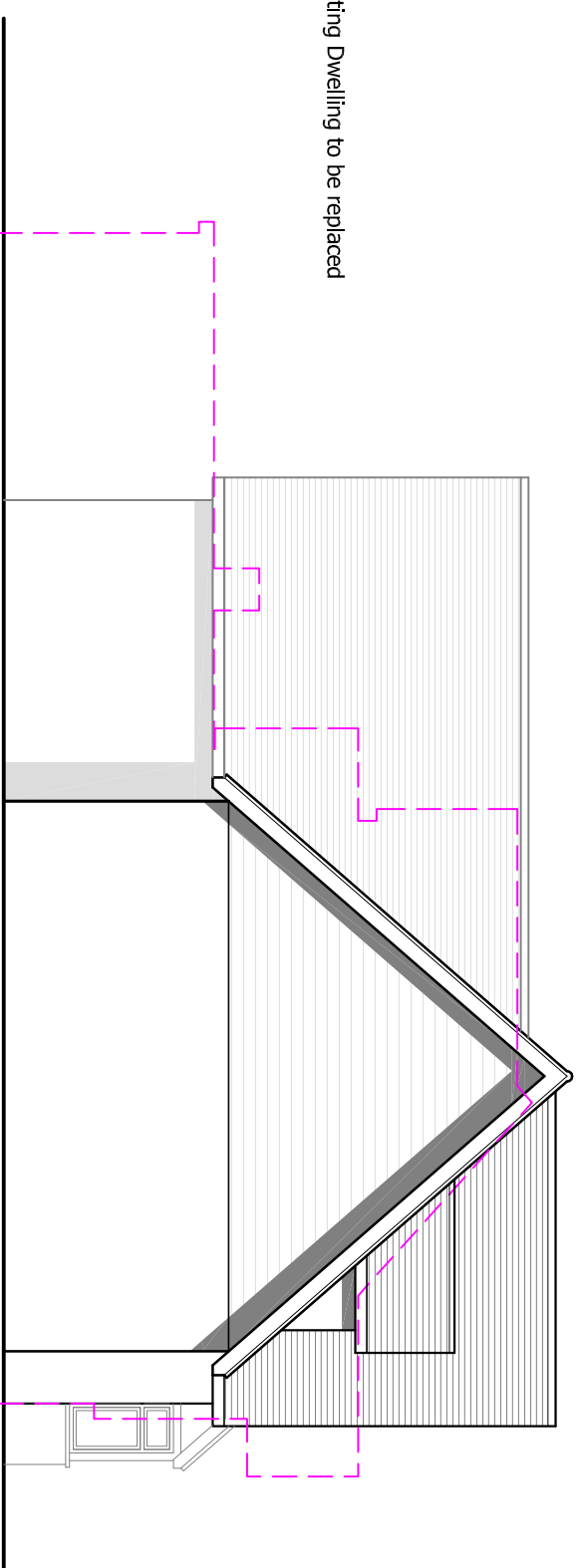


Metres



Side Elevation - North

Existing Dwelling - 2 Parkhurst Road



Side Elevation - North

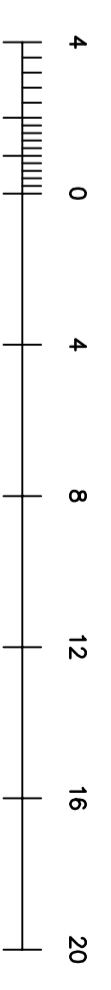
Proposed replacement Dwelling - 2 Parkhurst Road

Hidden detail outlines the Existing Dwelling to be replaced

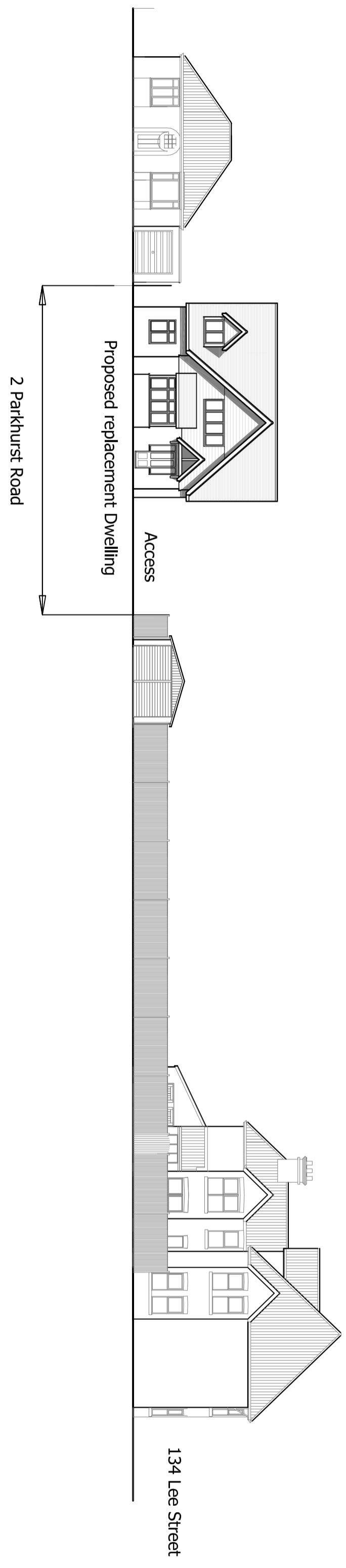
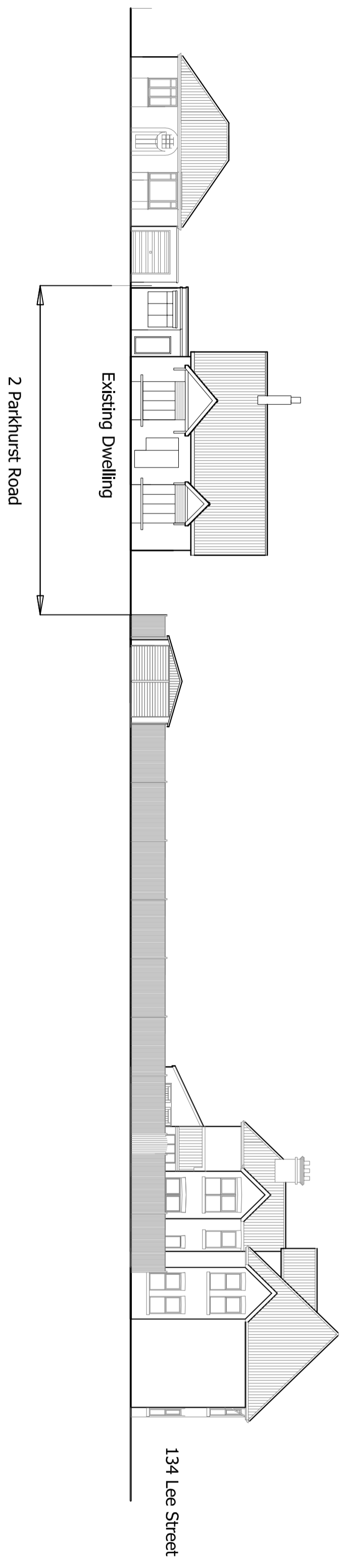
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Job Title	2 Parkhurst Road Horley
Drawing Title	Existing and replacement dwelling North Elevations
Client	P.T
Date	15/03/2017
Drawn	P.J.G
Scale	1:100 on A3
Drng No.	PR/E/02



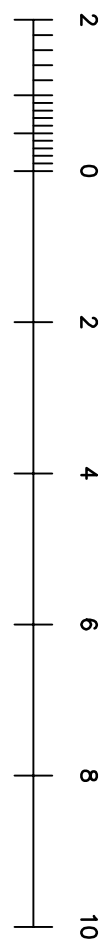
Metres



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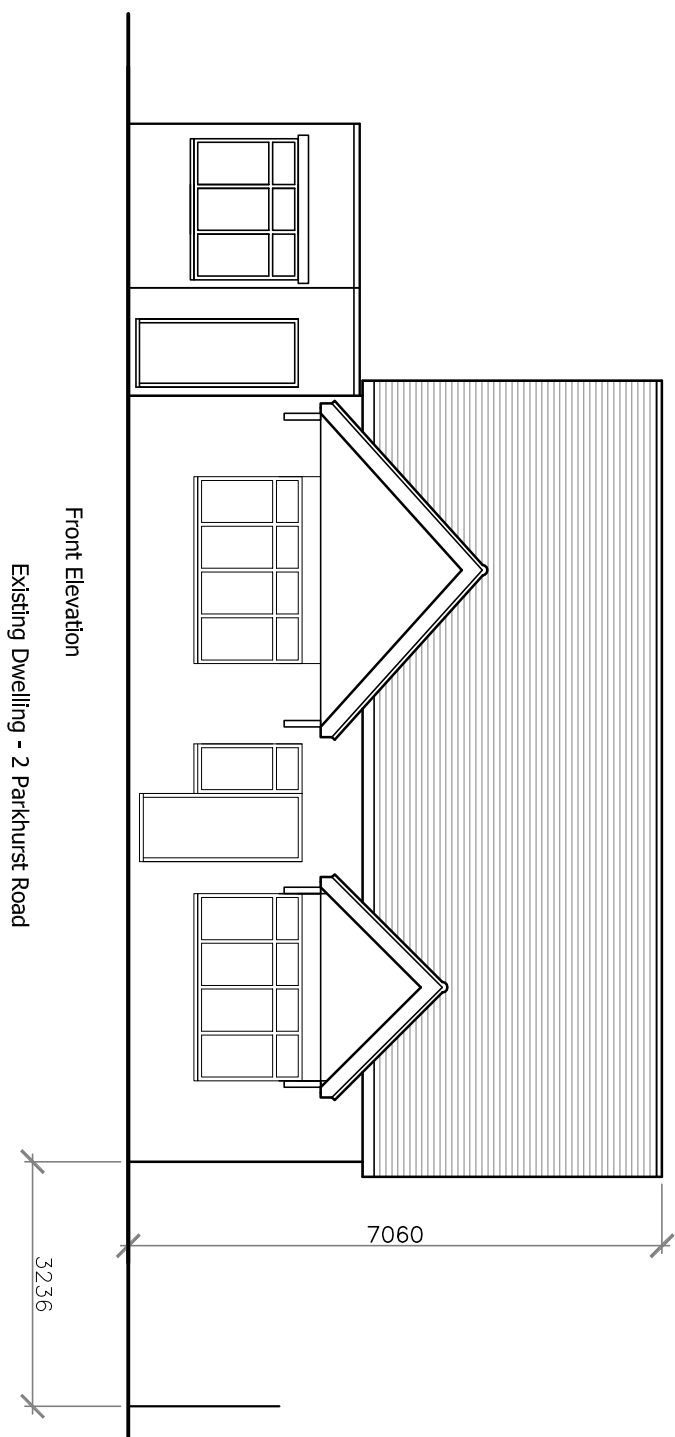
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Job Title	2 Parkhurst Road Horley
Drawing Title	Street Scene
Client	P.T
Date	14/07/2017
Drawn	P.J.G
Scale	1:200 on A2
Drg No.	PR/SS/01

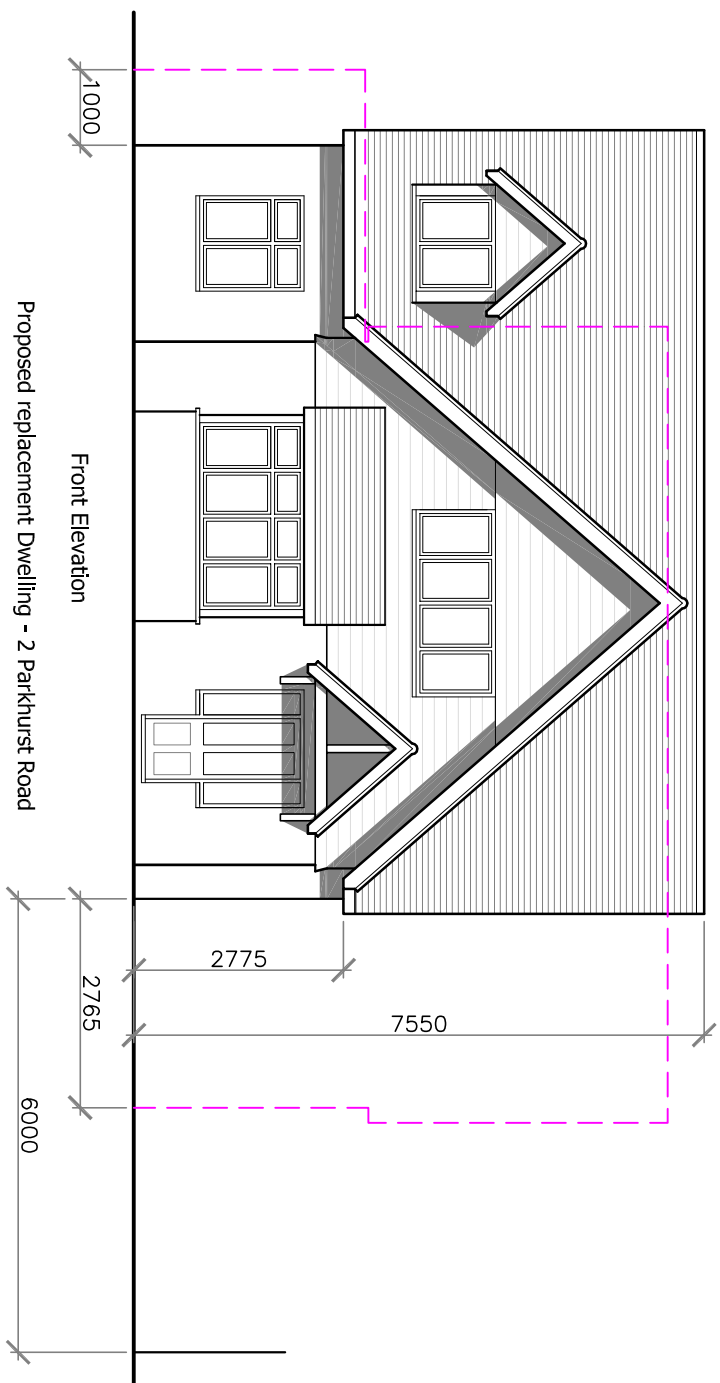


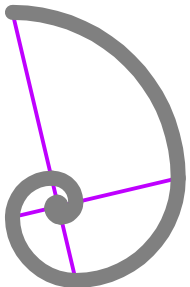
Metres

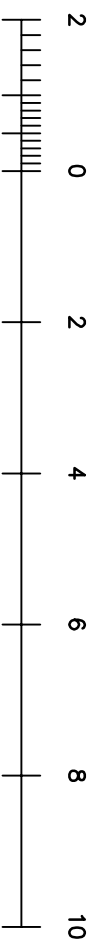
Hidden detail outlines the Existing Dwelling to be replaced



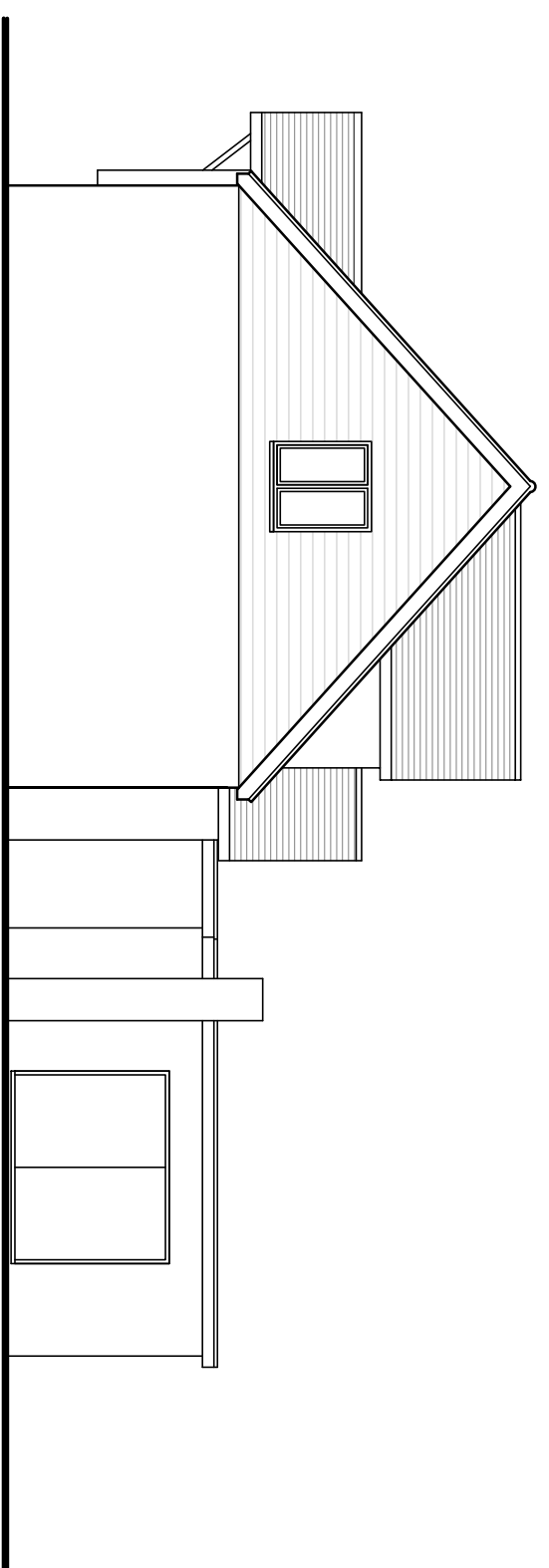
Hidden detail outlines the Existing Dwelling to be replaced



<p>Peter J. Gardner Architectural Design Consultant</p>  <p>www.architecturaldesignsolutions.co.uk 07967 205249</p>		<p>Job Title 2 Parkhurst Road Horley</p>
<p>Drawing Title Existing and replacement dwelling Front Elevations</p>	<p>Client P.T</p>	<p>Date 15/03/2017</p>
<p>Drawn P.J.G</p>	<p>Scale 1:100 on A3</p>	<p>Drg No. PR/E/01</p>

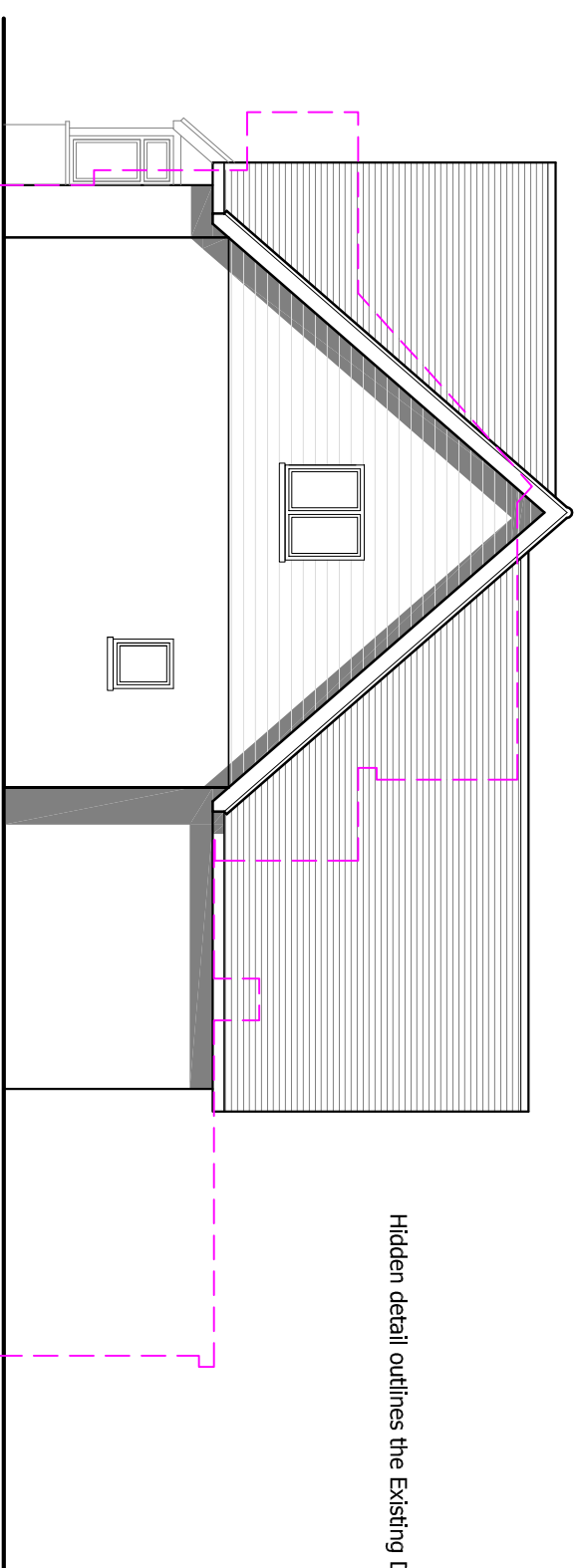


Metres



Side Elevation - South

Existing Dwelling - 2 Parkhurst Road



Side Elevation - South

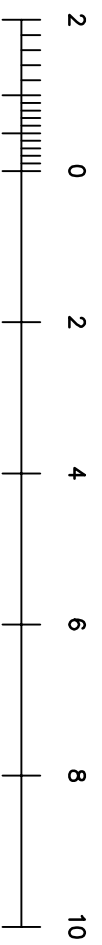
Proposed replacement Dwelling - 2 Parkhurst Road

Hidden detail outlines the Existing Dwelling to be replaced

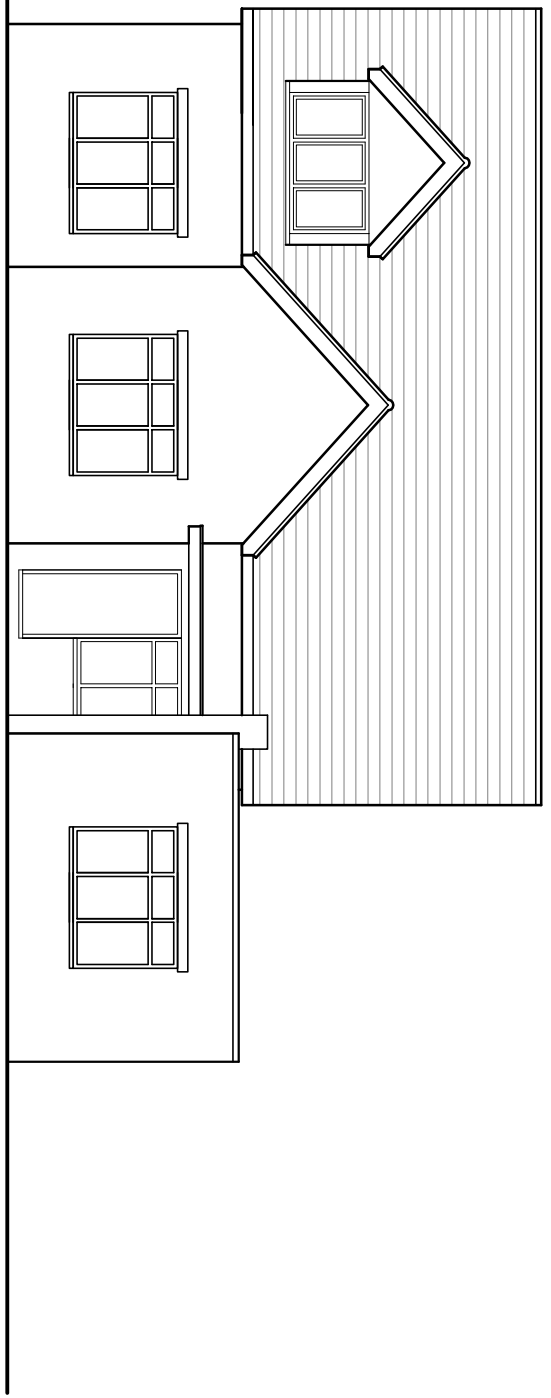
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Job Title	2 Parkhurst Road Horley
Drawing Title	Existing and replacement dwelling South Elevations
Client	P.T
Date	15/03/2017
Drawn	P.J.G
Scale	1:100 on A4
Drng No.	PR/P/03



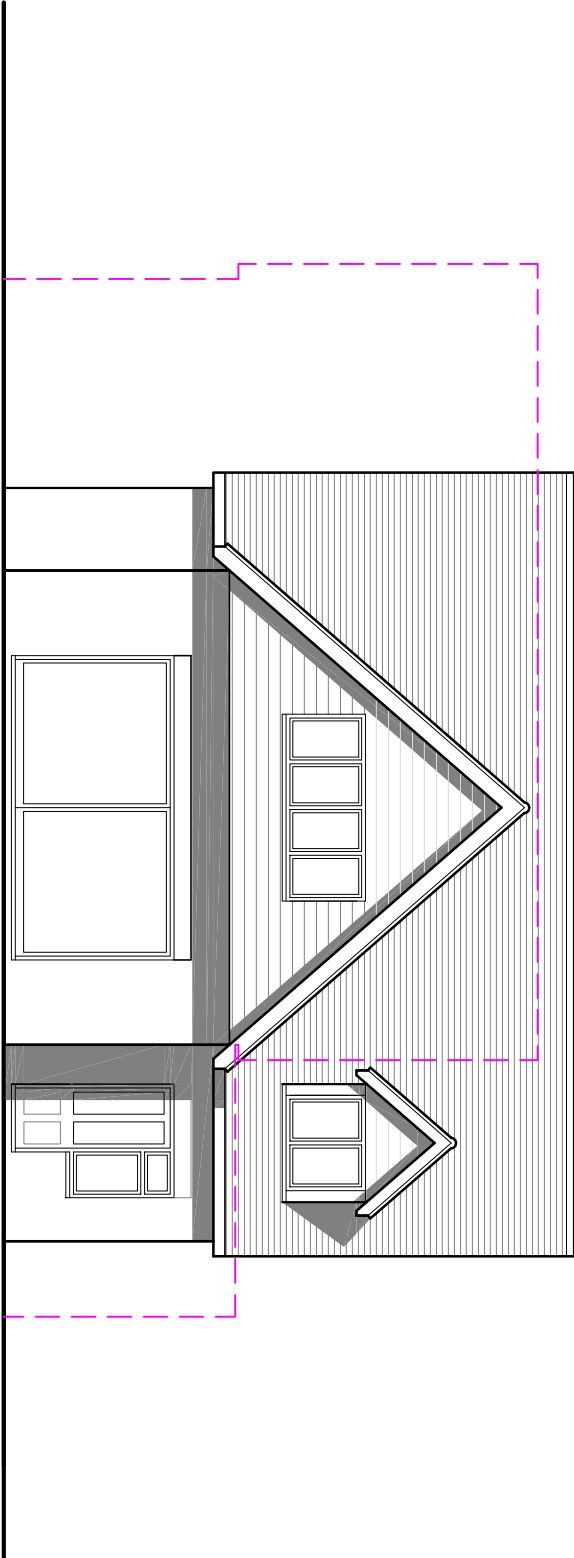
Metres



Rear Elevation

Existing Dwelling - 2 Parkhurst Road

Hidden detail outlines the Existing Dwelling to be replaced



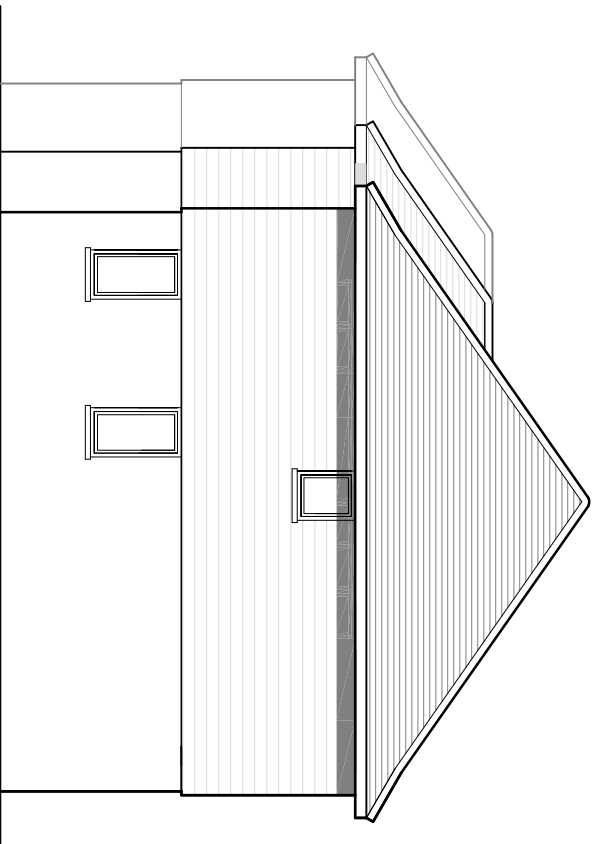
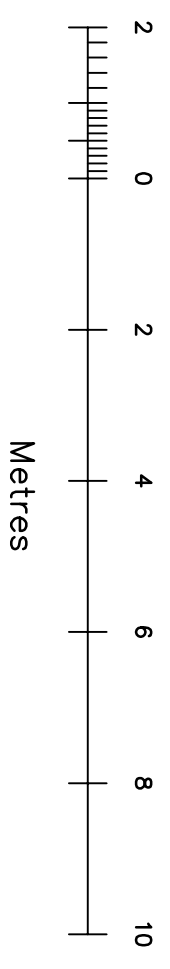
Rear Elevation

Proposed replacement Dwelling - 2 Parkhurst Road

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 Architectural Design Consultant

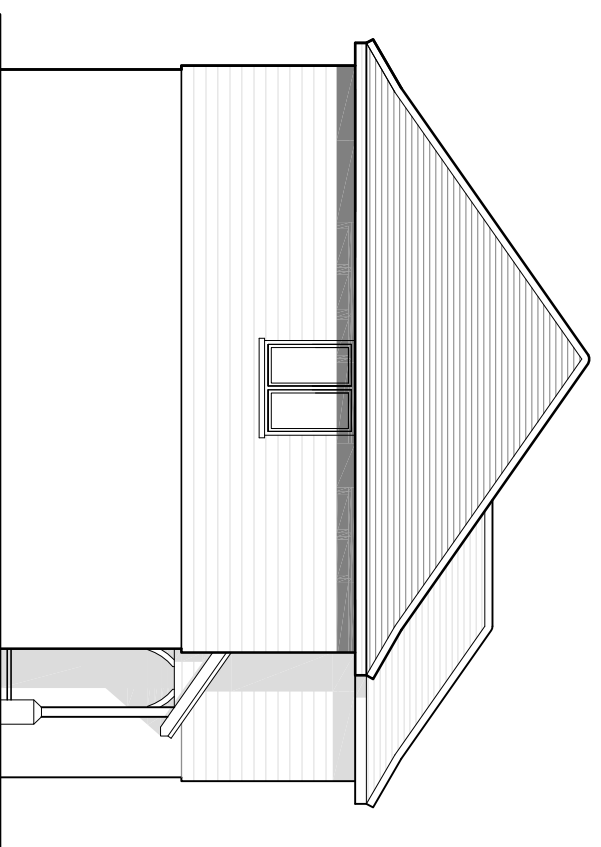
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Job Title	2 Parkhurst Road Horley
Drawing Title	Existing and replacement dwelling Rear Elevations
Client	P.T
Date	15/03/2017
Drawn	P.J.G
Scale	1:100 on A4
Drng No.	PR/P/04



Unit No.2

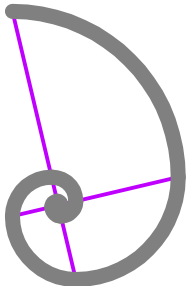
Proposed Side Elevation - South East



Unit No.1

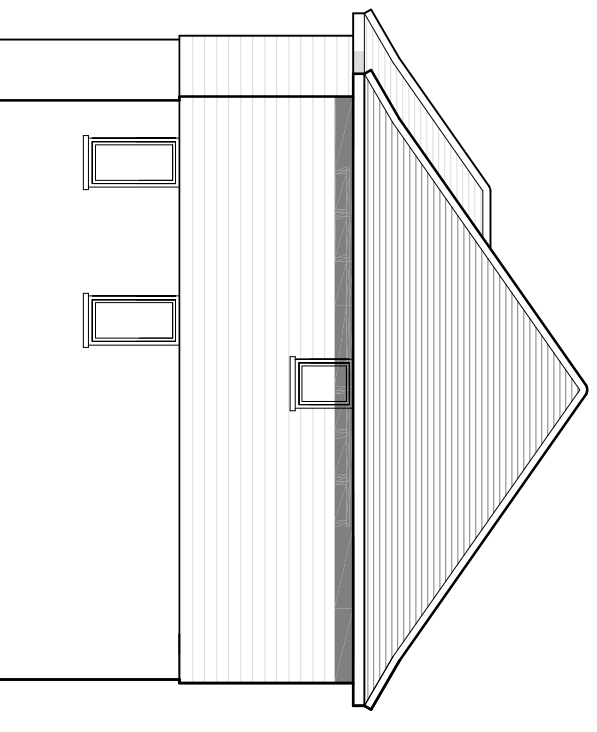
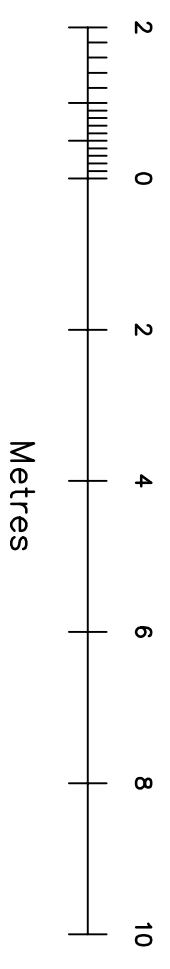
Proposed Side Elevation - North West

Peter J. Gardner
Architectural Design Consultant



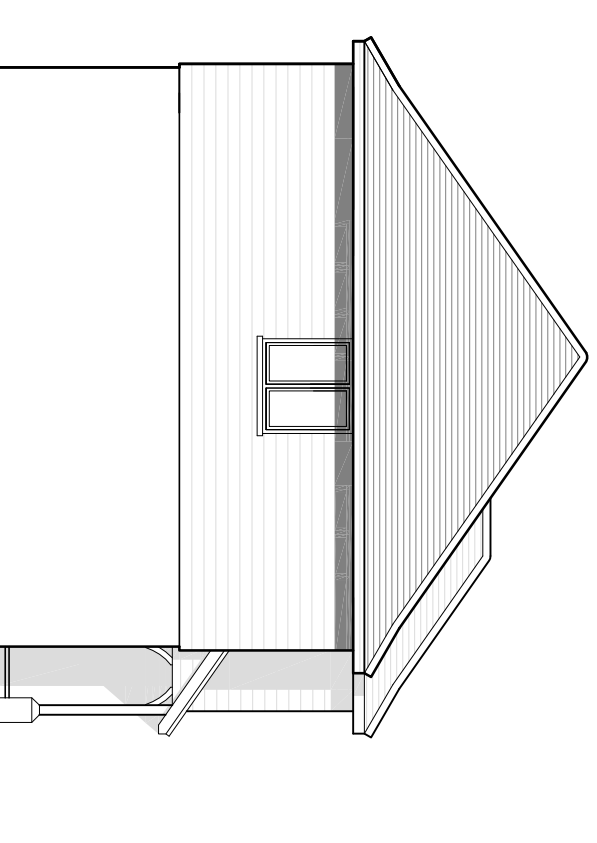
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Job Title	2 Parkhurst Road Horley
Drawing Title	Proposed Side Elevations Units 1&2
Client	P.T
Date	30/05/2017
Drawn	P.J.G
Scale	1:100 on A3
Drg No.	PR/E/07



Unit No.3

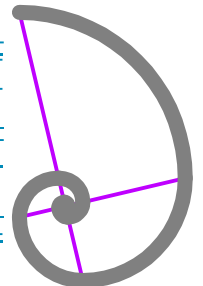
Proposed Side Elevation - South East



Unit No.3

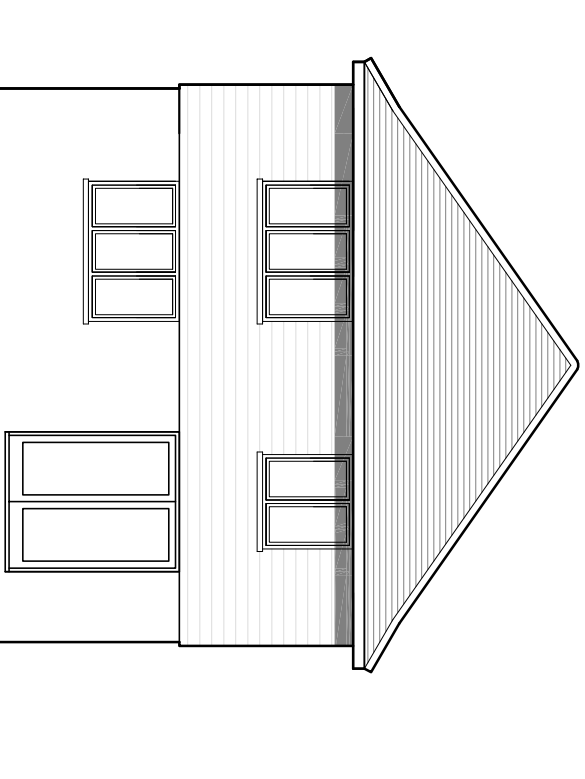
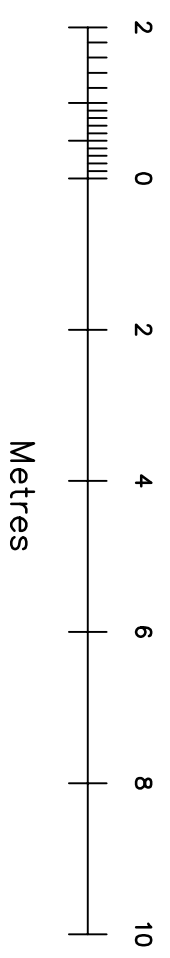
Proposed Side Elevation - North West

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Architectural Design Consultant



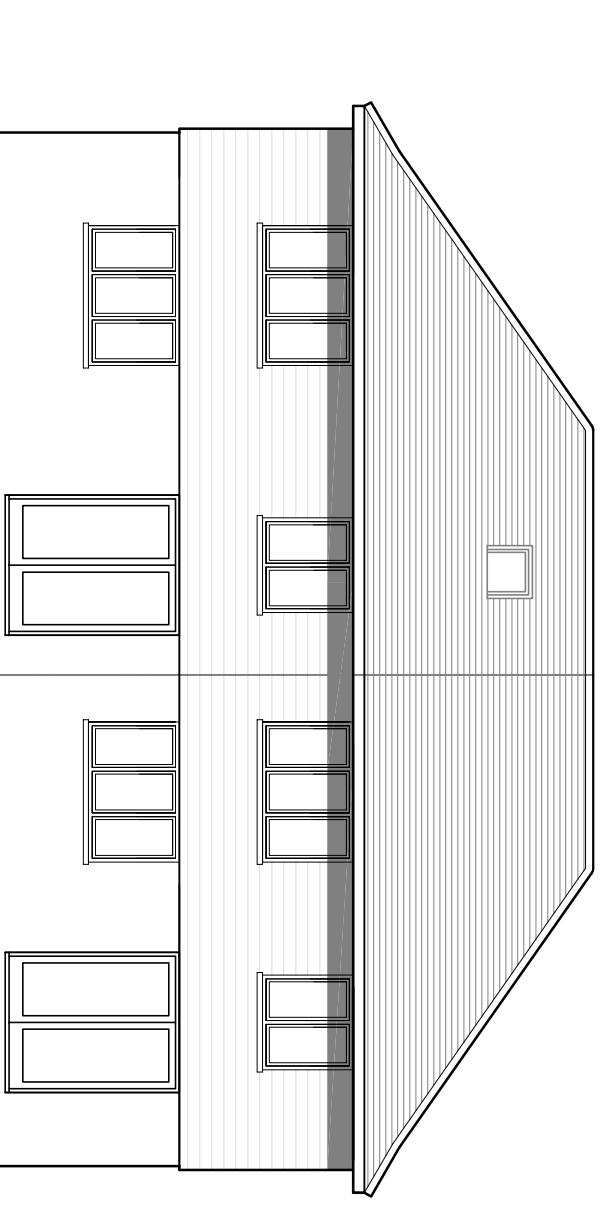
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Job Title	2 Parkhurst Road Horley
Drawing Title	Proposed Side Elevations Unit 3
Client	P.T
Date	30/05/2017
Drawn	P.J.G
Scale	1:100 on A3
Drg No.	PR/E/08



Proposed Rear Elevation

Unit No.3

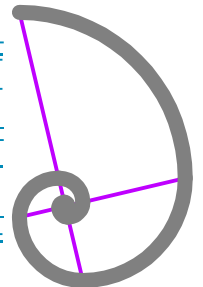


Proposed Rear Elevation

Unit No.2

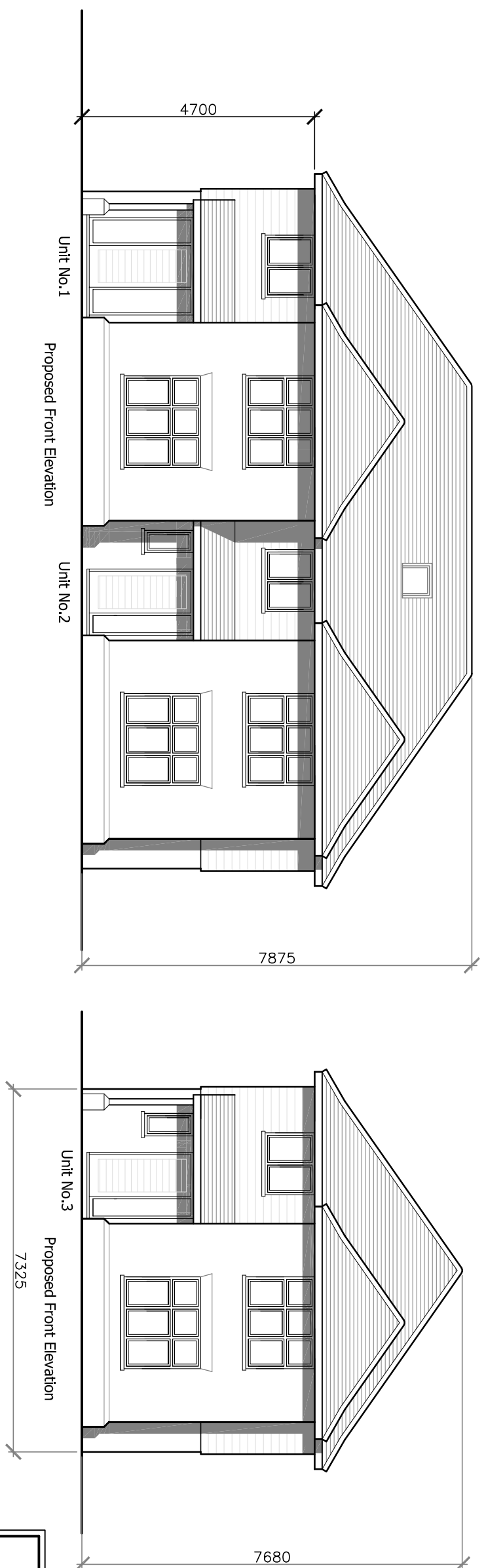
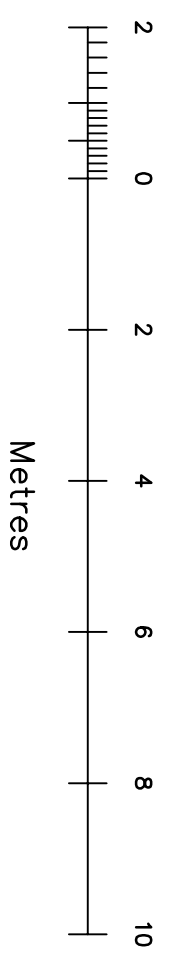
Unit No.1

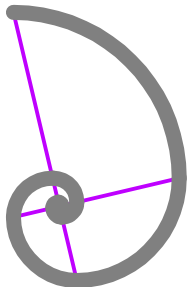
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Job Title	2 Parkhurst Road Horley
Drawing Title	Proposed Rear Elevations Units 1,2&3
Client	P.T
Date	30/05/2017
Drawn	P.J.G
Scale	1:100 on A3
Drg No.	PR/E/06



 Peter J. Gardner Architectural Design Consultant	
Job Title	2 Parkhurst Road Horley
Drawing Title	Proposed Front Elevations Units 1,2&3
Client	P.T
Date	30/05/2017
Drawn	P.J.G
Scale	1:100 on A3
Drng No.	PR/E/05

