 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:	10	WARD: Horley Central

APPLICATION NUMBER:	17/01969/F	VALID:	21 st August 2017
APPLICANT:	Ideal Land & Homes	AGENT:	Earlswood Homes
LOCATION:	REAR OF JESSOPS LODGE 50 MASSETTS ROAD HORLEY SURREY RH6 7DS		
DESCRIPTION:	Construction of two detached 4-bed houses		
<p>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.</p>			

SUMMARY

This is a full application for the construction of two detached, four bedroom houses, with accommodation over two floors and integral garaging in the rear garden of 50 Massetts Road. The access would adjoin the existing access to the neighbouring development and lead onto Pine Gardens. The site lies within the Massetts Road Conservation Area and is partly covered by Tree Preservation Order Ref: RE710.

This application follows a recently refused scheme that was refused the grounds of impact upon character and protected trees. This application is considered to overcome these issues with a revised design approach that includes a reduction in depth of both dwellings, re-siting the proposed dwellings further from protected trees and the depth of the plots and separation distances between the dwellings increased.

The recent planning approvals on the adjacent sites at 52 and 54 Massetts Road to the west of the application site raises no in principle objection to such development. Subject to conditions regarding materials no objection is raised from the Conservation Officer. The proposed dwellings would be appropriately spaced from each other and their boundaries, with space about them to protect significant trees and provide further enhancement of landscaping and both these issues would be secured by conditions. Their relationship and distances to neighbouring properties would prevent any harmful impact upon neighbouring amenity.

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 in a conservation area

Representations:

Letters were sent to neighbouring properties on 29th August 2017; a site notice was posted 8th September 2017 and advertised in local press on 7th September 2017

3 responses have been received raising the following issues:

Issue	Response
Conflict with a covenant	6.19
Crime fears	6.22
Harm to Conservation Area	6.6
Harm to wildlife habitat	6.21
Inadequate parking	6.17
Inconvenient during construction	6.20
Increase in traffic and congestion	6.17
Loss of a private view	6.19
Loss of/harm to trees	6.12 - 6.16
No need for the development	6.1
Noise and disturbance	6.11, 6.20
Out of character with surrounding area	6.4 – 6.7
Overbearing relationship	6.8 – 6.9
Overdevelopment	6.5
Overlooking and loss of privacy	6.9
Overshadowing	6.9
Hazard to highway safety	6.17
Set a precedent	6.23
Drainage/sewage capacity	6.18
Flooding	6.18
Health fears	6.21

Poor design	6.6
Light pollution	6.21
Harm to protected species	6.21
Japanese knotweed	6.18
Air pollution	6.21
Harm to Green Belt/countryside	6.19
Damage to road from previous development	6.22

1.0 Site and Character Appraisal

- 1.1 The site is the rear portion of a long rear garden belonging to 50 Massetts Road, located within the Massetts Road Conservation Area. The site is overgrown with a number of bushes and trees, with many of the trees covered by Tree Preservation Order RE710
- 1.2 50 Massetts Road is a large detached dwelling divided into flats, with a detached outbuilding in the rear garden. Pine Gardens is a relatively recent development outside of the Conservation Area, built to a higher density than Massetts Road properties with little resemblance to them in both form and design.
- 1.3 To the west of the site, planning permission was granted for a similar pair of dwellings located at the rear of 54 Massetts Road (ref 11/00758/F), and 56 Massetts Road (15/01167/F) which has since been built.
- 1.4 The site is located in a sustainable urban location, with good transport links and with access to local services and facilities

2.0 Added Value

- 2.1 Improvements secured at the pre-application stage: The applicant did not approach the Council for pre-application advice therefore the opportunity to secure improvements did not arise
- 2.2 Further improvements could be secured: A condition regarding tree protection and materials would be attached to a grant of planning permission

3.0 Relevant Planning and Enforcement History

50 Massetts Road

- | | | | |
|-----|------------|--|--------------------------------------|
| 3.1 | 17/00793/F | Construction of two detached 4 bed houses. | Refused
8 th June 2017 |
|-----|------------|--|--------------------------------------|

- | | | | |
|-----|------------|---|---|
| 3.2 | 14/01442/F | Two storey extension & conversion of the Coach House to a dwelling | Approved with conditions
9 th January 2015 |
| 3.3 | 03/02440/F | Proposed use of land and coach house to the rear of 50 Massetts Road for car valeting | Refused
3 rd June 2004
Appeal dismissed
17 th March 2005 |

Land to the rear of 46 - 58 Massetts Road

- | | | | |
|-----|--------------|--|--|
| 3.4 | 95/09390/OUT | 14 Dwellings comprising 13 x 3 bed units and 1 x 4 bed unit and access | Refused
19 th October 1995
Appeal dismissed
23 rd February 1996 |
| 3.5 | 94/11130/OUT | Erection of 21 2 storey dwellings | Refused
3 rd April 1995
Appeal dismissed
27 th October 1995 |

4.0 Proposal and Design Approach

- 4.1 This is a full application for the construction of two detached four bedroom houses with accommodation over two floors and integral garaging, located 2 metres apart and a gap of 1m to the western side boundary and 1.2m from the eastern side boundary. The access would adjoin the existing access to the neighbouring development and lead onto Pine Gardens.
- 4.2 The proposed dwellings are of traditional design set over two storeys with traditional facing materials to meet the Horley local distinctiveness. Each has traditional roof pitches and bay windows to the front elevation to add visual interest to the dwellings. Plot two has a staggered front elevation to step back around the nearby protected oak tree. Both dwellings would include an integral garage and parking space in front.
- 4.3 A design and access statement should illustrate the process that has led to the development proposal, and justify the proposal in a structured way, by demonstrating the steps taken to appraise the context of the proposed development. It expects applicants to follow a four-stage design process comprising:
Assessment;
Involvement;
Evaluation; and
Design.
- 4.4 Evidence of the applicant's design approach is set out below:

Assessment	The character of the surrounding area is assessed as within a Conservation Area within the settlement
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	boundary of Horley
	Site features meriting retention are listed as the protection/retention of more valuable trees within the site
Involvement	No community consultation took place.
Evaluation	The statement does not include any evidence of other development options being considered.
Design	The applicant's reasons for choosing the proposal from the available options were the proposal has been redesigned to answer the two reasons for refusal of application ref. 17/00793/F on 8 June 2017

4.5 Further details of the development are as follows:

Site area	884 sq. m
Proposed parking spaces	4
Parking standard	4 (maximum)
Net increase in dwellings	2

5.0 Policy Context

5.1 Designation

Urban area
Tree Preservation Order RE710
Massetts Road **Conservation Area**

5.2 Reigate and Banstead Core Strategy

CS1(Sustainable Development)
CS4 (Valued Townscapes and Historic Environment)
CS10 (Sustainable Development),
CS11 (Sustainable Construction),
CS14 (Housing Needs)
CS15 (Affordable Housing)

5.3 Reigate & Banstead Borough Local Plan 2005

Landscape & Nature Conservation	Pc4
Conservation Areas	Pc12, Pc13
Housing	Ho9, Ho13, Ho14, Ho16, Ho17
Movement	Mo5, Mo7

5.4 Other Material Considerations

National Planning Policy Framework

National Planning Practice Guidance

Supplementary Planning Guidance

Surrey Design

Local Distinctiveness Design Guide

A Parking Strategy for Surrey

Parking Standards for Development

Affordable Housing

Other

Human Rights Act 1998

Community Infrastructure Levy

Regulations 2010

6.0 Assessment

6.1 The application site is situated within the urban area where there is a presumption in favour of sustainable development and where the principle of such residential development is acceptable in land use terms. The recent planning approval on the adjacent site also raises no in principle objection from such development.

6.2 The main issues to consider are:

- Design appraisal
- Neighbour amenity
- Impact on trees
- Access and parking
- Other matters
- Infrastructure contributions
- Affordable Housing

Design appraisal

6.3 This application follows a recently refused scheme that was refused on the uncharacteristically deep projections into the site and limited spacing between the dwellings. Furthermore, the proposed development would result in the potential loss of the protected trees which are part of TPO RE710 and are visually significant and prominent in the local landscape. The trees would be at risk because of undue proximity to the proposed development resulting in pressure from occupants to fell or unacceptably prune this tree. This scheme seeks to overcome these previous reasons for refusal with a revised design approach.

6.4 The site is located and is a portion of the rear garden of a large dwelling that has been sub divided into flats on Massetts Road. It does not feature within the Massetts Road street scene, being concealed by the existing large housing and its distance from this frontage. The proposed dwellings would

therefore relate to Pine Gardens, which is a tight-knit arrangement of dwellings with areas of communal landscaping and soft landscaping within their front gardens. Within this context the dwellings compare favourably; they are detached in nature, 2 metres apart with a relatively good level of spacing from their side boundaries and areas to the front available for landscaping. The siting and layout is therefore more generous than those in Pine Gardens and not too dissimilar to the layout of properties within Massetts Road.

- 6.5 With the neighbouring plots to the west having been subdivided, being located within the urban area and developed, the principle of subdivision is acceptable in this case. The proposed density would match that of the adjacent developed sites and less than that of Pine Gardens.
- 6.6 The proposed dwellings are of traditional design set over two storeys with traditional facing materials to meet the Horley local distinctiveness. Each has traditional hipped roof, and bay windows to add interest to the dwellings. Subject to securing appropriate materials by conditions dwellings would sit comfortably within the site and its surroundings and the design is considered acceptable. The dwellings have been reduced in depth from that of the earlier application, re-sited further from protected trees and the depth of the plots and separation distances increased. It is now considered that the alterations amendments are acceptable to overcome the earlier issues. Due to the length of the gardens there have been a number of backland developments, which are reasonable in Conservation area terms as the gardens are sufficient long for these to be screened from the road. Therefore there is not an objection in principle from a conservation viewpoint. Visibility increases with winter views and therefore a high standard of materials is expected and this would be secured by condition.
- 6.7 The spacing from significant trees ensures their retention, which shall be controlled further by conditions, as will the implementation of additional planting to enhance the site's appearance.

Neighbour amenity

- 6.8 The proposal is sufficient distance from Massetts Road dwellings to avoid any significant impact upon their amenity, and are only located to the rear most part of their gardens, with good levels of trees and hedging on the boundaries that alleviate their appearance. On this basis the relationship is considered acceptable.
- 6.9 The proposed units are sufficiently distanced from the rear elevations of nos. 22-26 Pine Gardens with a separation distance of between approximately 26m to 27m. The dwellings would face towards the rear gardens area of 22 to 26 Pine Gardens; however it would sited sufficiently from the boundary as to not cause an undue loss of privacy. It is considered there would be no significant overbearing or overshadowing effects due to the separation between the dwellings. Similarly, the impact on the adjacent,

recently built dwellings to the west would also be acceptable, being a flank-to-flank relationship, similar to other suburban layouts.

- 6.10 Access to the proposal would result in additional traffic movements near to Pine Gardens properties, but the access is appropriately separated from these dwellings to ensure that the increase in car/people movements would not cause significant noise and disturbance upon them.
- 6.11 The construction phase is an inevitable consequence of any development, and separate legislation exists to protect neighbours from unacceptable levels of noise and disturbance. However, a condition to secure a Construction Management Plan can control hours expected hours of work.

Impact on trees

- 6.12 The site is covered by a large group Tree Preservation Order Ref: RE710. The application has been supported by Arboricultural information compiled in accordance with the guidelines, advice and recommendations contained within British Standard 5837 Trees in relation to design' demolition and construction- Recommendations. Trees on site have ben assessed for their suitability for retention within the proposed development.
- 6.13 The summary provides an overview of the numbers of trees and their quality (minor typographical omission in respect of Category C). The development will result in the loss of 8 trees within the 'C' category, trees that are categorised 'U' will require removal on Arboricultural grounds whether development proceeds or not. Trees to be removed are located within the centre of the site and their loss will not result in any significant loss of visual amenity, nor would their loss result in any adverse affect on the character and appearance of the conservation area.
- 6.14 The proposed access will result in an incursion into the RPAs of retained trees, particularly T21 and T22, specialist surfacing will be required and the installation of this surfacing will need to be undertaken prior to the main development. This installation including ground preparation will need to be supervised and monitored by the retained Arboricultural Consultant. Some facilitation pruning is required to retained trees; this pruning is considered to be minor and will prevent aerial crown damage to the retained trees through the construction process.
- 6.15 There is limited scope for replacement tree planting, however, meaningful landscaping can be achieved and secured by condition.
- 6.16 The development is considered to be acceptable in Arboricultural and landscape terms subject to conditions being imposed. Whilst the Arboricultural Method statement (AMS) and Tree Protection Plan (TPP) are considered to contain sufficient information to reached and informed and balanced decision on the Arboricultural and landscape aspects the final engineering details in respect of levels, design of access drive, soakaways and underground services will need to be finalised. To ensure that

consistency of tree protection measures, qualified supervision and monitoring is maintained through the construction process an arboricultural condition is recommended to deal with these final matters.

Access and parking

- 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.

Other matters

- 6.18 The site is not within a flood zone and issues of drainage and sewage would be dealt with under Building Regulations. Objection was received on the grounds of the presence of Japanese Knotweed on site and its potential to be spread; this is governed by separate legislation covering the handling and disposal of knotweed.
- 6.19 Objection was raised on the grounds of conflicting with a covenant and loss of a private view; these issues are not material planning considerations. Objection was received on the grounds of impact upon the Green Belt/countryside; the site is neither within nor adjacent to the Green Belt designation and is within the urban area, and is therefore not considered to cause harm in this regard.
- 6.20 Concern has been raised regarding the potential for the proposed development to cause noise and disturbance, and the inconvenience and impact upon neighbour safety that may occur during the construction of the dwellings. The proposed development would be in residential use and is not considered to result in a significant level of noise and disturbance and if approved, statutory nuisance legislation exists to control any substantial inconvenience that may occur during the construction phase of the development.
- 6.21 Objection on the grounds air and light pollution was raised. The site would be in residential use and is not considered to result in a harmful impact upon neighbour amenity in this regard. Objection was raised on the ground of health fears; however there is no evidence provided which would suggest that the development would represent a health risk to residents. The proposal is also considered to cause no undue harm to existing wildlife, badgers are protected by law and the protected species legislation applies independently of planning permission.
- 6.22 Objection was raised on the grounds of damage to the road caused by a previous development; this would be a matter between the developer of that site and the Highways Authority. Concern was raised in relation to crime fears that may occur as a result of the proposed development. It is

considered that the proposal would not result in any material crime issues on the site over and above the present situation.

- 6.23 Objection was received on the grounds of setting a precedent; each application must be assessed on its own merits.

Community Infrastructure Levy

- 6.24 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 £21,264 being required.

Affordable Housing

- 6.25 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.
- 6.26 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
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Location Plan	LD05 / PL 01	21.08.2017
Survey Plan	LD05 / PL 02	21.08.2017
Block Plan	LD05 / PL 03 A	21.08.2017
Site Layout Plan	LD05 / PL 04 B	21.08.2017
Proposed Plans	LD 05 / PL 05 B	21.08.2017
Elevation Plan	LD 05 / PL 06 A	21.08.2017
Proposed Plans	LD 05 / PL 07 B	21.08.2017
Elevation Plan	LD 05 / PL 08 B	21.08.2017
Street Scene	LD 05 / PL 09 A	21.08.2017
Landscaping Plan	LD05 / PL 10 A	21.08.2017
Site Layout Plan	LD05 / PL 11	21.08.2017
Arboricultural Plan	1702/10/AIA A	21.08.2017
Arboricultural Plan	1702/10/TS	21.08.2017
Arb / Tree Protection Plan	1702/10/TPP A	21.08.2017

Reason:

To define the permission and ensure the development is carried out in accord with the approved plans and in accordance with National Planning Practice Guidance.

3. No development shall take place until the developer obtains the Local Planning Authority's written approval of details of both existing and proposed ground levels and the proposed finished ground floor levels of the buildings. The development shall be carried out in accordance with the approved levels.

Reason:

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

4. Notwithstanding the drawings, the proposed external finishing materials and details shall be carried out using the external facing materials and details specified below and there shall be no variation without the prior approval in writing of the Local Planning Authority;
 - a) The roof and any tile hanging shall be of handmade or handcrafted sandfaced plain clay tiles with bonnet tiles to hips.
 - b) All external joinery shall be of white painted timber with architraved bargeboards with box ends omitted..
 - c) All windows shall be of white painted timber vertically sliding sashes set back behind the reveal at one brick depth.
 - d) All fascias shall be no more than two bricks depth.
 - e) All brickwork shall be of handmade or hand simulated sandfaced brick with the main body of the brickwork to be dark multistocks, with red stock dressing to quoins.
5. No development shall commence including 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 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, Pc12 and Ho9 of the Reigate and Banstead Borough Local Plan.

6. No development shall commence on site until a scheme for the landscaping of the site including the retention of existing landscape features has been submitted to and approved in writing by the LPA. Landscaping schemes shall include details of hard and soft landscaping, including any tree removal/retention, planting plans, written specifications (including cultivation and other operations associated with tree, shrub, and hedge or grass establishment), schedules of plants, noting species, plant sizes and proposed numbers/densities and an implementation and management programme.

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

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

Reason:

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

7. The development hereby approved shall not be first occupied unless and until the proposed vehicular access to Pine Gardens has been constructed in accordance with the approved plans.

Reason:

The above conditions are required 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.

8. 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:

The above conditions are required 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.

9. No development shall commence until a Construction Transport Management Plan, to include details of:
- (a) parking for vehicles of site personnel, operatives and visitors
 - (b) loading and unloading of plant and materials
 - (c) storage of plant and materials
 - (d) measures to prevent the deposit of materials on the highway
- has been submitted to and approved in writing by the Local Planning Authority. Only the approved details shall be implemented during the construction of the development.

Reason:

The above conditions are required 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.

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

Reason:

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

11. The first floor windows in the east and west 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.

12. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no extensions permitted by Classes A B and C of Part 1 of the Second Schedule of the 2015 Order shall be constructed.

Reason:

To control any subsequent enlargements in the interests of the visual and residential amenities of the locality with regard to Reigate and Banstead Borough Local Plan 2005 policies Ho9, Ho13, and Ho16

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 applicant is advised that the essential requirements for an acceptable communication plan forming part of a Method of Construction Statement are viewed as: (i) how those likely to be affected by the site's activities are identified and how they will be informed about the project, site activities and programme; (ii) how neighbours will be notified prior to any noisy/disruptive work or of any significant changes to site activity that may affect them; (iii) the arrangements that will be in place to ensure a reasonable telephone response during working hours; (iv) the name and contact details of the site manager who will be able to deal with complaints; and (v) how those who are interested in or affected will be routinely advised regarding the progress of the work. Registration and operation of the site to the standards set by the Considerate Constructors Scheme (<http://www.ccscheme.org.uk/>) would help fulfil these requirements.
6. 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 or modify 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.
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.

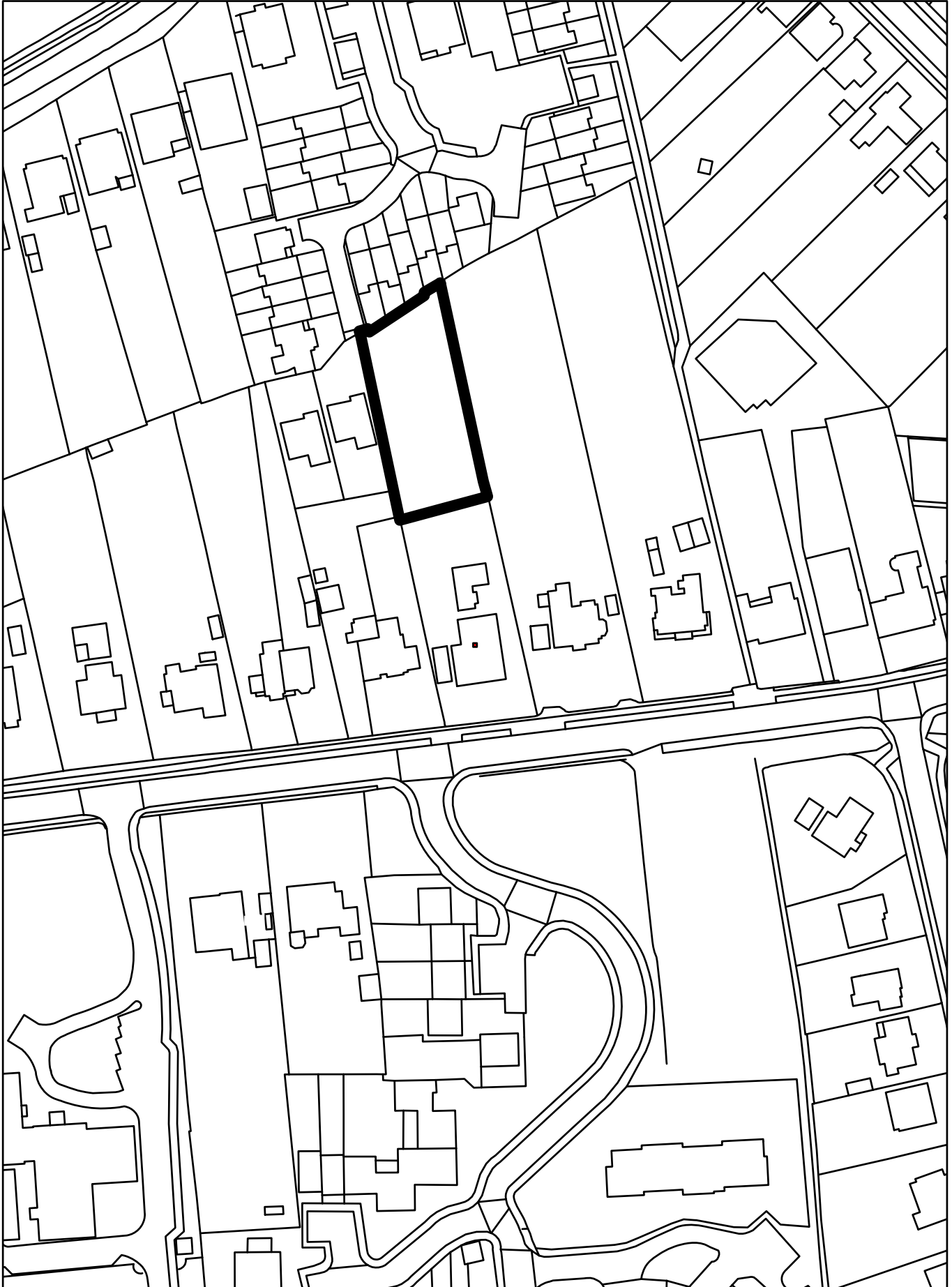
REASON FOR PERMISSION

The development hereby permitted has been assessed against development plan policies Pc4, Pc12, Pc13, Ho9, Ho13, Ho16, Ho17, Mo5 and Mo7 and material considerations, including third party representations. It has been concluded that the development is in accordance with the development plan and there are no material considerations that justify refusal in the public interest.

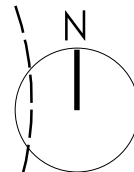
Proactive and Positive Statements

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

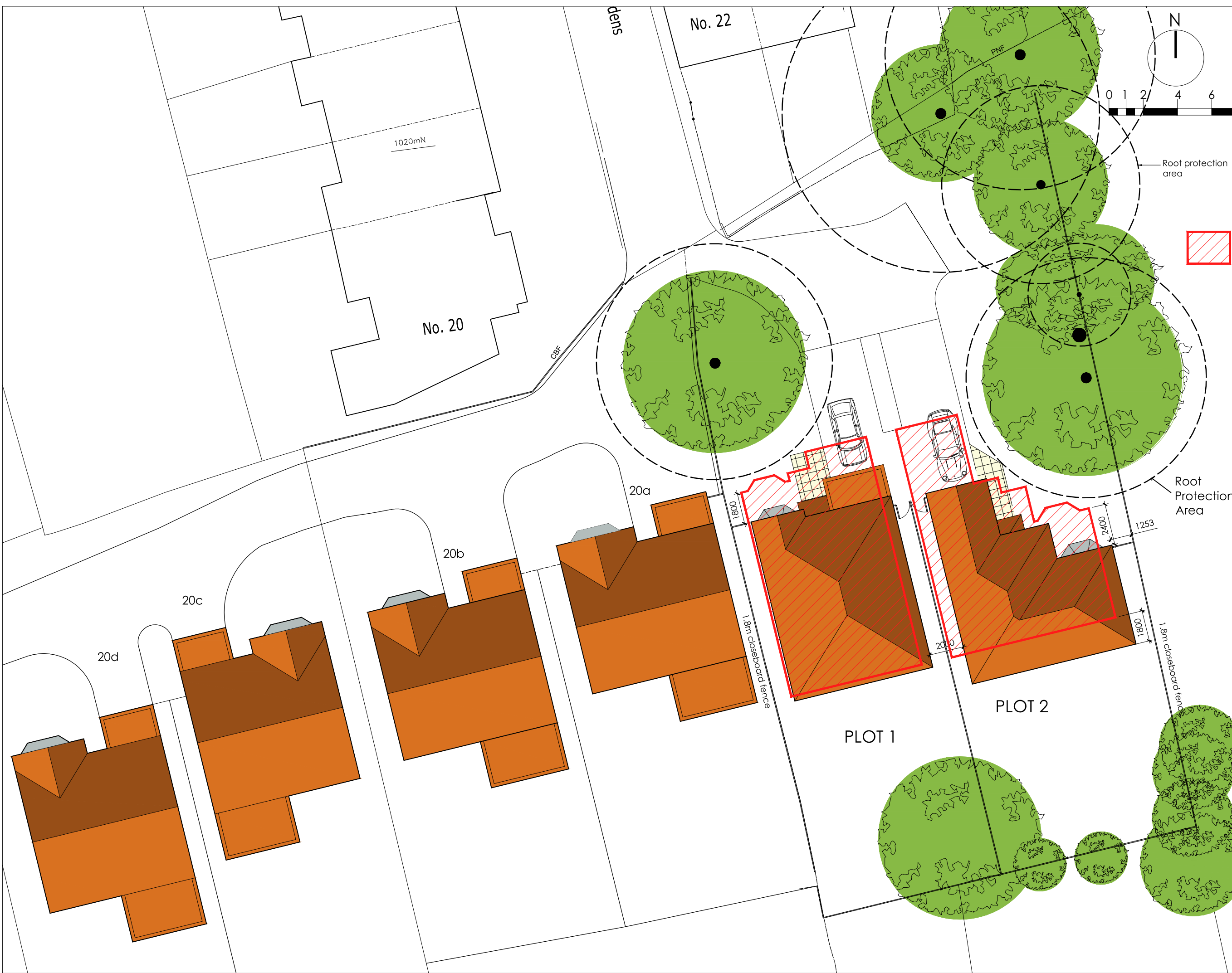
17/01969/F - Rear Of Jessops Lodge, 50 Massetts Road,
Horley



Do not scale from this drawing, except for planning purposes.
Any discrepancies are to be reported to Earlswood Homes.
Refer to Structural Engineers details for structural design criteria.
This drawing remains the copyright of Earlswood Homes.



Footprint of application
17/00793/F



Rev	Date	Description



Date: Mar 2017
Scale: 1:200 @ A3
Client: Ideal Land & Homes

Project: Rear of 50 Massetts Rd
Horley
RH6 7DS

Title: Site Layout: Footprint Comparison with Refused Scheme

Drawing No: LD05 / 1811

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Plot 2

Plot 1

20a

20b

20c

20d

Rev	Date	Description
A	5.7.17	Houses amended

Date	Drawn
Mar 2017	KA
Scale	Checked
1:200 @ A3	*

Client
 Ideal Land & Homes

Project
 Rear of 50 Massetts Rd
 Horley
 RH6 7DS

Title
 Street Elevation

Drawing No
 LD 05 / P1209 A



Rev	Date	Description
B	4.7.17	Layout amended
A	22.5.17	Houses reduced in depth

Date	Mar 2017	Drawn	KA
Scale	1:200 @ A3	Checked	*

Client
Ideal Land & Homes

Project
 Rear of 50 Massetts Rd
 Horley
 RH6 7DS

Title
 Site Layout

Drawing No
LD05 / P1804 B

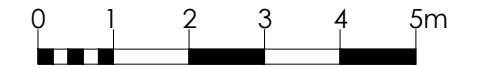
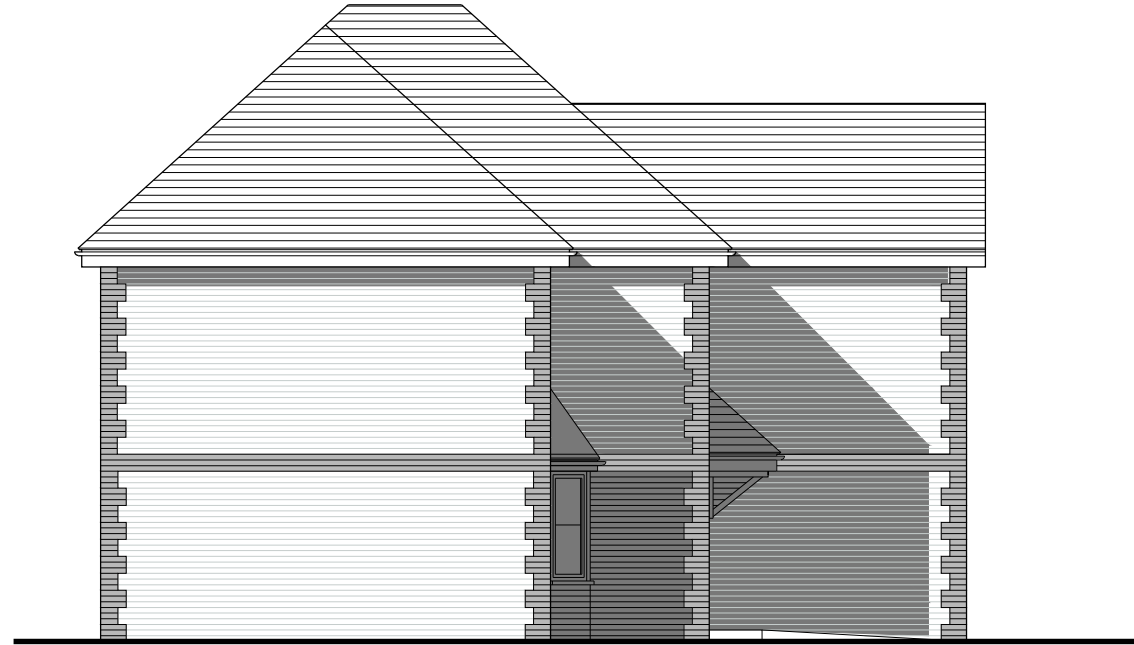


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NORTH



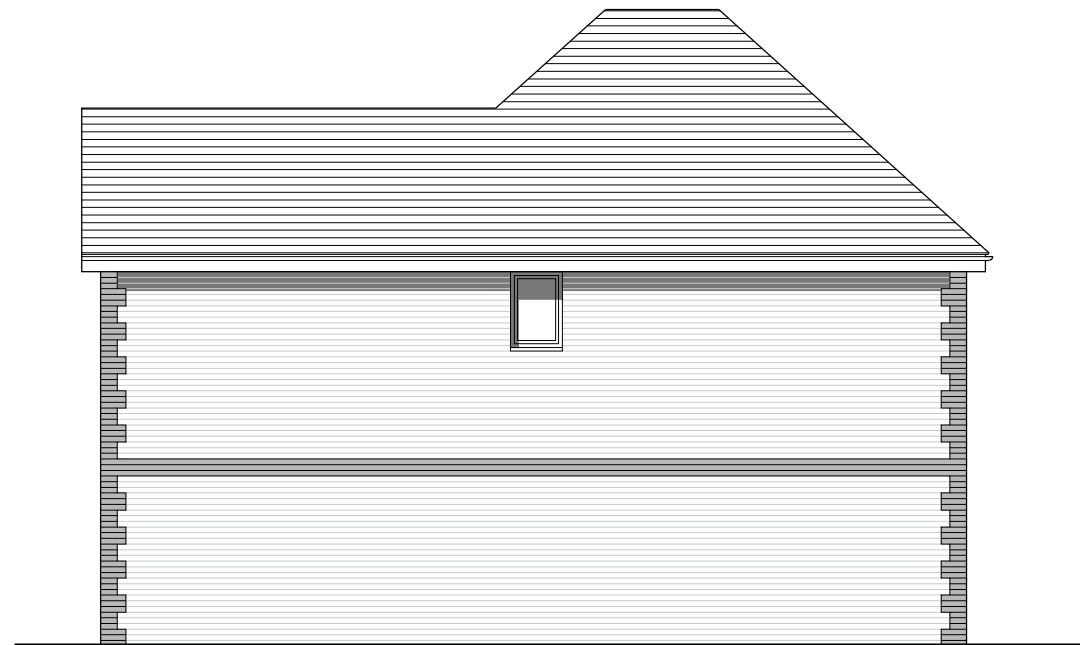
EAST



SOUTH



WEST



Rev	Date	Description
B	6.7.17	House depth further reduced
A	25.5.17	House depth reduced



Date	Mar 2017	Drawn	KA
Scale	1:100 @ A3	Checked	*

Client
 Ideal Land & Homes

Project
 Rear of 50 Massetts Rd
 Horley
 RH6 7DS

Title
 Plot 2
 Elevations

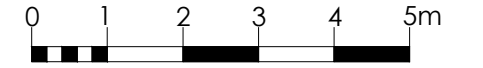
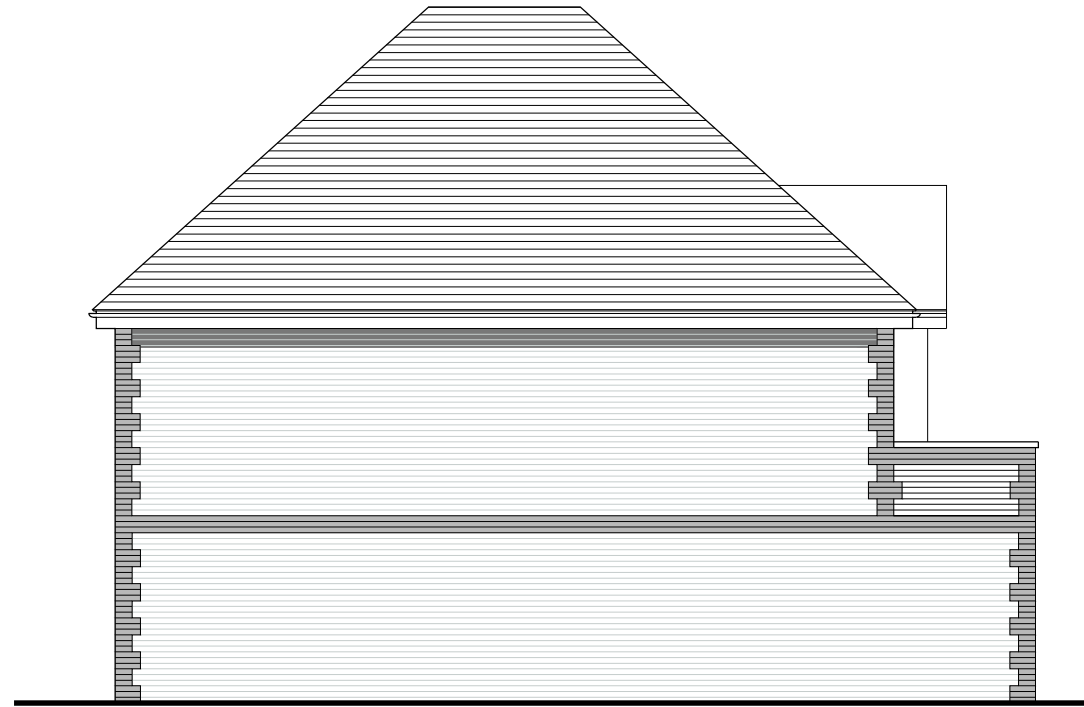
Drawing No
 LD 05 / P1408 B

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NORTH



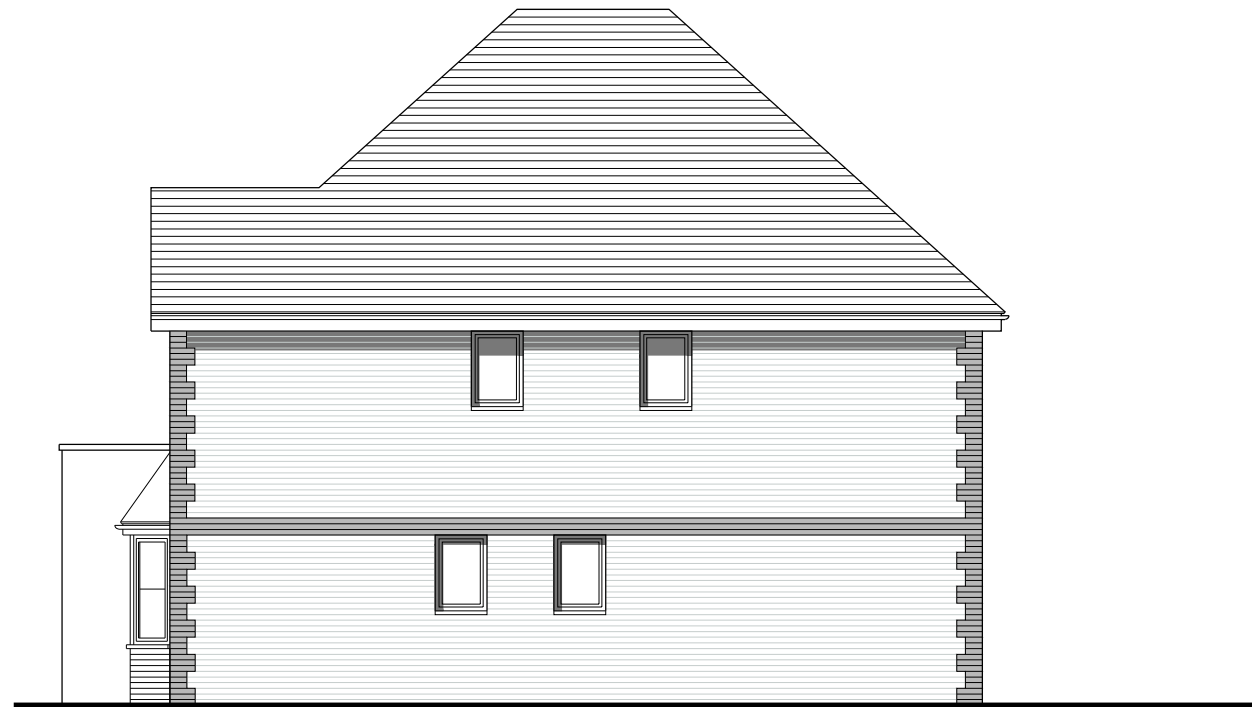
WEST



SOUTH



EAST



Rev	Date	Description
A	4.7.17	Depth reduced: dormer added



Date	Mar 2017	Drawn	KA
Scale	1:100 @ A3	Checked	*

Client
 Ideal Land & Homes

Project
 Rear of 50 Massetts Rd
 Horley
 RH6 7DS

Title
 Plot 1
 Elevations

Drawing No
 LD 05 / P1506 A

