 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:	11	WARD: Reigate Hill

APPLICATION NUMBER:	17/01061/F	VALID:	23 rd May 2017
APPLICANT:	Montreaux Ltd	AGENT:	GVA
LOCATION:	MOUNT PLEASANT, COPPICE LANE, REIGATE		
DESCRIPTION:	Demolition of existing residential dwelling (Use Class C3) and erection of replacement buildings comprising 6 no. flats and 1 no. 5 bedroom dwelling house, plus associated hard and soft landscaping measures.		
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.			

This application is referred to Committee in accordance with the Constitution

SUMMARY

The application relates to a large detached vacant building standing on the west side of Coppice Lane within the Metropolitan Green Belt (MGB), having a previous lawful C2 (Residential care home) use, understood to have been occupied by retired artists, with current permission for a C3 residential dwelling use. The site has benefit of permission for demolition of the building and erection of two detached dwelling houses; and for change of use of the extant building to a dwelling. The present proposal is similarly for erection of two detached dwellings following demolition of the extant building but the larger of the buildings, on plot 1 and bearing close similarities to the approved scheme, accommodating 6 flats (reduced as a result of negotiations from 7) rather than 1 dwellinghouse.

As well as reduction in the number of proposed flats to 6, two single storey projections have been removed in the interests of diminution of any sense of bulk. It is concluded that the resultant reduction of the building scale to that equivalent of the permitted scheme as a single dwellinghouse as well as the reduction in the number of flats means that both the scale of the development is comparable to the extant permission. The level of activity would also be commensurate with the previous and last lawful use of the building.

It is considered that the site at Mount Pleasant falls to be previously developed for the purposes of the National Planning Policy Framework (NPPF). In these circumstances, the provisions of paragraph 89 of the NPPF are engaged; these allow for the “limited infilling or the partial or complete redevelopment of previously developed sites (brownfield land), whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development”. The proposed development is therefore appropriate in principle subject to it not having a greater impact on the openness of the Green Belt and the assessment of all other planning issues.

The proposal as revised would not, in summary, bring about a material change in intensification of the use of the site in terms of its vehicular movements and would, as revised, be comparable to the extant permission as to its impact on the openness of the MGB. The development is not therefore inappropriate development in the MGB and is acceptable in terms of the other identified issues including level of use and activity. Accordingly it is recommended that planning permission be granted.

RECOMMENDATION

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."

Sutton and East Surrey Water Company: no response.

The Reigate Society: objects on grounds of loss of building of significance, too many units resulting in significant increase in traffic and poor design.

Representations:

Letters regarding the original amended proposal were sent to neighbouring properties on 30 May 2017 and 13 October 2017 respectively: a site notice was posted 1 June 2017.

One letter of support and 34 responses have been received raising the following issues:

Issue	Response
Inadequate parking	See paragraph 6.12
No need for the development	Assessment individually
Inconvenience during construction	See paragraph 6.12 and condition no. 8
Out of character with surroundings	See paragraph 6.4
Crime fears	See paragraph 6.11
Drainage/flooding	See paragraph 1.4
Harm to MGB	See paragraph 6.9
Harm to wildlife habitat	See paragraph 1.4
Scale	See paragraph 6.4
Loss of outlook	Not a planning consideration
Loss of/harm to trees	See paragraph 6.5
Harmful precedent	See paragraphs 3.1 & 3.2
Overdevelopment	See paragraph 6.4
Overlooking	See paragraph 6.11
Overshadowing	See paragraph 6.11
Overbearing effect	See paragraph 6.11
Poor design	See paragraph 6.4
Property devaluation	Not a planning consideration

Obtrusiveness of development	See paragraph 6.4
Increase in traffic congestion/hazards	See paragraph 6.12
Loss of buildings	See paragraph 1.4
Care home use queried	See paragraph 3.1

1.0 Site and Character Appraisal

- 1.1 The application property relates to a vacant large detached 2 storey stone building situated on the north side of Coppice Lane. Area of the site is 1.39ha.
- 1.2 The premises have most recently been used as a home occupied by retired artists inclusive of a self-contained flat and a 3 bedroom staff accommodation unit. The lawful use of the building was therefore as a C2 use: residential care home
- 1.3 The property comprises an extensive two and a half storey building of traditional arts and craft design standing in generously sized grounds on the west side of Coppice Lane, within the Metropolitan Green Belt (MGB). The site is open in character with built form being concentrated towards its northern end. There are historic gardens to the rear of the site.
- 1.4 The site is not within a Conservation Area nor is it identified as being of ecological or other wildlife significance or within an area liable to flooding. Mount Pleasant is not listed, statutorily or locally and none of the trees on site is subject of a Tree Preservation Order (TPO).
- 1.5 To the north and south of the site are substantial residential properties, The Coppice and The Red House respectively.

2.0 Added Value

- 2.1 Improvements secured at the pre-application stage: none.
- 2.2 Improvements secured during the course of the application: reduction in number of flats from 7 to 6; bringing in of rear building line by removal of single storey extensions; amended bin store details.
- 2.3 Further improvements could be secured: conditions relating to external materials, tree protection measures, landscaping, tree works, Construction Transport Management Plan, boundary treatment, no further upper floor windows (plot 2) and removal of PD rights (plot 2).

3.0 Relevant Planning and Enforcement History

- | | | | |
|-----|-------------|--|----------------------------|
| 3.1 | 14/01748/CU | Change of use from C2 residential home to C3 dwelling | Granted
24 October 2014 |
| 3.2 | 16/00544/F | Demolition of vacant residential care home and two dwelling houses and erection of two single dwelling houses with associated garaging, landscaping and other related work | Granted
16 May 2016 |

4.0 Proposal and Design Approach

- 4.1 This is a full planning application for the erection of 6 flats (plot 1) and a detached dwellinghouse (plot 2) following the demolition of the existing property, both buildings of traditional design. The dwellinghouse on plot 2 is identical to that for which permission was granted under application no. 16/00544/F and the building on plot 1 is very similar to the development on that plot under that permission, with removal of single storey rear/side extensions indicated in revised plans.
- 4.2 The proposed buildings have up to three floors of accommodation (inclusive of roof space lit by dormers) and are of an Arts and Crafts style. Plot 1 is the more southerly. Both dwellings would have access via the existing arrangements. The proposed buildings are set back farther from the road than the present building, such that the front walls would be aligned approximately with the main existing rear wall, and the dwelling on plot 1 would also project farther south than the existing. The layout is very similar to that approved under application no. 16/00544/F.
- 4.3 Each plot would have separate vehicular access and driveway off Coppice Lane utilising the existing entrances
- 4.4 Most of the tree planting along Coppice Lane would be retained and would be supplemented by new tree and hedge planting including along the northern boundary of plot 2, the boundary between the plots and towards the southern boundary of plot 1.
- 4.5 There is a schedule of external materials which is the same as the previous proposal, as follows.
Plot 1: block of flats
Facing brickwork: Michelmersh Hampshire Stock, Cobham Blend
Contrast brick: Charnwood Hardwick - Farnham Blend
Roof tile: Eternit Antique Brown
Stone detailing: Taylor Maxwell - Portland Wet Cast Fire Etch Stone WP-01
Plot 2: detached dwellinghouse
Facing brickwork: Michelmersh Charnwood Winnington Blend
Contrast brick: Michelmersh Winnington Hampshire Red

Roof tile: SSQ - Del Carmen 500 x 250mm Spanish Slates
Stone detailing: Taylor Maxwell - Portland Wet Cast Fire Etch Stone WP-01

- 4.6 The application includes a Design and Access Statement. The Statement sets out the proposal's details, design philosophy and justification, as follows.

Plot 1: flat block

- 4.6.1 The proposed flat block has similarities in terms of its siting, scale, bulk and height to the approved dwelling on Plot 1. The building is located in a central position within the site which allows for a significant area of open land to be retained to the south of the proposed flats and to maintain the openness of the Green Belt. As with the previous approval, the building is located deeper into the site than the dwelling to be demolished. This enables a landscaped setting to be provided to the front of the building and also reduces its prominence when viewed from Coppice Lane. The siting of the building follows the established general building line. The building is set within extensive grounds enhanced by mature planting with vistas to the west across the site.
- 4.6.2 There would be 14 car parking spaces to the front of the proposed flat block, in 2 separate courtyard areas, screened by landscaping.
- 4.6.3 The proposed flat block is similar in terms of its design and external appearance to the dwelling house previously approved. It incorporates features such as projecting two storey gables, some with traditional tile hanging detailing. Feature brick detailing is used throughout in respect of window surrounds, window heads and banding. Feature club tiles are also used throughout the roof and tile hanging. The design includes fully glazed two storey bay windows defined by a stone surround, half dormer style windows, square/rectangular feature windows on front gables and an attractively designed entrance porch with stone surround and feature chimneys. The building has been designed with a varied roofspace and the rear elevation is also highly detailed with gable elements to break up the linearity of the building and provide irregularity.
- 4.6.4 The northern wing of the flat block is subservient in appearance to the remainder of the building with a much lower eaves and ridge height, which further adds to the increased openness and widening of the gap between the flat block and Plot 2.
- 4.6.5 The proposed flat block is similar in terms of its siting, scale, bulk, height and appearance to the previously approved dwelling on Plot 1.

Plot 2: detached dwellinghouse

- 4.6.6 The dwellinghouse on Plot 2 is identical to that already approved on the site employing a similar design approach to the flats, with feature brick and stone detailing, projecting front gables, two storey bays, tile hanging, feature chimneys etc. A covered walkway links the detached double garage fronting the dwelling house in accordance with the Arts and Crafts vernacular (two

other spaces would be provided in the driveway). The proposed dwelling house is significantly smaller than and subservient to the adjacent flat block and reflects the current building arrangement of the main house and coach house. There would be new boundary planting along the southern boundary with Plot 1, continuing towards the western boundary of the plot which lies adjacent to Colley Copse and along the boundary perimeter with The Coppice. Where viable, existing trees would be retained along Coppice Lane. Hedgerows would be retained at the corner of east/ north boundary and north boundary with Coppice Lane.

- 4.6.7 The Statement makes further points in favour of the proposal, viz:
- the site is in a sustainable location about 1km to the north east of Reigate Railway Station and a similar distance from the centre of Reigate with its range of shops, services and local amenities;
 - proposal would be set back from Coppice Lane in comparison with the existing building;
 - siting of the proposed buildings respects the existing building line of the properties on the neighbouring plots;
 - extensive separation distance between properties;
 - plot 2 dwellinghouse is as extant permission;
 - single vehicle access points for each property from Coppice Lane;
 - similar built footprint to existing;
 - retention of open land to the south of the proposed dwelling;
 - the proposal's being set further back from Coppice Lane, in comparison with the existing building, would reduce its presence in the immediate street scene;
 - the openness of the MGB would be enhanced because of the break up of the massing of the existing built form into two buildings;
 - the scale of the proposed buildings in relation to the existing is comparable and acceptable (height of existing: 10.27m; maximum height of plot 1: 10.6m; height of plot 2: 9.2m);
 - the proposed layout imparts permeability throughout the site: placement of the buildings would create 'open areas' at the southern aspect and central parts of the site;
 - the flat block would intensify the use of the site but this does not have an impact on the characteristics of the MGB in terms of openness or permanence: the proposed site layout and design of the building improves these;
 - the properties in Coppice Lane/Colley Way are of individual styles, as is the proposal, which would make a positive contribution to the street scene;
 - the site is within Flood Risk Zone 1 where there is low risk of flooding;
 - the development incorporates energy saving measures as identified in a separate Energy Statement;
 - there would be access to all;
 - the proposal accords with relevant national planning policy guidance and development plan policies.

- 4.7 The application also includes an Arboricultural Impact Assessment which concludes that proposal would allow for the long-term viability of retained and appropriate tree cover, and would not result in harm to the wider treescape:

the principle of the proposed development, this document continues, is therefore considered supportable from the arboricultural perspective and in terms of Local Policy where it relates to trees, subject to appropriate mitigation planting and the adoption of safeguards for protecting trees. A revised Transport Note also accompanying the application concludes the level of parking is in accordance with standards and the site lends itself to sustainable modes of transport, and that the level of vehicle movements/activity would be comparable to the previous lawful use.

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 character of the surrounding area is assessed as semi-rural bounded by large single dwellings, within the Metropolitan Green Belt (MGB)
	No site features worthy of retention were identified.
Involvement	No community consultation took place.
Evaluation	The statement does not include any evidence of other development options being considered.
Design	The applicant's reasons for choosing the proposal from the available options were that the proposed layout is very similar to that of the approved scheme (application no. 16/00544/F).

4.10 Further details of the development are as follows:

Site area	1.39ha
Existing use	C2/C3
Proposed use	C3
Existing parking spaces	11
Proposed parking spaces	14 (2 per proposed flat plus 2 for visitors)
Parking standard	16+ (maximum recommended)
Net increase in dwellings	4 (6 minus 2 units in existing building)

	on plot 1)
Existing site density	2.2dph
Proposed site density	4.3dph

5.0 Policy Context

5.1 Designation

Metropolitan Green Belt (MGB)

5.2 Reigate and Banstead Core Strategy

CS1 (Sustainable Development)
CS2 (Valued Landscapes and Natural Environment),
CS3 (Green Belt)
CS10 (Sustainable Development),
CS11 (Sustainable Construction)

5.3 Reigate & Banstead Borough Local Plan 2005

Metropolitan Green Belt	Co1
Housing	Ho1, Ho9
Housing Outside Urban Areas	Ho24
Movement	Mo7

5.4 Other Material Considerations

National Planning Policy Framework	
National Planning Practice Guidance	
Supplementary Planning Guidance	Surrey Design Local Distinctiveness Design Guide
Other	Human Rights Act 1998

6.0 Assessment

6.1 The principle of new residential development on the site has been established with the grant of permission under 16/00544/F with buildings much akin in design, footprint, scale/dimensions and location to those now proposed. The fundamental topic to be assessed is the impact of 6 (7 in the original proposal under the current application) residential units as opposed to the approved dwellinghouse on plot 1.

6.2 The main issues to consider are:

- Design appraisal
- Impact on trees
- Impact on the MGB
- Neighbour amenity
- Highway implications
- Community Infrastructure Levy (CIL)
- Affordable Housing

Design

6.3 Local distinctiveness plays a vital role in the application's assessment . The design proposed derives from the Arts & Crafts school, as has already been noted, and in that sense sits comfortably with existing neighbouring properties of individual traditional design. The Council's Conservation Officer has been consulted on this issue and his views are set out below.

"If you were minded to approved I would recommend the same conditions as I previously recommended. I also consider the bin store needs to be revised as it is an obtrusive design in a prominent location. I would suggest an open bin store with a 2 metre evergreen hedge surround." (This recommended amendment has been incorporated in the scheme.)

The Conservation Officer's previous comments are set out below.

"The proposed building has increased in depth and this would seem to be a key issue, in terms of the green belt (the design follows the same architectural approach as before).

The existing house, was built in 1934 for Sir Francis D'Arcy Cooper, the chairman of Unilever, to the designs of James Lomax-Simpson, the Unilever architect, responsible for the model village, Port Sunlight. The house bears a resemblance to his Port Sunlight buildings. The two sculptures at the north end of the west walk and the east end of the south lawn and the fountain statue on the lower pond fountain should be noted for retention on the garden layout, and will need protection during building works. They were all installed 1934. The lower pond fountain statue of a putto on a seahorse is by Gilbert Ledward.

If you were minded to approve I would recommend the same conditions as the earlier application.

1) 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) All tiles and tile hanging shall be of Wealden handmade sandfaced plain clay tiles and all elevations shall be tile hung above ground floor level.

b) All external joinery shall be of painted timber with architraved bargeboards and no box ends omitted.

- c) *All dormers shall have an ogee cornice.*
- d) *All casement windows shall be of painted timber with casements in each opening.*
- e) *All fascias shall be no more than two bricks depth.*
- f) *All brickwork shall be of handmade sandfaced multistockbrick*
- g) *The front courtyard, parking areas and drives shall be of gravel or fixed gravel.*
- h) *The rooflight to the porch shall be a blacked painted metal conservation rooflights with a single vertical glazing bar.*
- i) *All stonework, except the cills, shall be of natural sandstone.*
- j) *All brick arches shall be of gauged brick.*
- k) *The entrance gates shall be of dark stained timber.*
- l) *The existing front hedge adjacent to the highway boundary shall be retained on an ongoing basis and managed to maintain a height of at least 1 metre hereafter. Any gaps or losses through death or disease shall be remedied by replacement in holly, to current landscape standards, within 1 year to maintain this feature.*
- m) *Before works commence a specification and plan for the repair and retention of the garden sculpture shall be submitted to and approved in writing by the LPA before works commence, including the two sculptures at the north end of the west walk and the east end of the south lawn and the fountain statue on the lower pond fountain. Before works commence, protective fencing for the sculpture shall be erected and shall be maintained during the building process."*

- 6.4 The proposed flatted building and dwelling are of traditional design and materials, harmonising with the imposing residential properties of similar style in the locality and closely following (or identical as regards plot 2), in terms of design, scale, dimensions, footprint and location, the approved scheme under 16/00544/F. Hence the Conservation Officer's views are endorsed. The proposed scheme is also, as revised, of comparable design, quality and almost identical in form and scale to the built form that was previously granted under planning permission, Ref: 16/00544/F, and is therefore considered acceptable.

Trees

- 6.5 In that the site is distinguished by mature groups of trees, the Council's Tree Officer's comments have been sought: these are as follows.

"With reference to the arboricultural report produced by Aspect Arboriculture, reference 9216_AIA.001 Rev E dated May 2017. The information within the report has identified a number of trees to be removed to facilitate this scheme, the majority have been classed as low in value, while the removal of moderate quality trees which form part of G3 will not have an impact on the character of the area. The report has identified areas where additional information is required, but this can be secured by a tree protection condition ensuring there is no further loss of trees during the course of the development. To compensate for the loss of trees a landscape condition should also be attached to the decision notice."

The comments provide a similar approach to the previously approved development and with the required tree protection and landscaping the proposal would have an acceptable impact on the sylvan and landscaped character of the locality.

MGB

- 6.6 The site is located within the MGB which calls for the proposal to be scrutinised under policies Co1 and Ho24 of the Local Plan and CS3 of the Core Strategy and the provisions of paras 89 & 90 of the NPPF.

The NPPF counsels that construction of new buildings is inappropriate in the MGB, with certain exceptions. These exceptions include:

"...the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces..."

The site constitutes previously developed land (PDL) and the NPPF provides that

"...limited infilling or the partial or complete redevelopment of previously developed sites...which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development..."

Is also not inappropriate development.

Policies Co1 and Ho24 contain similar provisions albeit in relation to replacement dwellings in particular and not building in general.

- 6.7 In terms of sizes, the existing building on plot 1 has a volume of 4984cu m and the approved dwelling on this plot has a volume of 4136cu m; the proposed scheme has a volume of 4270cu m which amounts to a volume increase of 3.2% over the approved but compared to the existing is a decrease of 14.3%. Existing gross internal floor area (GIA) is 1237sq m: corresponding figures for approved and proposed schemes are 1120sq m and 1168sq m respectively (a decrease of 5.6% as between existing and proposed). The respective figures for gross external area (GEA) are 1495sq m, 1224sq m and 1272sq m, meaning that the current proposal represents an increase of 3.9% over that approved but a decrease of 14.9% compared to the existing. The applicant explains that the marginal increase in GIA/volume is required for provision of the proposed number of dwellings, not achievable simply by partitioning the approved "envelope". The applicant stresses that this increase is verging on negligible at this point and is far outweighed by the provision of new homes.
- 6.8 The proposed flat block would result in four net additional dwellings (six flats minus two dwellings in the existing building on plot 1). On the other hand the proposal involves the breaking up of the massing presented by the present building and creating a situation where at the least there would be no adverse impact on the openness of the MGB and, looked at in the most favourable light, arguably enhancing this quality.
- 6.9 The reduction of the building scale to that equivalent of the approved scheme as a single dwellinghouse and the reduction in the number of flats means that both the scale of the development is comparable to the extant permission and

the level of activity would be commensurate with the lawful use of the building as a care home. The revisions to the current proposal mean that the proposal would not be an intensification of the use of the site in terms of its vehicular movements (as submitted in the applicant's revised Transport Note) and would be comparable to the extant permission. The proposal thereby would have no greater impact on the openness of the MGB than the existing situation or the approved development and is in accord with the appropriate provisions of paragraph 89 the NPPF with it constituting PDL and of the Local Plan.

- 6.10 Overall, the proposal would bring about a reduction in the overall scale and volume present on the site with a comparable level of activity in terms of vehicle movements to that of the previous lawful use as a care home. It is therefore considered that, in accordance with paragraph 89 of the Framework, the development of this brownfield site would not have a greater openness on the openness of the Green Belt and the purpose of including land within it. For these reasons, the development would not be inappropriate development and would therefore accord with Policy Co1 of the Borough Local Plan 2005, Core Strategy Policy CS3 and the NPPF.

Neighbour amenity

- 6.11 The proposal, given its scale and its reflecting the existing footprint and building line is not considered to have an adverse impact upon the amenities enjoyed by the occupants of neighbouring properties which are well spaced in generously sized plots and having mature boundary planting. The northern main flank wall of the house on plot 2 (which contains a first floor bedroom window) would be 5.75m from the boundary with The Coppice and some 22m from the flank wall of the latter; the southern main flank wall of the house on plot 1 would be 22m from the flank wall of The Red House. Local concerns have been raised about loss of privacy and the visual impact of the development. However, it is not felt that the proposal would lead to any undue harm on these counts to local residential amenities for the reasons set out above. Disturbance from construction activities would be by nature a temporary aberration but a condition regulating these through a Construction Transport Management Plan would be attached to any permission. As regards security matters, the development would be capable of adequate surveillance from neighbouring properties.

Highways

- 6.12 The Highway Authority have commented that "*The application site is accessed via Coppice Lane, which is a private road and does not form part of the public highway, therefore it falls outside the County Highway Authority's jurisdiction. The County Highway Authority has considered the wider impact of the proposed development and considers that it would not prejudice safety or the free flow of traffic on the adjoining public highway network.*" They have also "*..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.”

CIL

- 6.13 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 the grant of planning permission. Affordable Housing

Affordable Housing

- 6.14 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.
- 6.15 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
Context Plan	400CP	F	11.10.2017
Location Plan	LP		09.05.2017
Prop Layout	400	F	11.10.2017
Site Info	401	F	09.05.2017
Plot 1 GF	402	F	11.10.2017

Plot 1 F/F	403	F	11.10.2017
Plot 1 S/F	404	F	11.10.2017
Plot 1 Els E/S	405	F	11.10.2017
Plot 1 Els W/N	406	F	11.10.2017
Plot 2 Plans/Els	407		11.10.2017
Plot 2 Garage	408		09.05.2017
Street Scene	409	F	11.10.2017
Volume Comp	410		09.05.2017
Exg Floor Plans	411		09.05.2017
Exg Elvns	412		09.05.2017
Plot 1 Comp G/F	413		09.05.2017
Plot 1 Comp F/F	414		09.05.2017
Plot 1 Comp S/F	415		09.05.2017
Plot 1 Comp Els E/S	416		09.05.2017
Plot 1 Comp Els W/N	417		09.05.2017
Comp Plan F'print	418		09.05.2017
Bin store dets	419	B	29.06.2017
Topographical Survey	15149-200-001		09.05.2017

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. Notwithstanding the drawings, the development hereby permitted shall be carried out using the external facing materials and details specified below.
- All tiles and tile hanging shall be of Wealden handmade sandfaced plain clay tiles and all elevations shall be tile hung above ground floor level.
 - All external joinery shall be of painted timber with architraved bargeboards and no box ends omitted.
 - All dormers shall have an ogee cornice.
 - All casement windows shall be of painted timber with casements in each opening.
 - All fascias shall be no more than two bricks depth.
 - All brickwork shall be of handmade sandfaced multistock brick
 - The front courtyard, parking areas and drives shall be of gravel or fixed gravel.
 - The rooflight to the porch shall be a blacked painted metal conservation rooflights with a single vertical glazing bar.
 - All stonework, except the cills, shall be of natural sandstone.
 - All brick arches shall be of gauged brick.
 - The entrance gates shall be of dark stained timber.
 - Before works commence a specification and plan for the repair and retention of the garden sculpture shall be submitted to and approved in writing by the LPA before works commence, including the two sculptures at the north end of the west walk and the east end of the south lawn and the fountain statue on the lower pond fountain. Before works commence,

protective fencing for the sculpture shall be erected and shall be maintained during the building process.

There shall be no variation to the above specifications without the prior approval in writing of the Local Planning Authority.

Reason:

In the interests of the visual amenities of the locality having regard to policies Co1, Ho9 and Ho24 of the Reigate and Banstead Borough Local Plan 2005.

4. 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, 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.

5. No development, groundworks or demolition processes shall be undertaken until an agreed scheme of supervision for the arboricultural protection measures have been submitted to and approved in writing by the local planning authority. The pre commencement meeting, supervision and monitoring shall be undertaken in accordance with these approved details. The submitted details shall include:

Pre commencement meeting between the retained arboricultural consultant, Local Planning Authority Tree Officer and individuals and personnel responsible for the implementation of the approved development;
timings, frequency of the supervision and monitoring regime and an agreed reporting process to the local planning authority;
the supervision monitoring and reporting process to be undertaken by a qualified arboriculturist.

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 until details of hard and soft landscaping is submitted to and approved in writing by the Local Planning Authority (LPA).

These shall include frontage tree and hedge planting and any other existing or proposed, soft or hard, landscaping in the front garden area, or adjacent to boundaries where appropriate. The details shall specifically include details that the existing front hedge adjacent to the highway boundary shall be retained on an ongoing basis and managed to maintain a height of at least 1 metre thereafter. Any gaps or losses through death or disease shall be remedied by replacement in holly, to current landscape standards, within 1 year to maintain this feature.

The soft landscape details shall include an establishment maintenance schedule for a minimum of 2 years, full planting specifications, planting sizes & densities. Upon implementation of the approved development all the landscaping works shall be carried out in strict accordance with the landscape details as approved, and these shall be completed, before building completion, occupation or use of the approved development whichever is the earliest.

If any of the new or existing tree/s or hedge/s, detailed and approved under this condition, are removed, die, or become significantly damaged or diseased within 5 years of completion, it/they shall be replaced before the expiry of one calendar year, to a planting specification agreed in writing by the Local Planning Authority. The hedges detailed shall be retained at a minimum height of 1 metre, or if new, once grown to this height thereafter.

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, Ho9, and Ho13 of the Reigate and Banstead Borough Local Plan 2005.

7. No pruning, removal or other works to the retained trees and hedges located both within and overhanging the site, shall take place during construction, or for one year after completion except with the prior written approval of the Local Planning Authority. Any tree work already approved as part of this consent and any other work undertaken should be done in accordance with British Standard 3998 'Recommendations for Tree Work'. If any of the retained trees or hedges, within the site, controlled by this condition, are removed, die, or become damaged or diseased within one year of completion, it/they shall be replaced before the expiry of one calendar year by tree/s or hedge/s, to a planting specification agreed in writing by the Local Planning Authority.

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 policy Pc4 of the Reigate and Banstead Borough Local Plan 2005.

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

(f) before and after construction condition surveys of the highway and a commitment to fund the repair of any damage caused

(g) on-site turning for construction vehicles

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.

9. 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.

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 extensions permitted by Classes A, B, C, D or E of Part 1 of the Second Schedule of the 2015 Order in regard to the dwellinghouse hereby permitted on plot 2 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 policy Ho9 and to restrict the enlargement of dwellings in this rural area with regard to Reigate and Banstead Borough Local Plan 2005 policies Co1 and Ho24.

11. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) 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 as regards the dwellinghouse hereby permitted on plot 2.

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 and to restrict the enlargement of dwellings in this rural area with regard to the Reigate and Banstead Borough Local Plan 2005 policy Ho24.

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 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.
7. The use of suitably experienced landscape architects is recommended to satisfactorily address both the design and implementation of the landscape details of the above condition although such landscaping is often straightforward and small scale in proportion to the approved development.

REASON FOR PERMISSION

The development hereby permitted has been assessed against development policies CS1, CS2, CS3, CS10, CS11, Co1, Ho1, Ho9, Ho24, 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.

17/01061/F - Mount Pleasant, Coppice Lane, Reigate

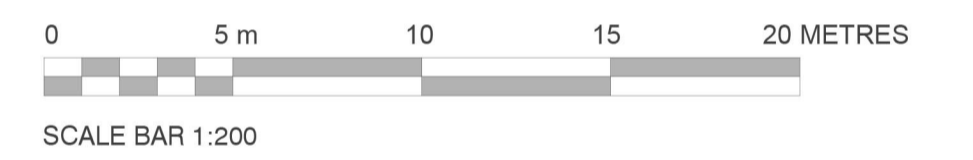




PROPOSED SITE SECTION- COMPARISON WITH EXISTING & CONSENTED BUILDINGS



PROPOSED SITE SECTION



PROPOSED STREET SCENE

Rev.	Date	Detail
F	11.10.17	Building reduced

Status **PLANNING ISSUE**



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www.ascotdesign.com

Client **JAVA ASSET
MANAGEMENT LTD**

Project Title **MOUNT PLEASANT, COPPICE LANE,
REIGATE, SURREY, RH2 9JF.**

DRAWING Title **PROPOSED SITE SECTION AND
STREET SCENE**





Scale:	Date	Drawn
1:200 @ A1	APR '17	CG

DRAWING No.	Rev.
15 - P1122 - 409	F

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KEY

-  TREES TO BE RETAINED
-  EXISTING HEDGEROW
-  PROPOSED TREES
-  INDICATIVE PROPOSED PLANTING



Rev.	Date	Detail
F	11.10.17	Building reduced
Rev.	Date	Detail
A	12.09.17	Parking bays reduced to 11

Status **PLANNING ISSUE**



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Client **JAVA ASSET MANAGEMENT LTD**

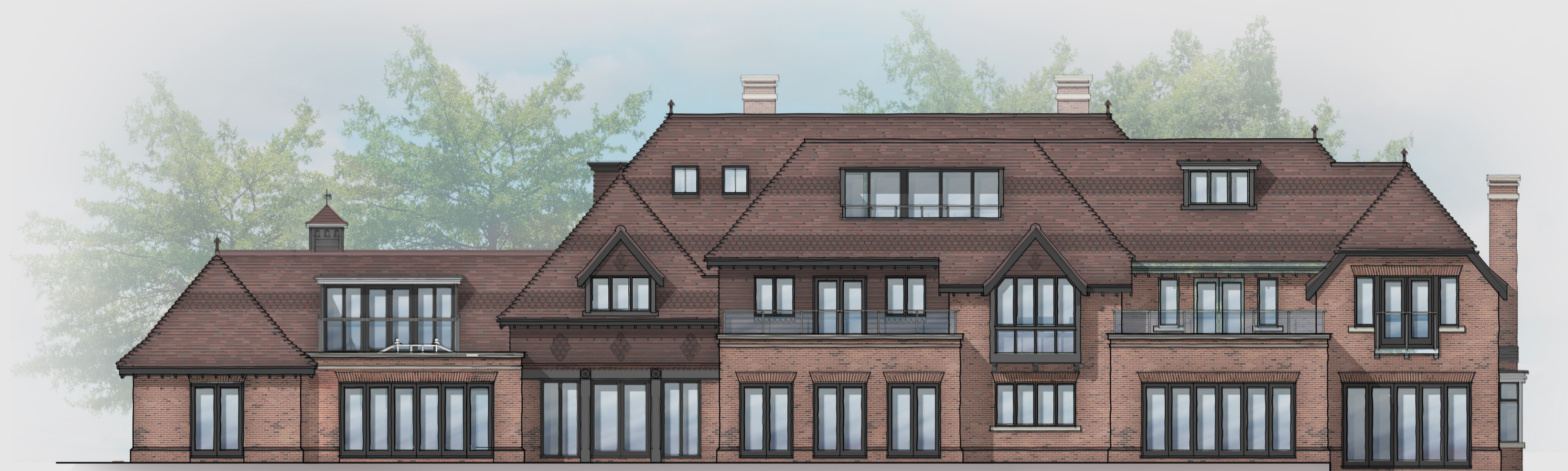
Project Title **MOUNT PLEASANT, COPPIC LANE, REIGATE, SURREY, RH2 9JF.**

Drawing Title **PROPOSED SITE LAYOUT**

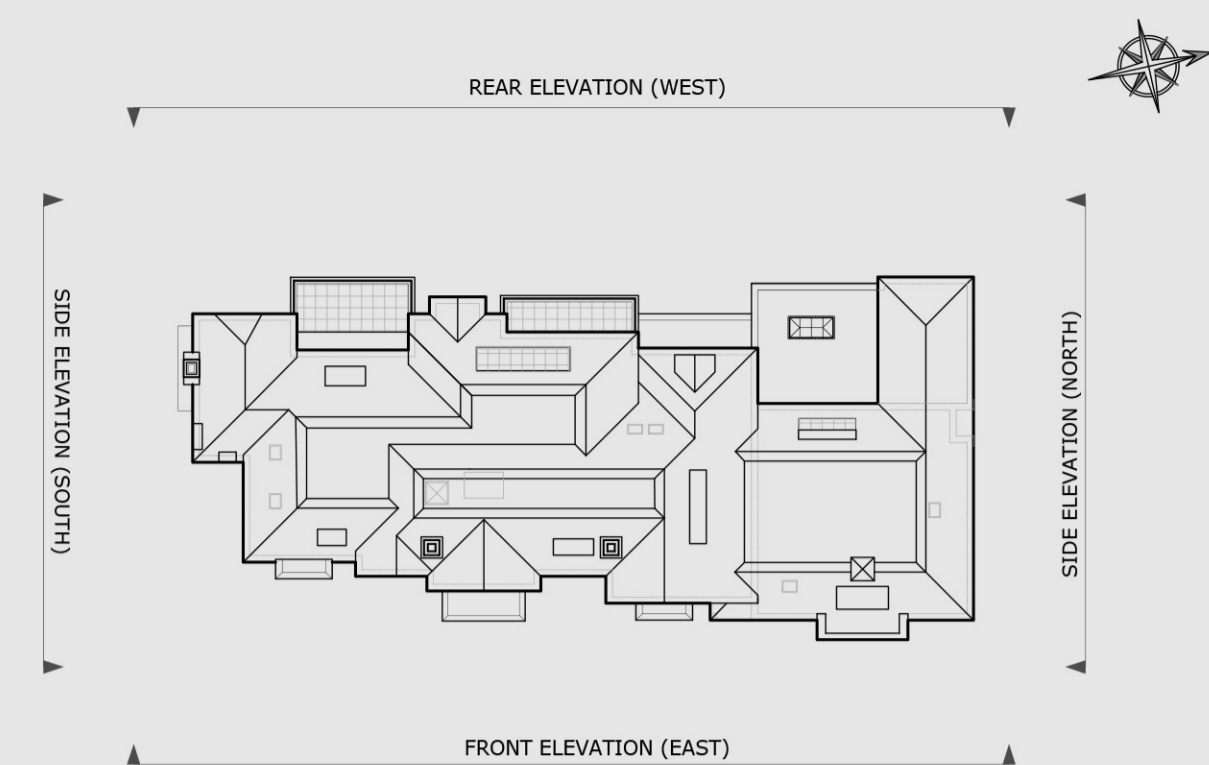
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Drawing No:	Rev.
15 - P1122 - 400	F

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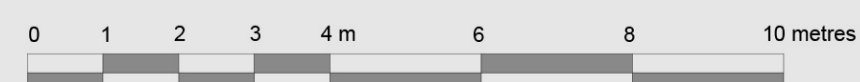
REAR ELEVATION (WEST)




ORIENTATION PLAN (NOT TO SCALE)

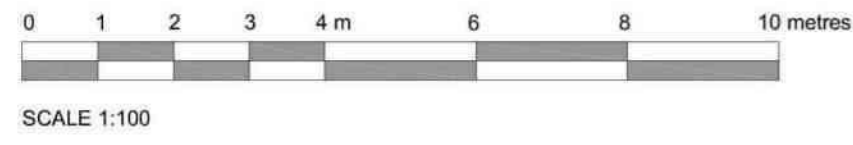


SIDE ELEVATION (NORTH)



SCALE 1:100

Rev.	Date	Detail
F	11.10.17	Building reduced
Status		
PLANNING ISSUE		
 ASCOT DESIGN Timeless architecture <small>Ascot Design Ltd, Berkshire House 39-51 High Street, Ascot, Berkshire, SL5 7HY Tel: 01344 299330 Fax: 01344 299331 Email: info@ascotdesign.com www.ascotdesign.com</small>		
Client		
JAVA ASSET MANAGEMENT LTD		
Project Title		
MOUNT PLEASANT, COPPICE LANE, REIGATE, SURREY, RH2 9JF.		
DRAWING Title		
PLOT ONE PROPOSED REAR ELEVATION (WEST) & SIDE ELEVATION (NORTH)		
Scale	Date	Drawn
1:100 @ A1	APR '17	CG
DRAWING No.		Rev.
15 - P1122 - 406		F
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FRONT ELEVATION



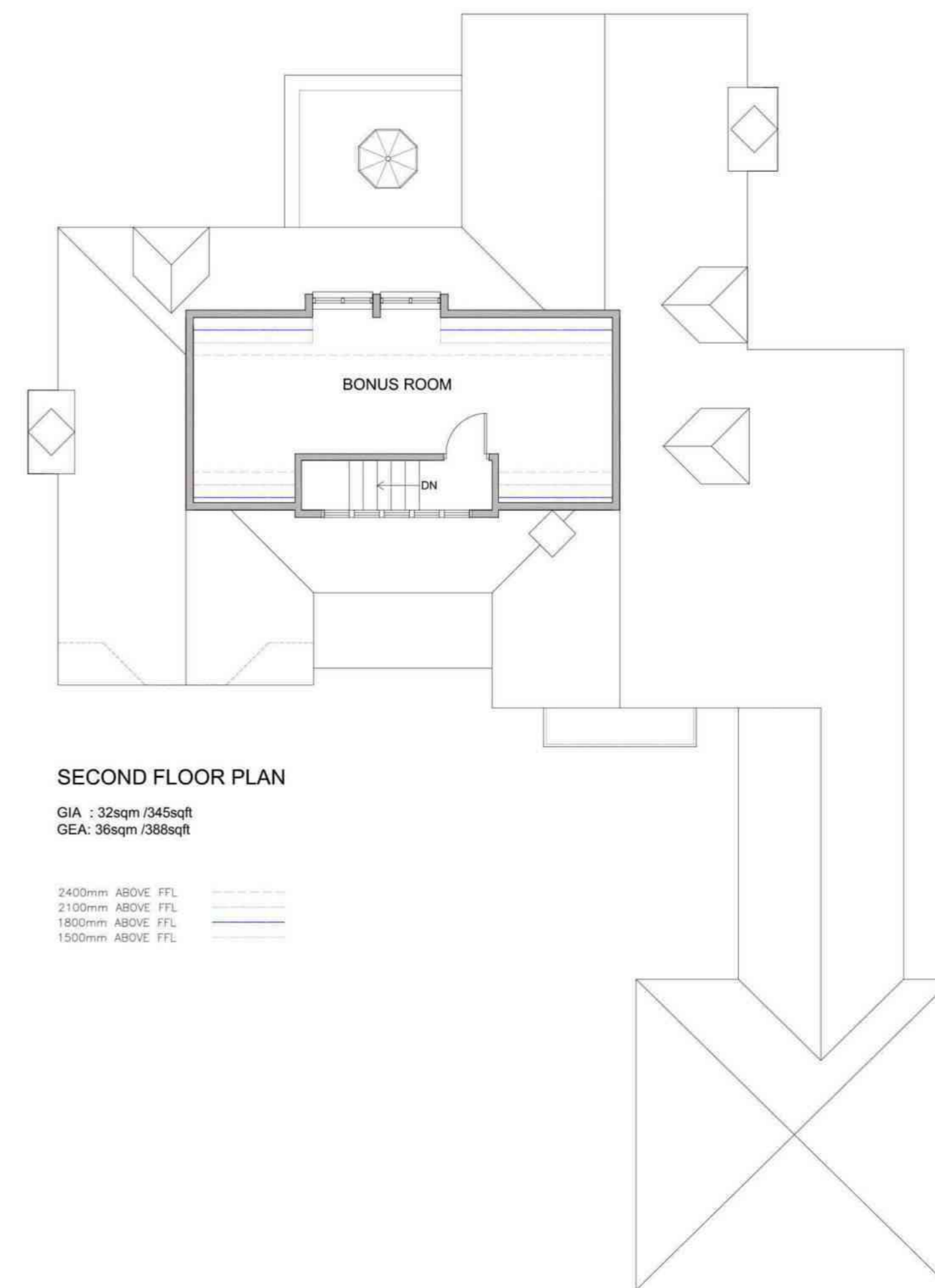
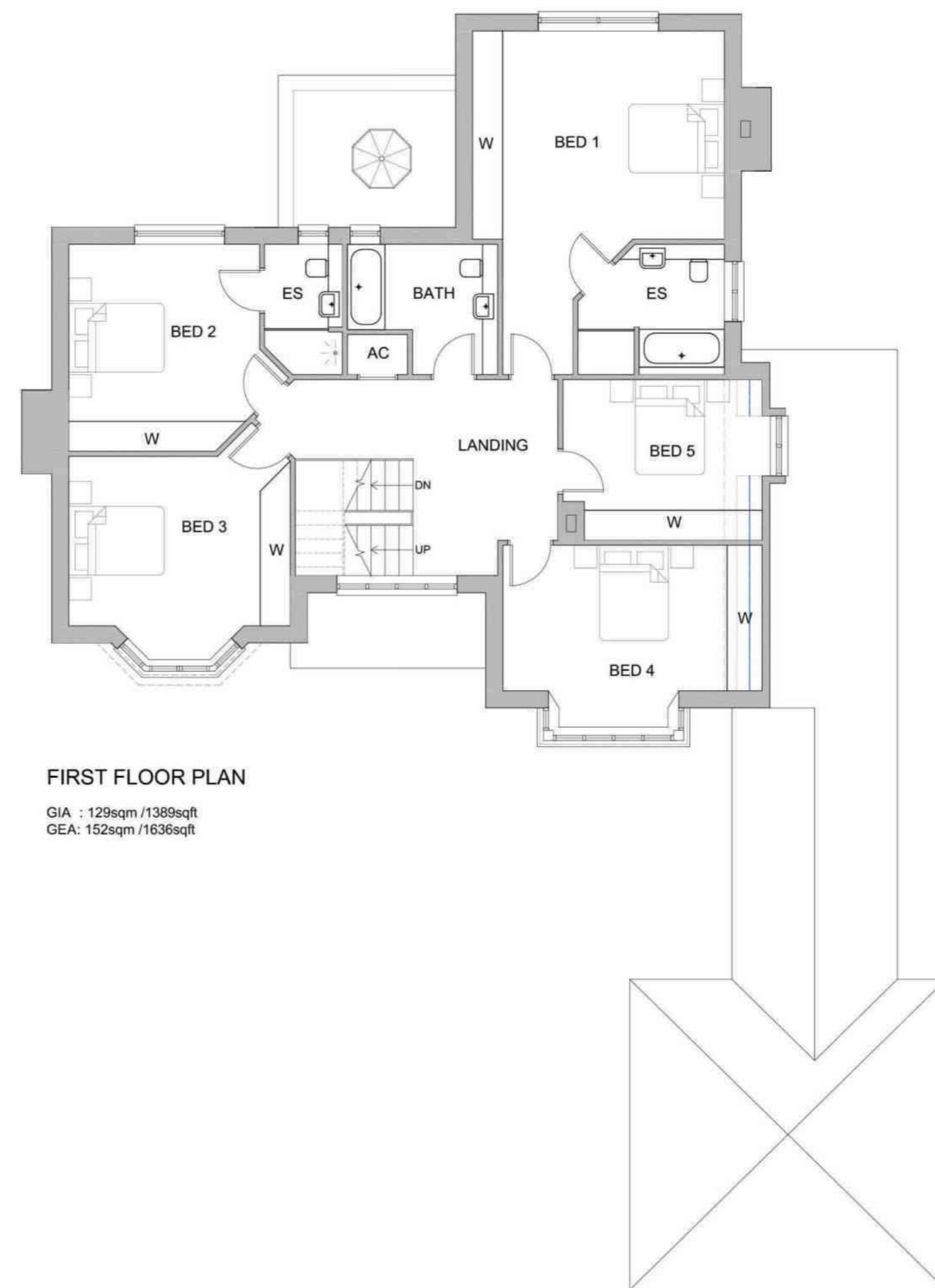
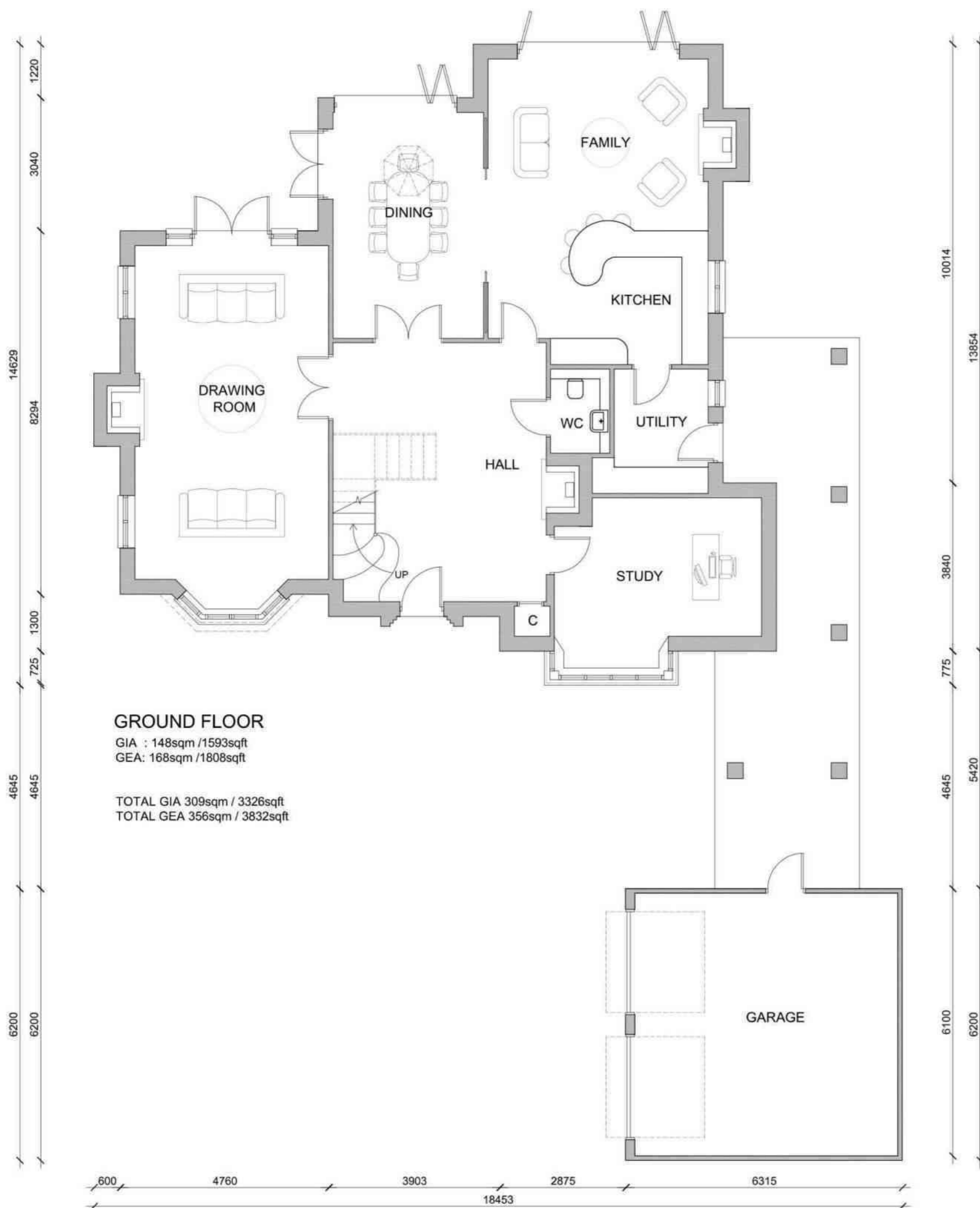
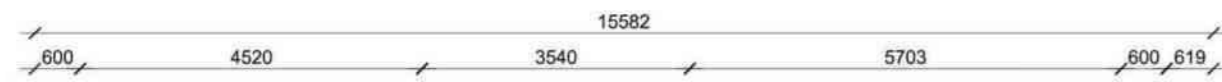
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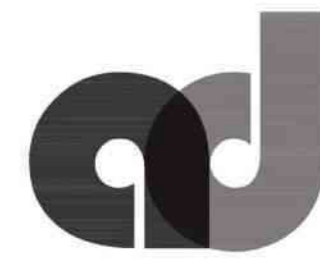


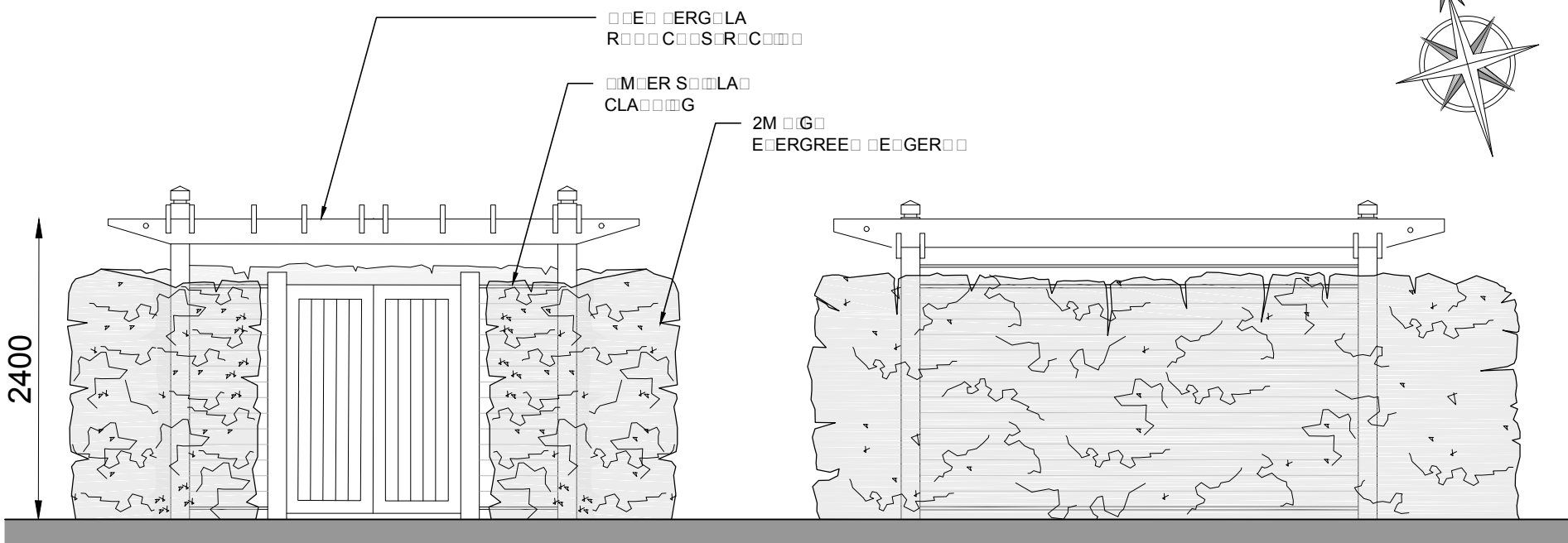
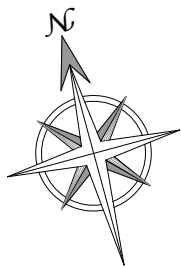
REAR ELEVATION



FLANK ELEVATION

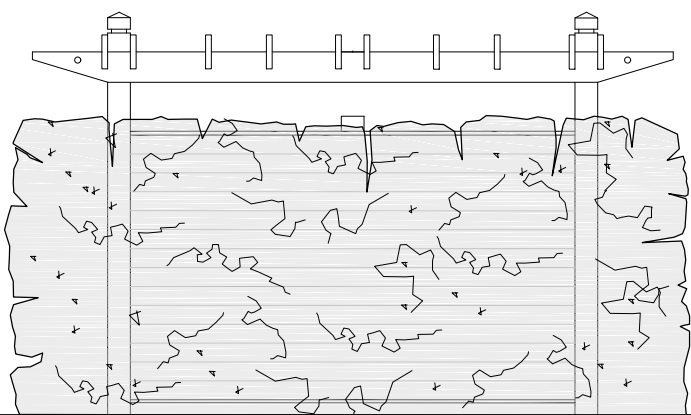


Rev.	Date	Detail
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Client		
MR. D. BURKE		
Project Title		
MOUNT PLEASANT, COPPICE LANE REIGATE, SURREY, RH2 9JF		
DRAWING Title		
PLOT 2 PLANS AND ELEVATIONS		
Scale:	Date:	Drawn:
1:200 @ A1	APR'17	KMB
DRAWING No.	Rev.	
15-P1122-407		
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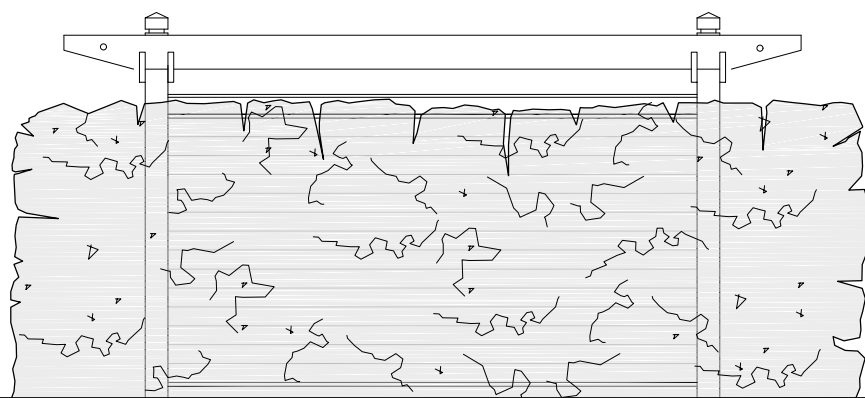


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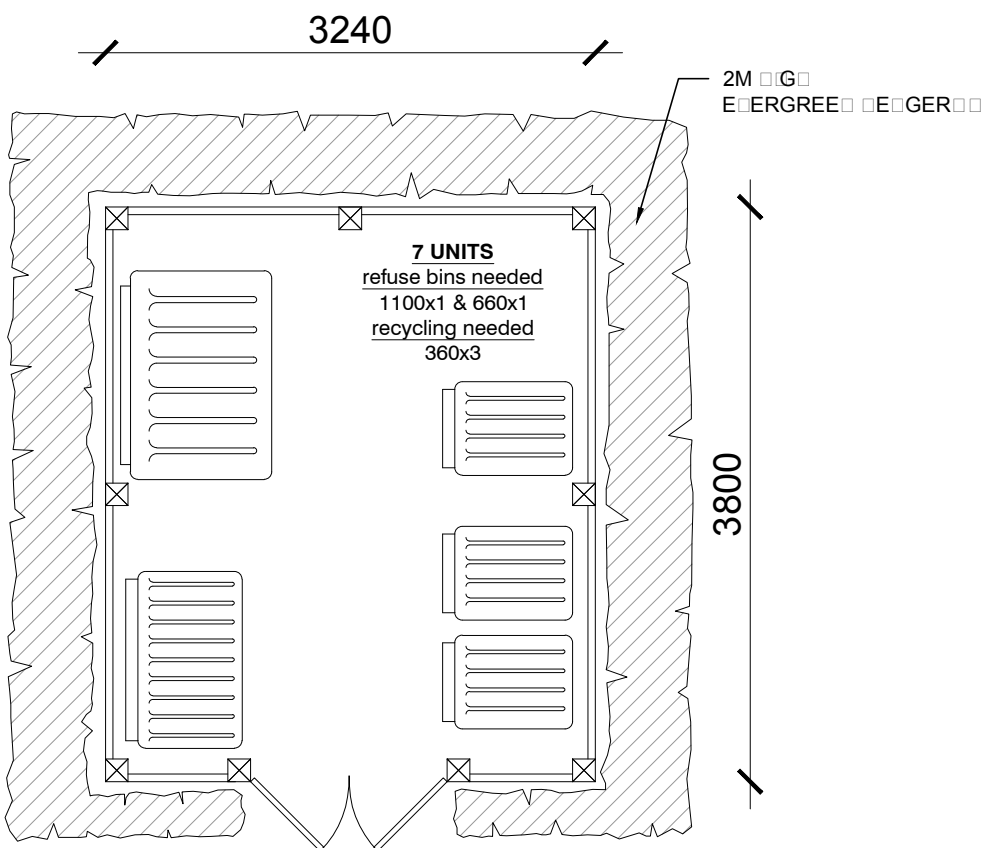
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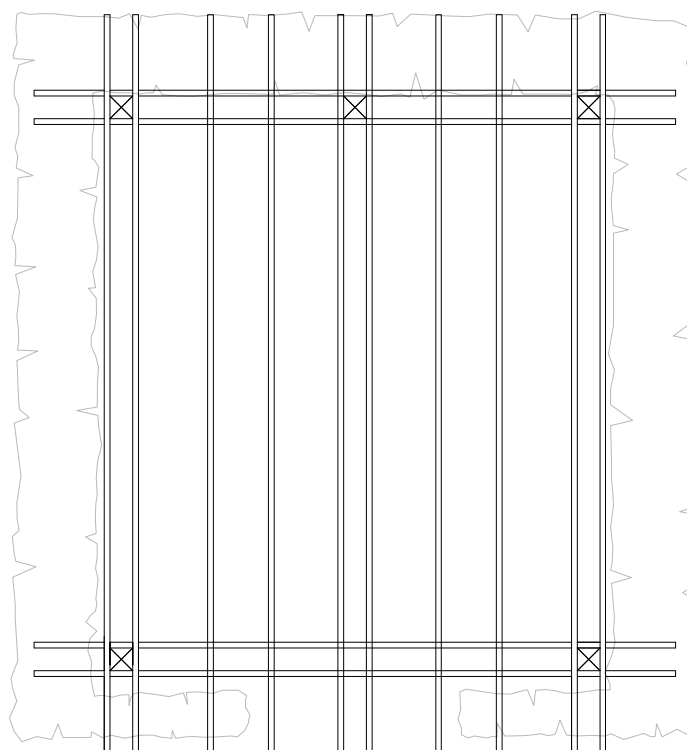
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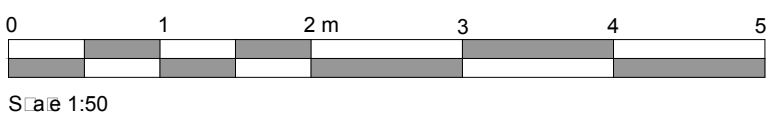
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SSORC LA



RORCSORC LA



Scale 1:50

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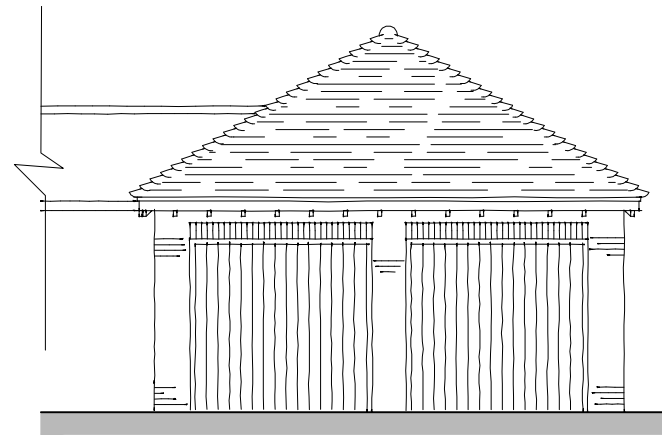
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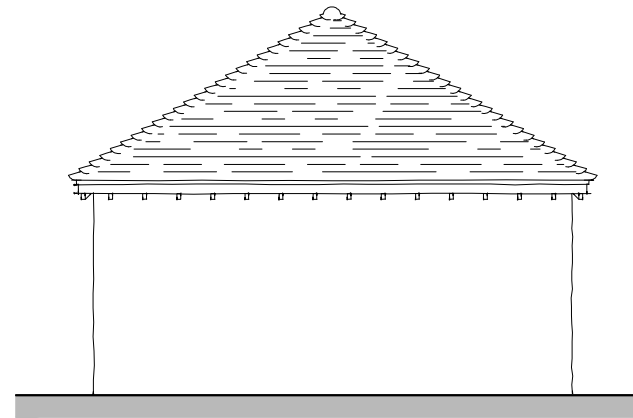
Client: JAVA ASSET MANAGEMENT

Project Title: MOUNT PLEASANT, COPPICE LANE, REIGATE, SURREY, RH2 9JF.

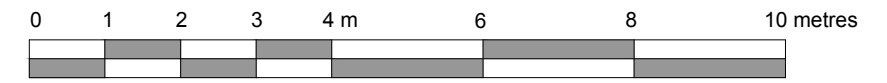
Rev. 0	Date 2006:1	Detail: Detailing added
Rev. A	Date 16.06.1	Detail: Revised in store details
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Scale: 1:1250 A4	Date: MA1	Drawn: CG
DRAWING No: 15112241		Rev. 0



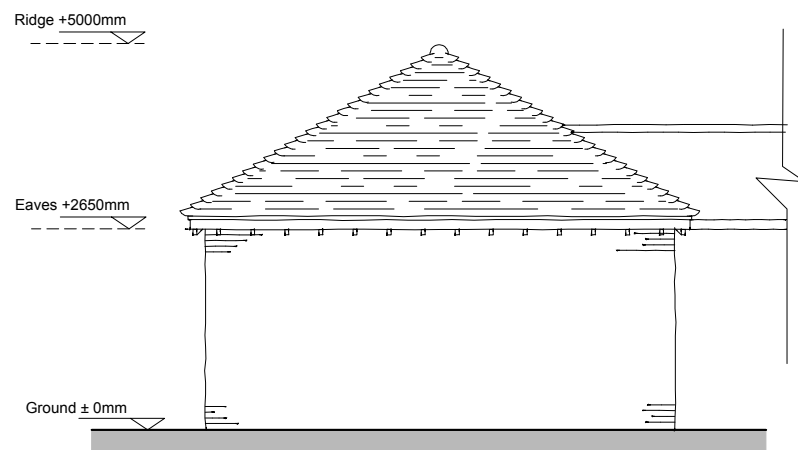
FRONT ELEVATION



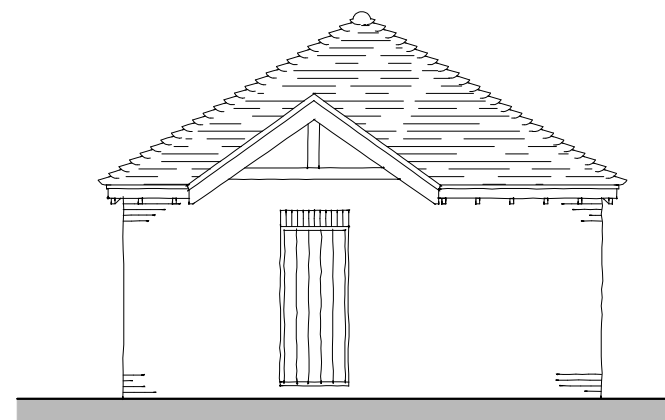
SIDE ELEVATION (EAST)



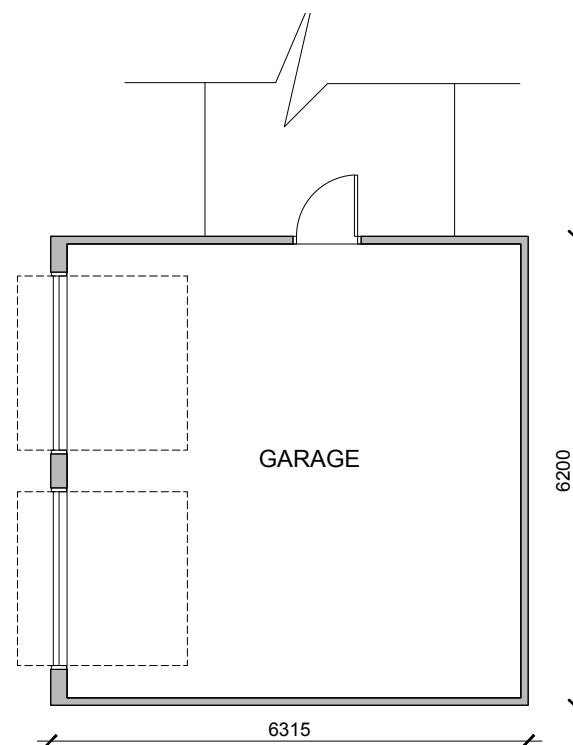
SCALE 1:100



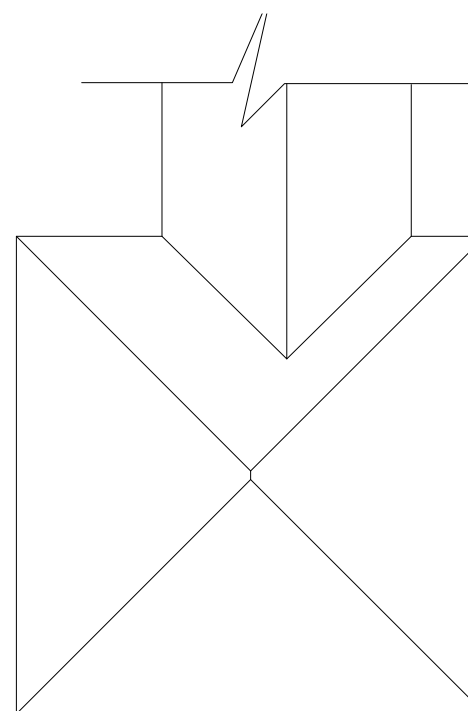
REAR ELEVATION



SIDE ELEVATION (WEST)




PLAN



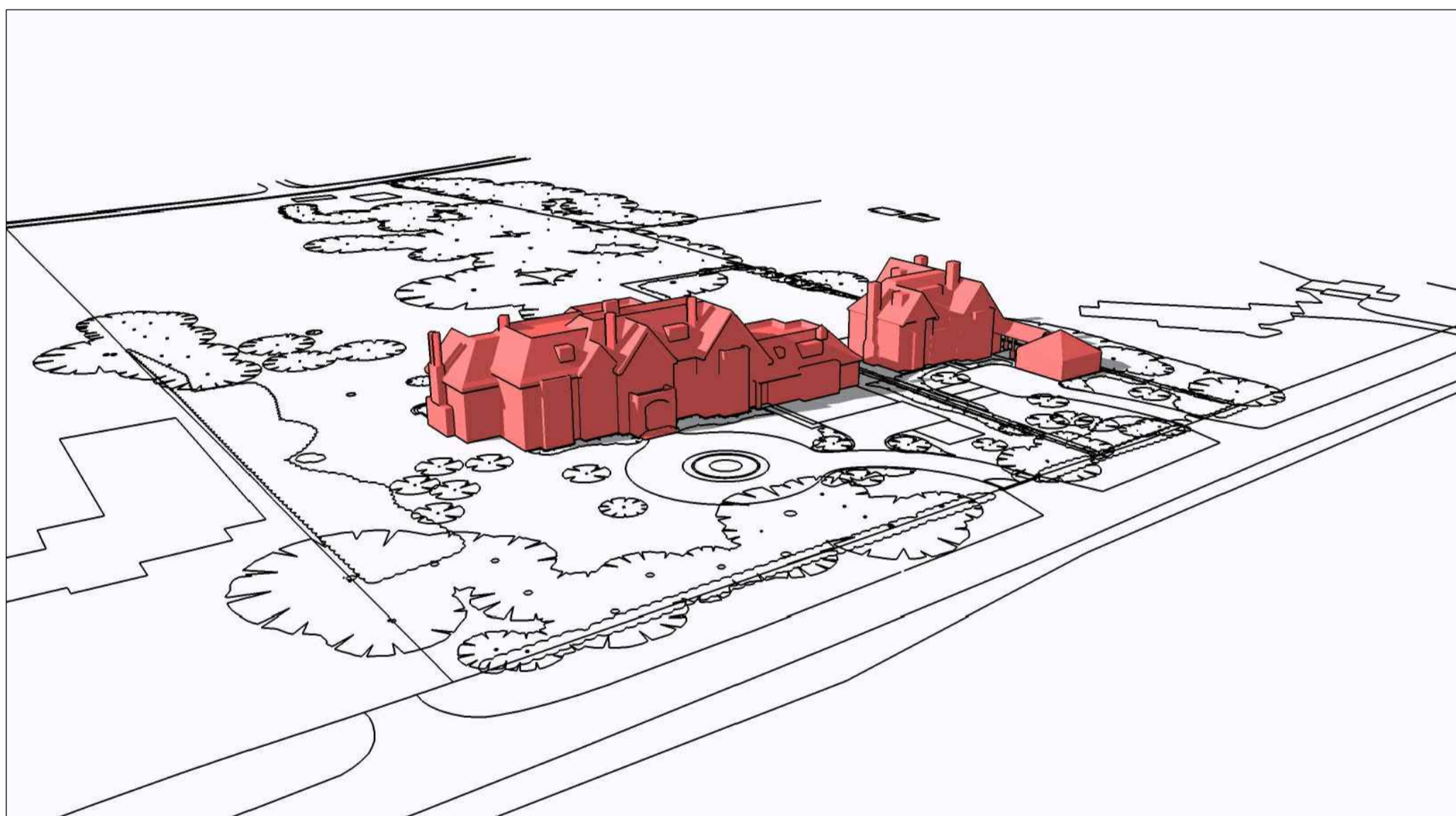
ROOF PLAN

DRAWING TO BE READ IN CONJUNCTION WITH DRAWING 15-P1122-207

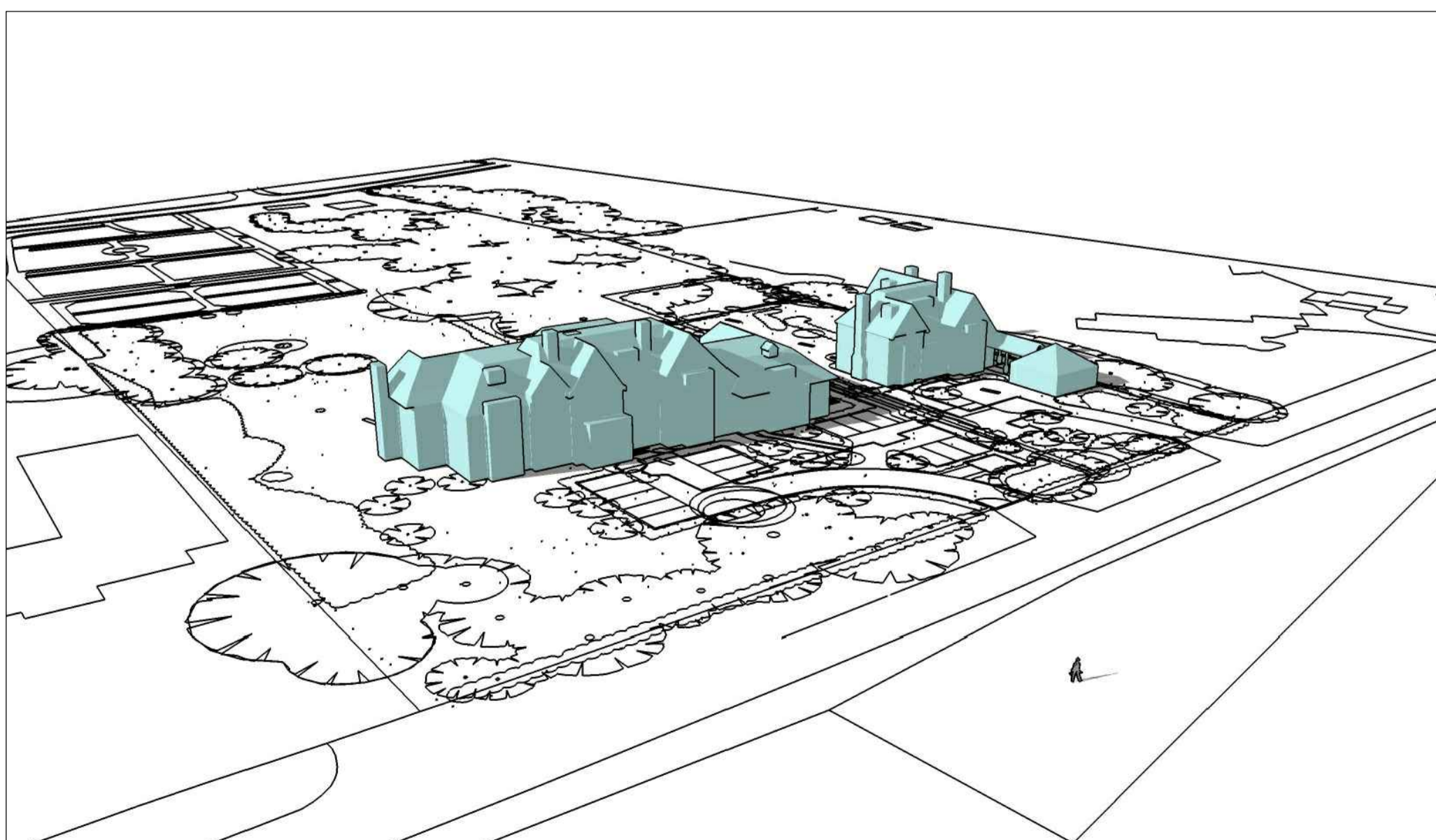
Rev.	Date	Detail
A	-	-
Status		
PLANNING ISSUE		
 <p>ASCOT DESIGN Timeless architecture</p> <p><small>Ascot Design Ltd, Berkshire House 39-51 High Street, Ascot, Berkshire, SL5 7HY Tel: 01344 299330 Fax: 01344 299331 Email: info@ascotdesign.com www.ascotdesign.com</small></p>		
Client		
JAVA ASSET MANAGEMENT LTD		
Project Title		
MOUNT PLEASANT, COPPICE LANE, REIGATE, SURREY, RH2 9JF.		
DRAWING Title		
PLOT TWO GARAGE PROPOSED ELEVATIONS		
Scale.	Date	Drawn
1:100 @ A3	APR '17	CG
DRAWING No.	Rev.	
15 - P1122 - 408	-	
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EXISTING DWELLING

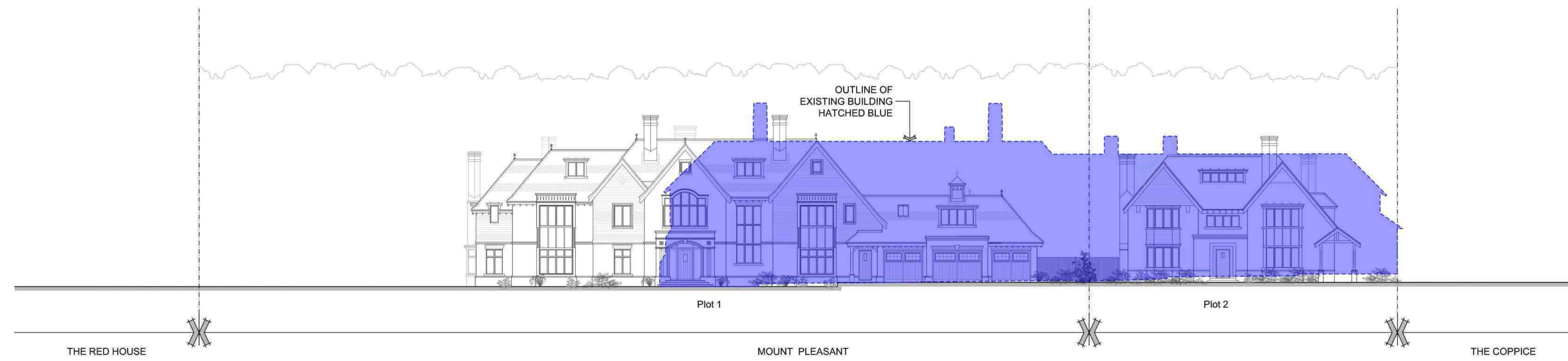


CONSENTED SCHEME



PROPOSED SCHEME

Rev.	Date	Detail
-	-	-
PLANNING ISSUE		
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CLIENT		
JAVA ASSET MANAGEMENT LTD		
<small>PROJECT TITLE</small>		
MOUNT PLEASANT, COPPICE LANE, REIGATE, SURREY, RH2 9JF.		
<small>DRAWING TITLE</small>		
VOLUMETRIC COMPARISON EXISTING, CONSENTED & PROPOSED		
<small>SCALE</small>	<small>DATE</small>	<small>DRAWN</small>
N/A @ A2	APR '17	CG
<small>DRAWING No.</small>	<small>REV.</small>	
15 - P1122 - 410	-	
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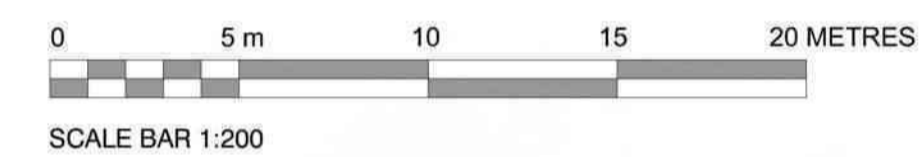


PROPOSED SITE SECTION - COMPARISON WITH EXISTING BUILDING


16/00544/F - Approved Elevations

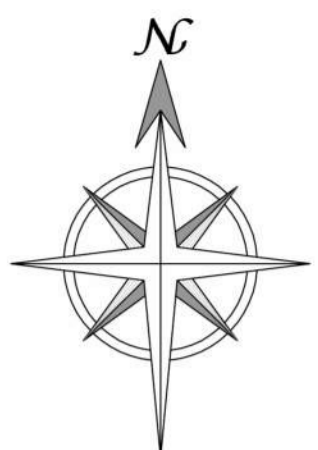


PROPOSED SITE SECTION

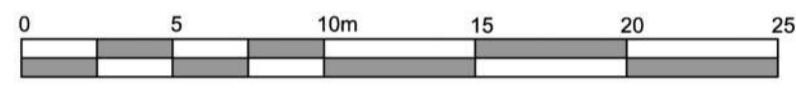


PROPOSED STREET SCENE

Rev.	Date	Detail
-	-	-
Status: PLANNING ISSUE		
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Client: MR. D. BURKE		
Project Title: MOUNT PLEASANT, COPPICE LANE, REIGATE, SURREY, RH2 9JF.		
Drawing Title: PROPOSED SITE SECTION AND STREET SCENE		
Scale: 1:200 @ A1	Date: FEB '16	Drawn: CG
Drawing No.: 15 - P1122 - 209		Rev.: -
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- KEY**
- DASHED LINE INDICATES BUILDING TO BE DEMOLISHED
 - TREES TO BE RETAINED
 - EXISTING HEDGROW
 - PROPOSED TREES
 - INDICATIVE PROPOSED PLANTING



16/00544/F - Approved Site Layout

Rev.	Date	Detail
-	-	-

Status: **PLANNING ISSUE**



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Client: **MR. D. BURKE**

Project Title: **MOUNT PLEASANT, COPPICE LANE,
REIGATE, SURREY, RH2 9JF.**

Drawing Title: **PROPOSED SITE LAYOUT**

Scale: 1:250 @ A1	Date: FEB '16	Drawn: CG
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Drawing No: 15 - P1122 - 200	Rev: -
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