

ADDENDUM
MEETING OF THE PLANNING COMMITTEE
WEDNESDAY 1 NOVEMBER 2017

ITEM NO: 5

APPLICATION: 17/01351/F – 31 BLACKBOROUGH ROAD, REIGATE

PAGE NO: 23

SUMMARY

The opening sentence of the summary refers to the erection of five new dwellings; this should read six new dwellings.

PLANS

It should be clarified that the previous, extant approval was based on an incorrectly drawn site area of width 21 metres whereas the current proposal correctly plots the site area as 23 metres, as has been checked by Officers on site.

To correct the scale and relationship of the proposed building with the adjacent block of 17 flats in Chiltern Court allowed following public inquiry on the neighbouring site, a revised plan has been provided, which together with the proposed floor plans can be found at **Appendix A**.

Clarification of dimensions for this scheme, the approved scheme on this site and the adjacent Chiltern Court are set out below:

	Current Proposal	Approved/Extant consent 16/02801/F	Chiltern Court 06/01985/OUT
Height	8.2 metres	7.4 metres	10.2 metres
Height to Eaves	3.2 metres	4.5 metres	5.9 metres
Depth	8.8 Metres at sides 11 metres at gables	8.65 metres	17 metres
Distance to rear boundary	6 metres	7.8 metres	2.7 metres
Distance to side boundary	1.3 metres	1.2 metres	1.25 metres
Distance to front boundary	5.75 metres	5.7 metres	8.3 metres

ITEM NO: 6

**APPLICATION: 17/01779/F – ORCHARD COTTAGE RIDING STABLES,
BABYLON LANE, LOWER KINGSWOOD**

PAGE NO: 49

This item has been removed from tonight's meeting agenda to consider the loss of the recreation/leisure use.

ITEM NO: 8

APPLICATION: 17/01830/F – 41-43 DOODS PARK ROAD, REIGATE

PAGE NO: 101

RECOMMENDATION

The recommendation in the published report should be replaced with the following for clarity and completeness:

*“Subject to receipt and consideration of any representations received on expiry of the 21 day notice period on the revised ownership certificate (in conjunction with the Chairman and Ward Councillors), planning permission is **GRANTED** subject to conditions.”*

Consultations:

Since publication of the agenda, the Sustainable Drainage Consenting Team at Surrey County Council have confirmed that they object to the scheme as they consider the drainage strategy and associated information submitted with the application to be insufficient and not reflective of relevant technical guidance.

This matter is addressed at paragraph 6.38 of the Officer Report contained within the agenda and whilst the consultees concerns regarding shortcomings in the current evidence are noted, it is considered that this issue can be adequately resolved through the imposition of appropriate pre-commencement conditions (see proposed conditions 5 and 11). On this basis, it is not considered that refusal on this issue would be justified.

Plans

Floor plans and the previous appeal decision are appended at **Appendix C**

ITEM NO: 9

APPLICATION: 17/01330/F – 2 PARKHURST ROAD HORLEY SURREY RH6 8HB

PAGE NO: 135

Since the publication of the agenda, one further neighbour comment has been received. The issues raised area previously reported and addressed in the report.

Following a member request floor plans as well as the previous site layout and appeal decision are provided at **Appendix D**

ITEM NO: 11**APPLICATION: 17/01061/F – MOUNT PLEASANT, COPPICE LANE, REIGATE****PAGE NO: 187**

Floor plans of Plot 1 have been provided at **Appendix E** in accordance with a Member request. An overlay plan to illustrate the footprint of the present build; the approved scheme and the current proposal has been provided by the applicant and provided also in **Appendix E**.

In order to clarify and correct various figures provided in the Committee report, the below table is provided to illustrate the existing, approved and proposed schemes:

	Floorspace GEA (sqm)	Floorspace increase over existing (%)	Parking spaces	Number of dwellings	Height of building in metres	Dwellings per hectare
Existing building (C2 use inc 2 ancillary resi units)	1495	N/A	15	2 (ancillary to main C2 use)	10.27	1.4 (on basis of 2 ancillary dwellings)
Application No. 16/00544/F (2 dwellings)	1224 (Plot 1) 395 (Plot 2) Total: 1619	8.3%	3+ (Plot 1) 2+ (Plot 2)	2	10.6 (Plot 1) 9.2 (Plot 2)	1.4
Application no. 17/01061/F	1273 (Plot 1) 395 (Plot 2) Total: 1668	8.9%	14 (Plot 1) 2+ (Plot 2)	7 (including approved dwelling on Plot 2)	10.45 (Plot 1) 9.2 (Plot 2)	5 - total (4.3 for Plot 1 only)

Representations:

Since the publication of the agenda, further representations have been received. In total, 88 letters from neighbouring occupiers have been received, of which 38 relate to the amended proposal. The issues raised are as already identified and discussed in the report and clarified in the above table.

CONDITIONS:

Condition 6 be amended to be more comprehensive:

- No development shall commence until details of hard and soft landscaping has been submitted to and approved in writing by the Local Planning Authority (LPA). These shall include frontage tree and hedge planting, planting around the refuse store 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 meter 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, by trees or shrubs of the same size and species. 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.

Informative: The use of landscape/arboricultural consultant is considered essential to provide acceptable submissions in respect of the above relevant conditions. The planting of trees and shrubs shall be in keeping with the character and appearance of the locality. There is an opportunity to incorporate substantial sized trees into the scheme to provide for future amenity and long term continued structural tree cover in this area. It is expected that the replacement structural landscape trees will be of Extra Heavy Standard size with initial planting heights of not less than 4m, with girth measurements at 1m above ground level in excess of 14/16cm.

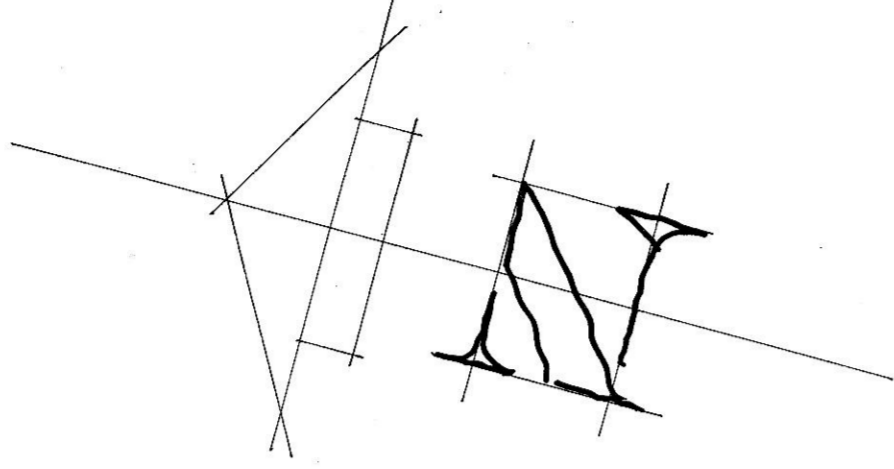
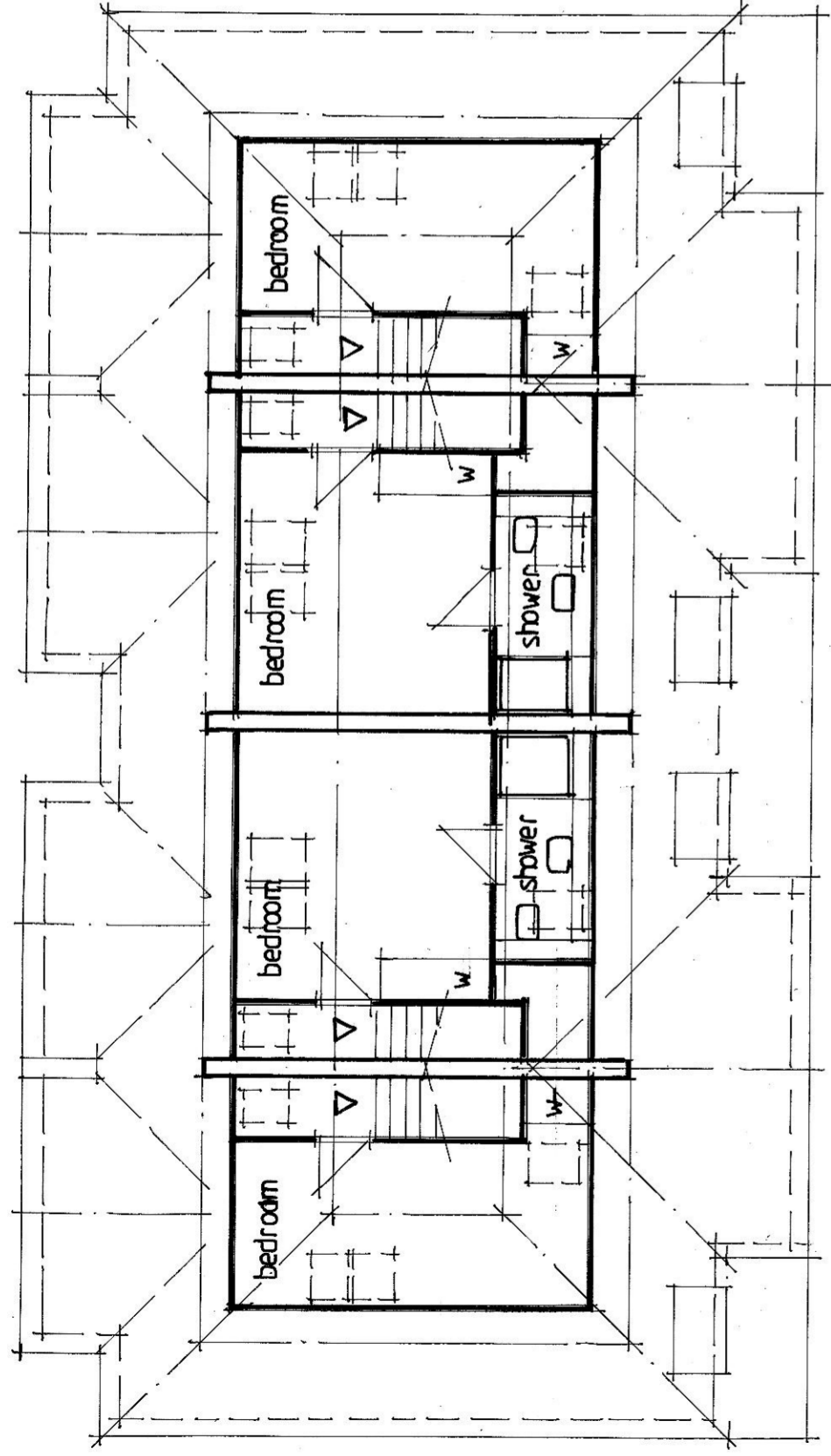
Informatives:

8. The applicant is advised that they will likely be required to restore/make good any damage to Coppice Lane or its verges resulting from construction vehicle activity associated with the proposed development.

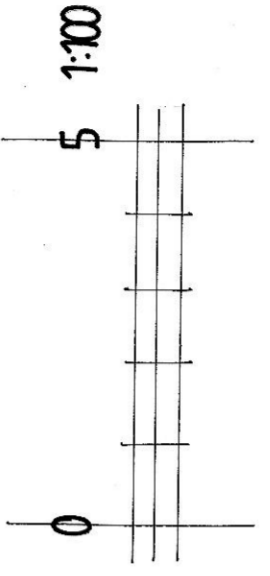
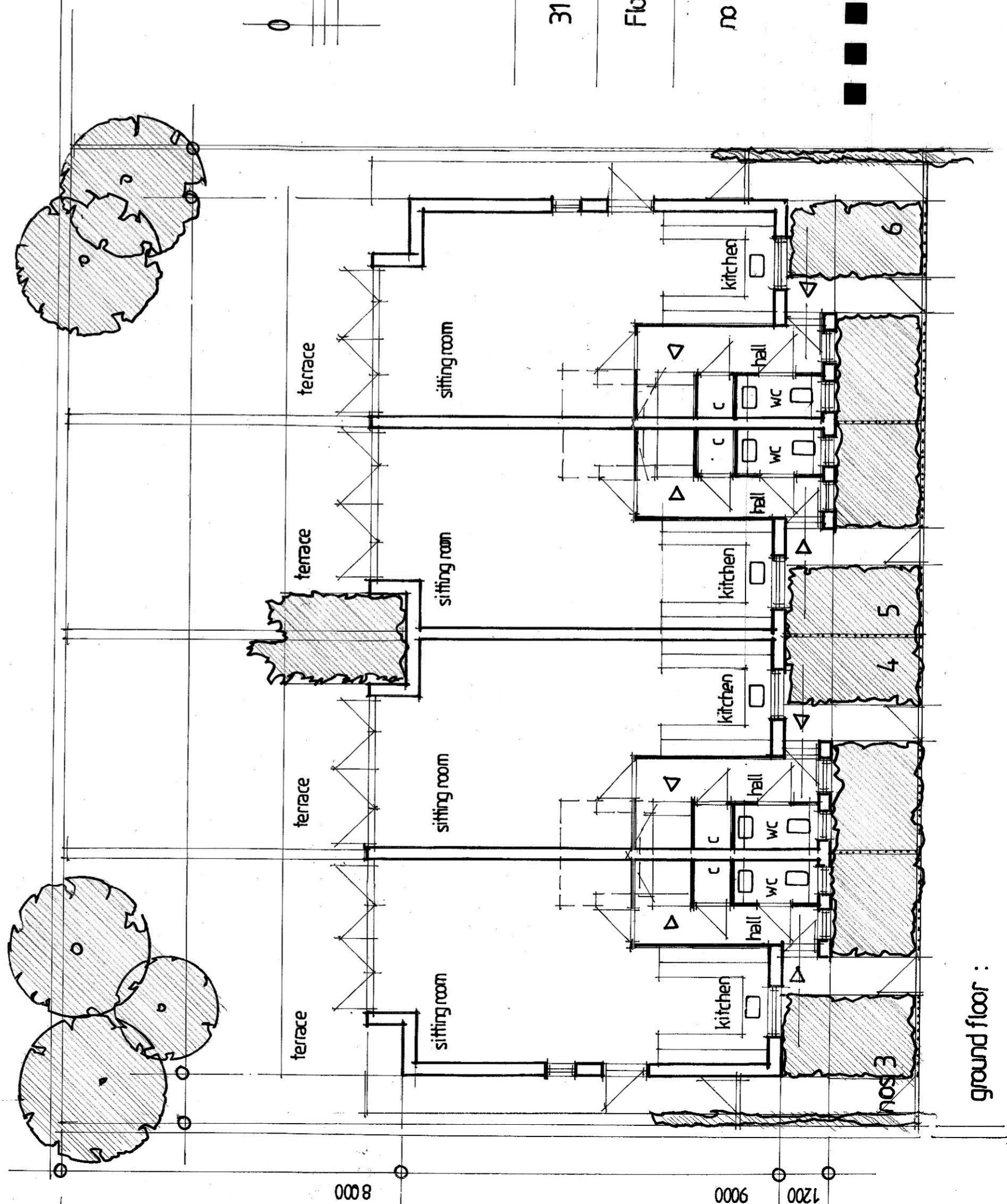
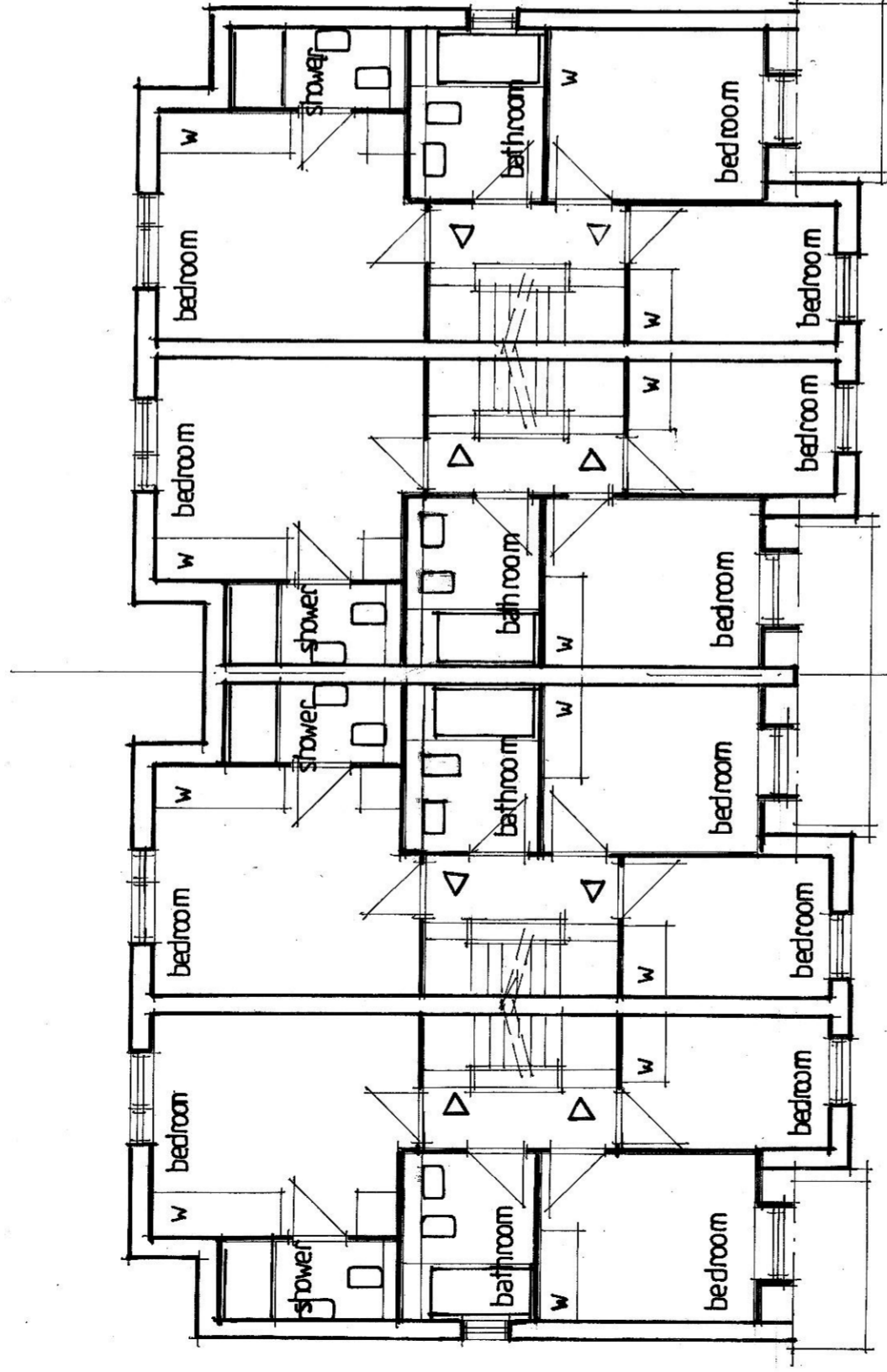
All dimensions must be checked and confirmed by the contractor before start of any works. Any errors or omissions must be advised to client/DPS.
 All site setting out dimensions to be checked against approved planning drawings and approved by client before start of any works.
 All drawings are to be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

roof :



first floor :



31 Bladborough Road, Reigate

Floor Plans : Plots 3-6

no 62-17-04-a scale 1:100 at A2 date 09:17

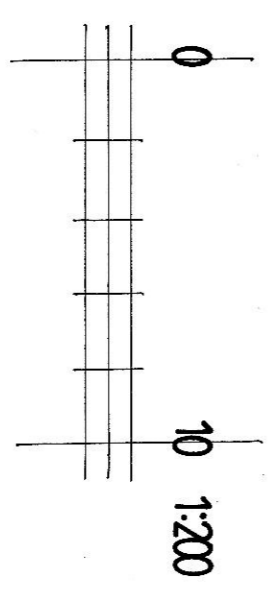
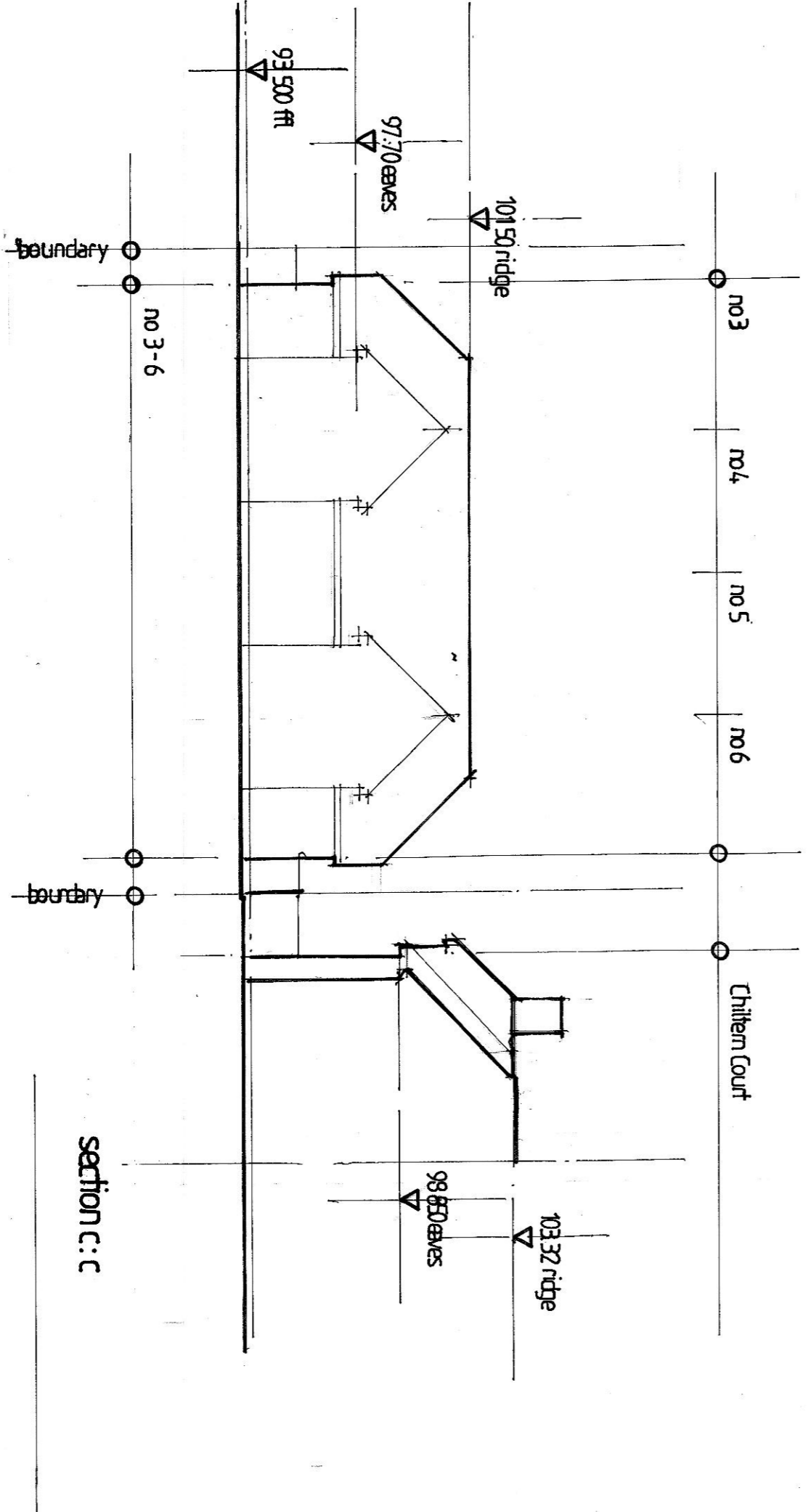
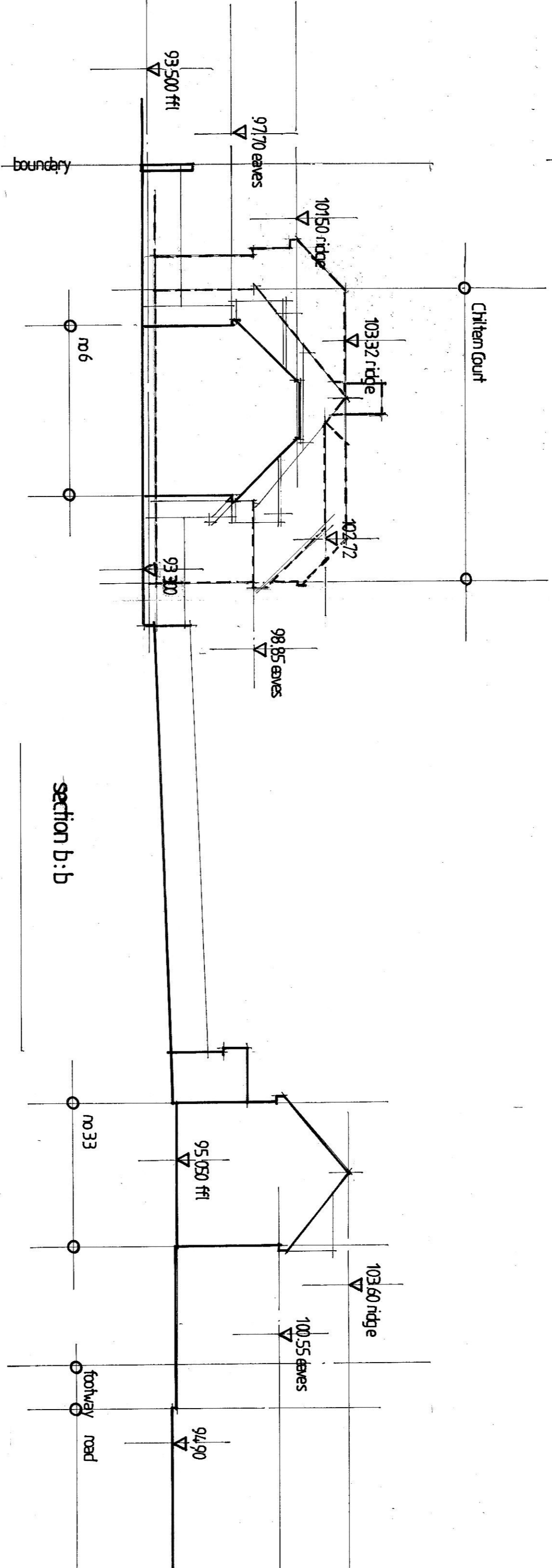
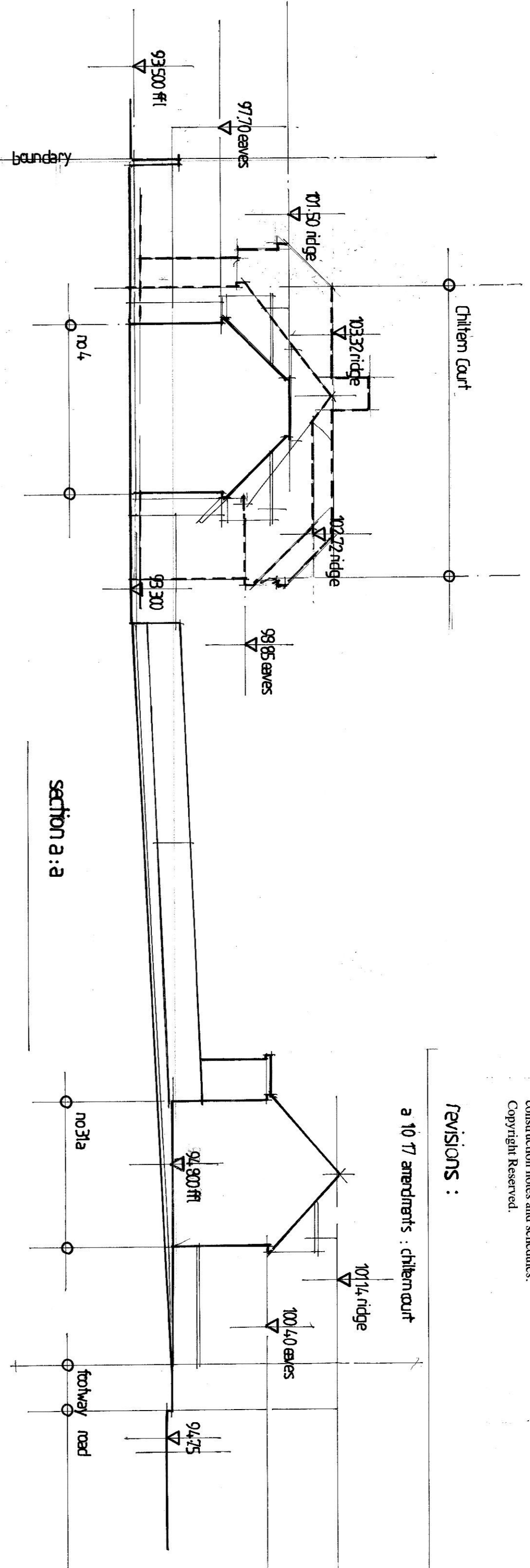
Dps
 Architectural and Planning Consultancy
 Rosemary Cottage, Newpound, Wisborough Green
 West Sussex RH14 0AX
 telephone: 01403 701923

ground floor :

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REVISIONS :

a 10/17 amendments : chiltern court



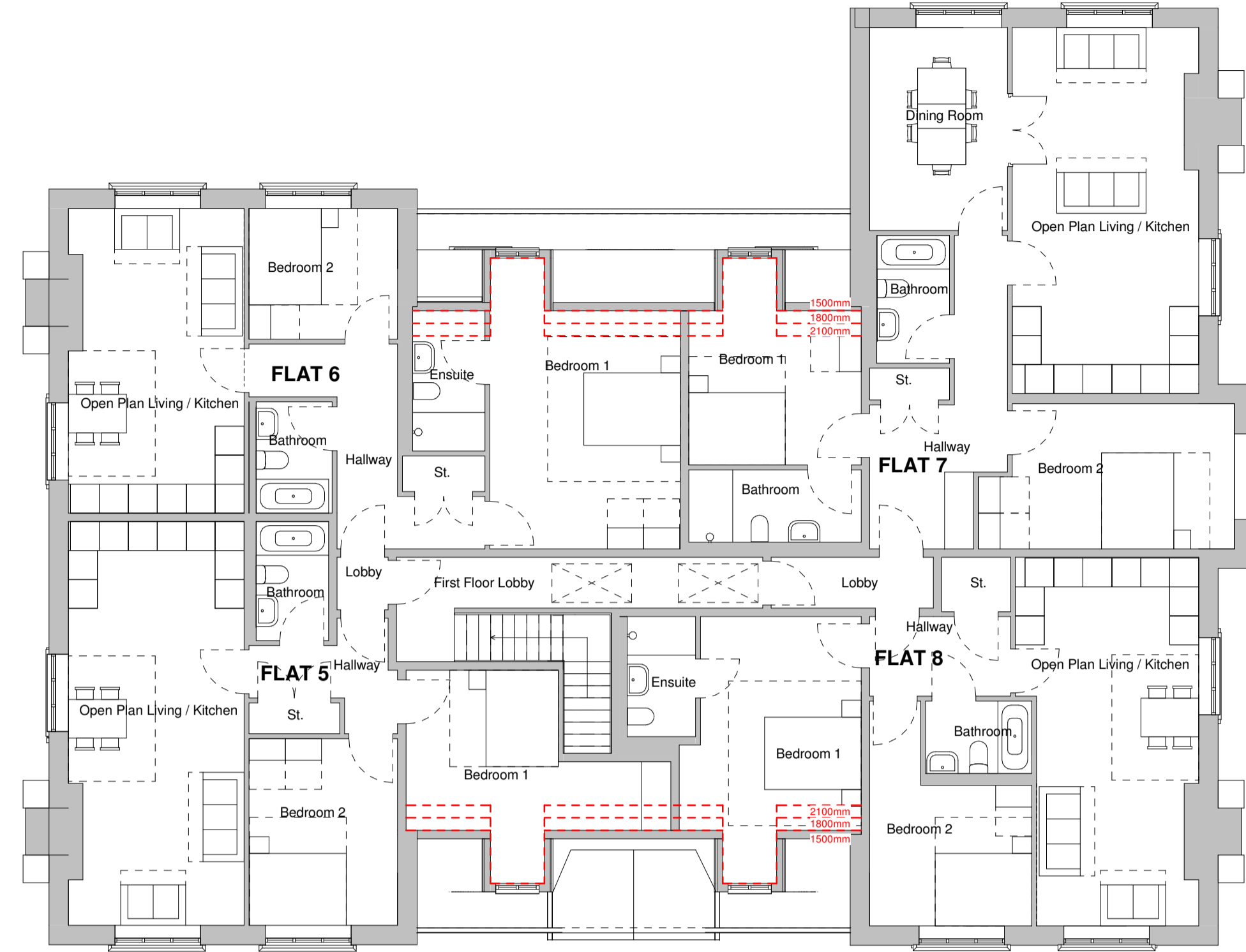
31 Blackborough Road, Reigate
 Site Sections

no 62/17/06 a scale 1:200 A2 date 09/17





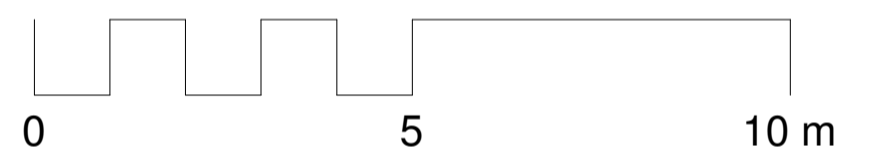
1 **00 - Ground Floor**
1 : 100



2 **First Floor Plan**
1 : 100

Flat Areas (Not incl. Mezzanine)		
Flat No.	Area	No. of Bedrooms
Flat 1	70 m ²	2 Bed
Flat 2	96 m ²	2 Bed
Flat 3	77 m ²	2 Bed
Flat 4	70 m ²	2 Bed
Flat 5	70 m ²	2 Bed
Flat 6	74 m ²	2 Bed
Flat 7	96 m ²	2 Bed
Flat 8	71 m ²	2 Bed

All areas are approximate



PLANNING

Rev	Description	Date	Drawn	Checked
A	Elevations updated to planning comments	04.10.17	RM	IF

Client
Langshott Farms Ltd

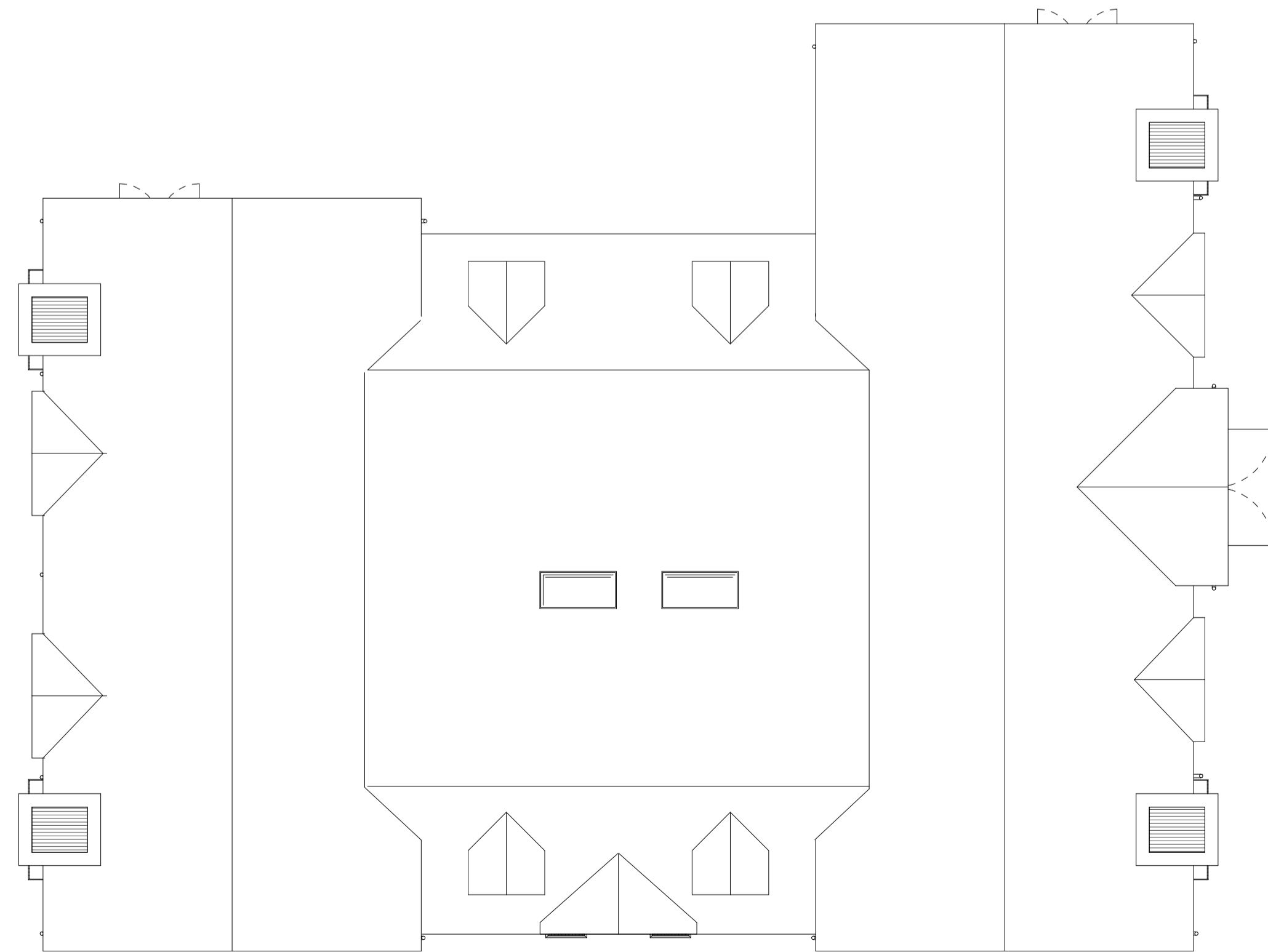
Project
**Langshott Cottages
Langshott
Horley, RH6 9LJ**

Drawing
Proposed Ground, First Floor and Roof Plans

Scale	Date	Drawn	Checked
1 : 100@A1	Jul '17	RM	IF

Brookes Architects

Upstairs at The Grange
Bank Lane, London SW15 5JT
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F 020 8876 4172
E info@brookesarchitects.co.uk
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3 **Roof Plan**
1 : 100



Appeal Decision

Site visit made on 6 June 2017

by **David Walker MA MRTPI**

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 29th June 2017

Appeal Ref: APP/L3625/W/17/3170769

41 and 43 Doods Park Road, Reigate RH2 0PU

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mr J Cowling of Northfield Development Consultants Ltd against the decision of Reigate & Banstead Borough Council.
 - The application Ref 16/01594/F, dated 5 July 2016, was refused by notice dated 25 November 2016.
 - The development proposed is demolition of existing buildings and closure of vehicular accesses. Erection of detached building comprising 12 residential flats (10 x 2-bedroom and 2 x 3-bedroom), bin store, formation of parking forecourt, provision of bike store, formation of new vehicular and pedestrian accesses, new hard and soft landscaping and associated works.
-

Decision

1. The appeal is dismissed.

Main Issues

2. Further to its decision on the application, and following a subsequent appeal decision into an earlier scheme, the Council has confirmed that it does not wish to defend its third reason for refusal. This related to the potential for harmful overlooking of a neighbouring property. On this basis I consider the main issues in the appeal to be the effect of the proposal on:
 - i) the character and appearance of the area, and
 - ii) the living conditions of the occupants of Nos 37 and 39 Doods Park Road in relation to scale and proximity and having regard to the availability of outlook.

Reasons

Character and appearance

3. Doods Park Road has a mixed character along its length as a result of differing house designs and a varying pattern of development. From the large block of flats at Howard Court the residential street leads on to a much smaller grain of development with semi-detached houses at the other end. Conversely, the appeal site is located towards the middle of the street where detached houses in large plots over planted frontages prevail.
 4. While Howard Court has a substantial massing in this context it is not readily seen in relation to the large houses around the appeal site. It sits in own tree-lined grounds opposite the back gardens and associated enclosures of the
-

- houses at The Cedars. Therefore, while the bulk of Howard Court is cited as an example of precedent, it does not share the spacious and verdant character of the streetscene conditions in the immediate vicinity of the appeal site.
5. The amalgamation of the two plots of the proposal would facilitate a much greater amount of development than the two dwellings to be demolished. The resulting building would span the majority of the combined plot and extend to three storeys, above the height of Howard Court.
 6. I acknowledge that the appeal scheme is the third iteration in the evolution of the design proposals and has drawn inspiration from the Surrey vernacular tradition to better assimilate into the area. This goes some way to reducing the perceived bulk of the scheme by introducing vertical elements in window proportions and in front facing gables and hips. There would also be a lower height two storey wing to one side.
 7. However, in conjunction with the forward position that would accentuate the height of the building from streetscene views, this would not sufficiently reduce the bulk and its harsh contrast with the scale and layout of the existing houses. An Inspector reached similar findings in the previous appeal. Although this appeal scheme is lower overall it is taller at the side wing and of broadly similar scale and proportions. I have no reasons therefore to disagree with the previous Inspector's findings.
 8. Existing tall trees on either side of the site would largely screen the proposal in oblique views along Doods Park Road, but provide little relief from the expansive view over the combined frontage. The proposal would remain prominent. I have given consideration to the scope for additional planting, but with only limited details provided it is not demonstrated that this could make the development acceptable.
 9. Therefore, while I acknowledge the lack of technical objections on density, highways and tree grounds, the harm to the character and appearance of the area would conflict with Policy CS4 of the Reigate and Banstead Core Strategy 2014 (the Core Strategy). This policy requires development to be of a high quality design and to take direction from the existing character of the area.
 10. There would also be a conflict with saved Policies Ho9 and Ho13 of the Reigate and Banstead Local Plan 2005 (the Local Plan), and associated guidance, which require development to make the best of views into the site and the maintenance of the character of the area.

Living conditions

11. The proposal would be much larger than the existing bungalow at No 41 and introduce a two storey element where only a single storey exists. There would undoubtedly be a different outlook available to the occupants of the adjacent properties at Nos 37 and 39, as well as a general reduction in openness.
12. However, a reasonable degree of separation from the two neighbours would be retained, and increased in relation to No 37. Coupled with the hipped roof form that would help to reduce the massing effect and the extensive gardens that would remain available to the existing occupants, the loss of outlook would not be significantly harmful.

13. In this issue, therefore, I do not find unacceptable harm to living conditions. Accordingly, the proposal would not seriously affect or impact on the amenities of adjoining properties as sought at Policy CS4 of the Core Strategy and saved Policies Ho9 and Ho13 of the Local Plan.

Conclusion

14. For the reasons given above I conclude that the appeal should be dismissed.

David Walker

INSPECTOR

NOTES:
 Figured Dimensions only to be taken from this drawing.
 Do not scale for construction purposes.
 Clients must take their own assurances on:
 a) soil conditions including gradient of land.
 b) suitability of storm water drainage.
 c) Trees & their affect on foundation design.
 d) position of main sewer / septic tanks.
 This drawing is to be read in conjunction with Engineers structural details & other specialist contractors' drawings.
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AREA SCHEDULE

FLAT 1	grd 2B4p	- 841 sqft
FLAT 2	grd 2B4p	- 845 sqft
FLAT 3	grd 2B4p	- 922 sqft
FLAT 4	grd 2B4p	- 777 sqft
FLAT 5	Dplx 2B4p	- 902 sqft
FLAT 6	Dplx 2B4p	- 845 sqft
FLAT 7	first 2B4p	- 841 sqft
FLAT 8	first 2B4p	- 845 sqft
FLAT 9	first 2B4p	- 922 sqft
FLAT 10	first 2B4p	- 837 sqft
FLAT 11	sec 3B6p	-1,297 sqft
FLAT 12	sec 3B6p	-1,427 sqft
<hr/>		
12 TOTAL UNITS	(Net saleable GIA)	
10 No. 2beds + 2 No. 3beds		
(Total net saleable GIA = 11,301sqft)		
<hr/>		
16 No. Car Parking spaces.		
14 No. Secure bicycle spaces.		
<hr/>		
SITE AREA = 2,307sqm/0.23ha		

PLANNING DRAWINGS
 FINAL 04.10.2017

Date	Revisions

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Client
 Northfield Developmnt Consultants Ltd

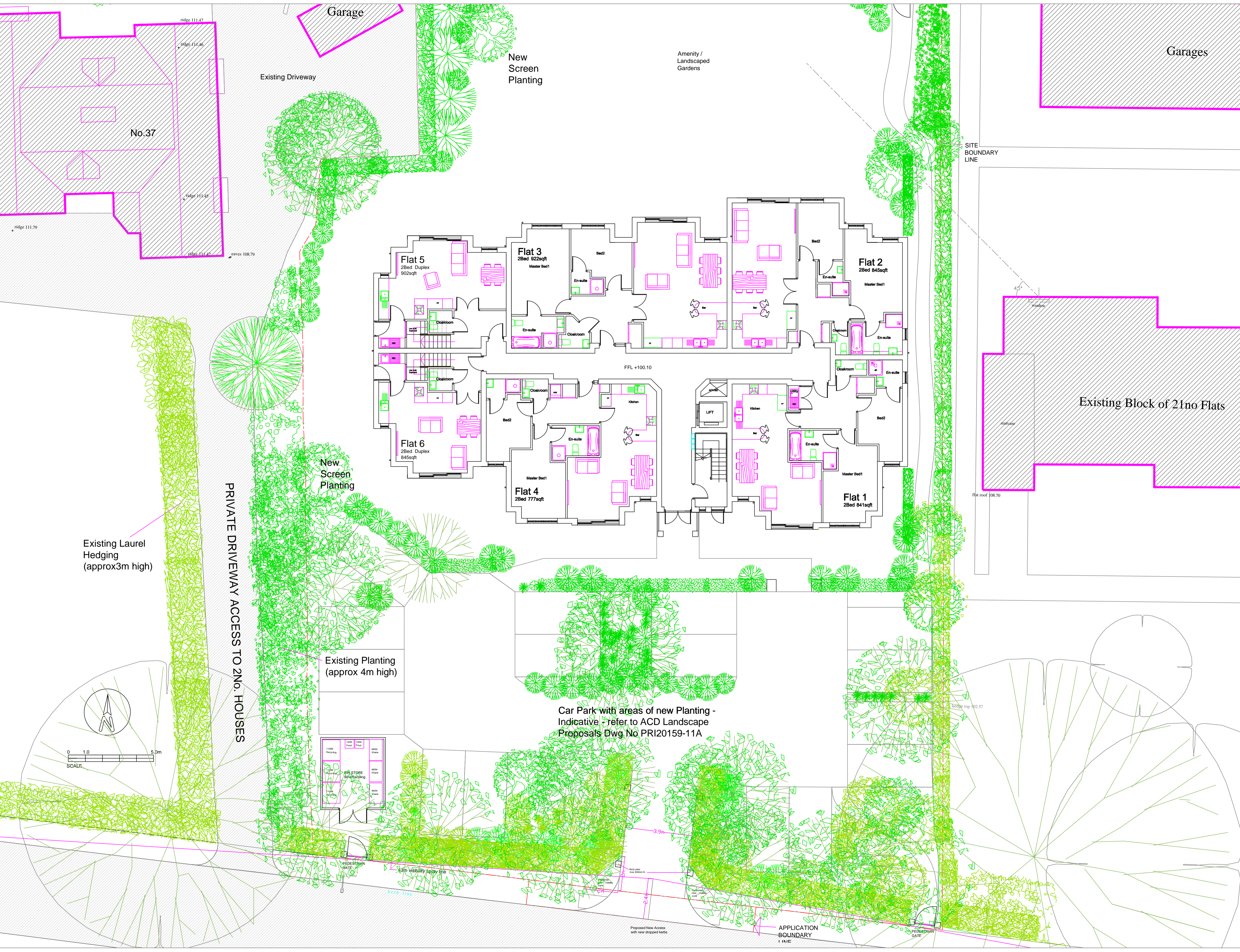
Job Title
 FLAT DEVELOPMENT at nos 41 & 43 Doods Park Rd REIGATE, SURREY RH2 0PU

Drawing Title
 PROPOSED GROUND FLOOR PLAN
SCHEME 4

Scale	1:100	Date	07/05/2016
Drawn by	SL	Checked by	

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Drg. No.	FD11	Rev.	
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12 TOTAL UNITS (Net saleable GIA)
 10 No. 2beds + 2 No. 3beds
 (Total net saleable GIA = 11,301sqft)

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

SITE AREA = 2,307sqm/0.23ha

PLANNING DRAWINGS
 FINAL 04.10.2017

Date Revisions
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 Northfield Developmnt Consultants Ltd

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

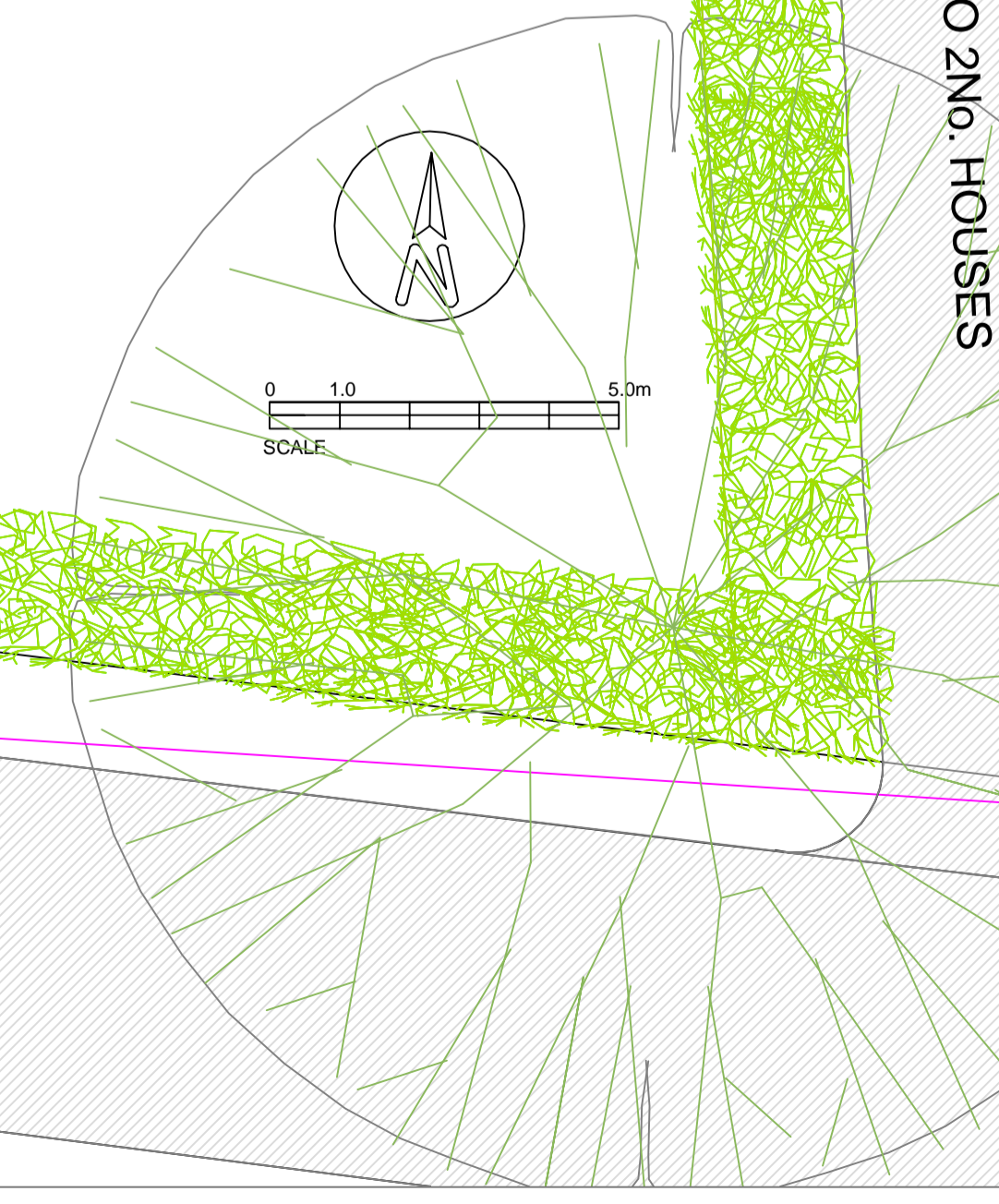
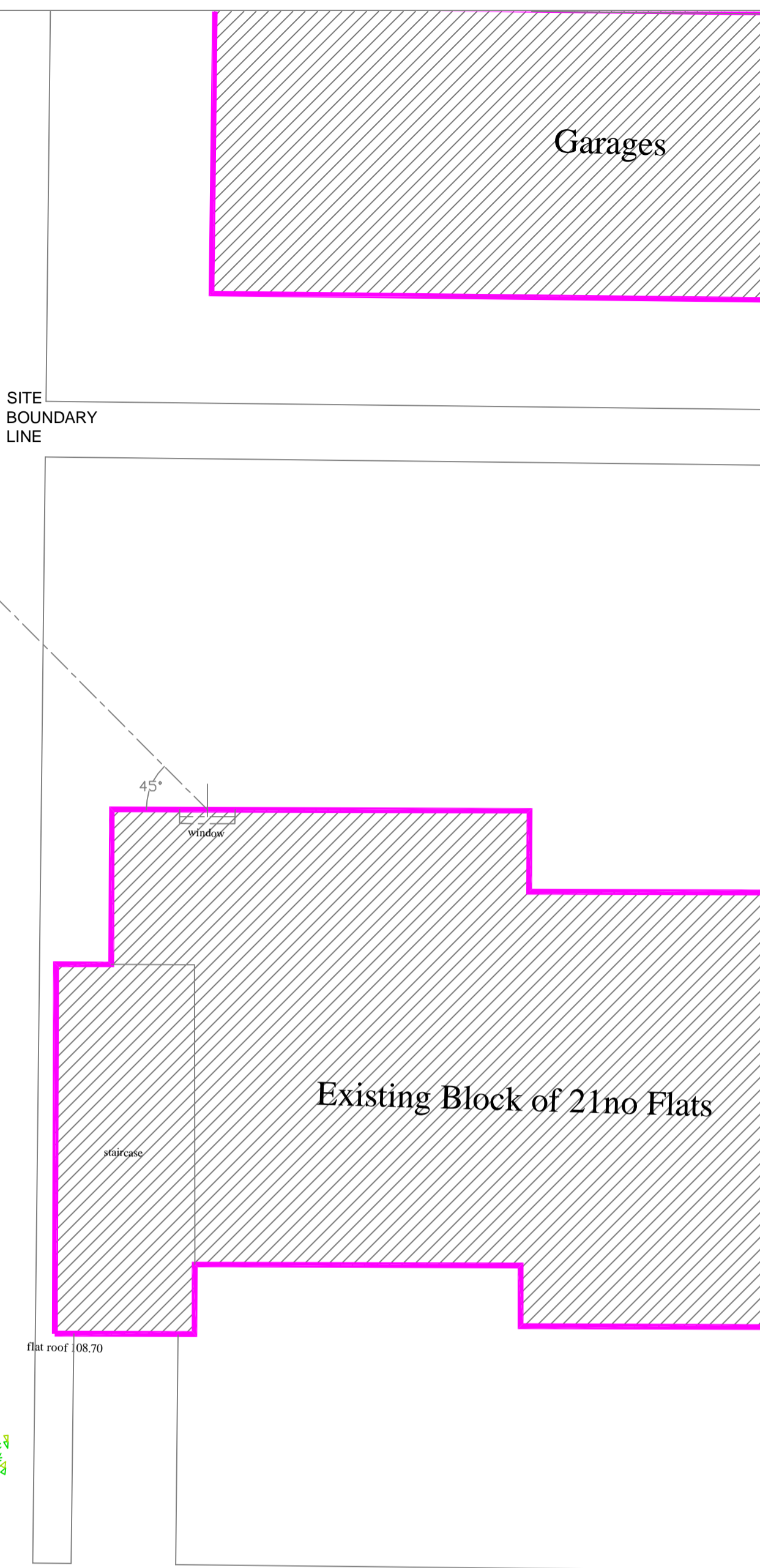
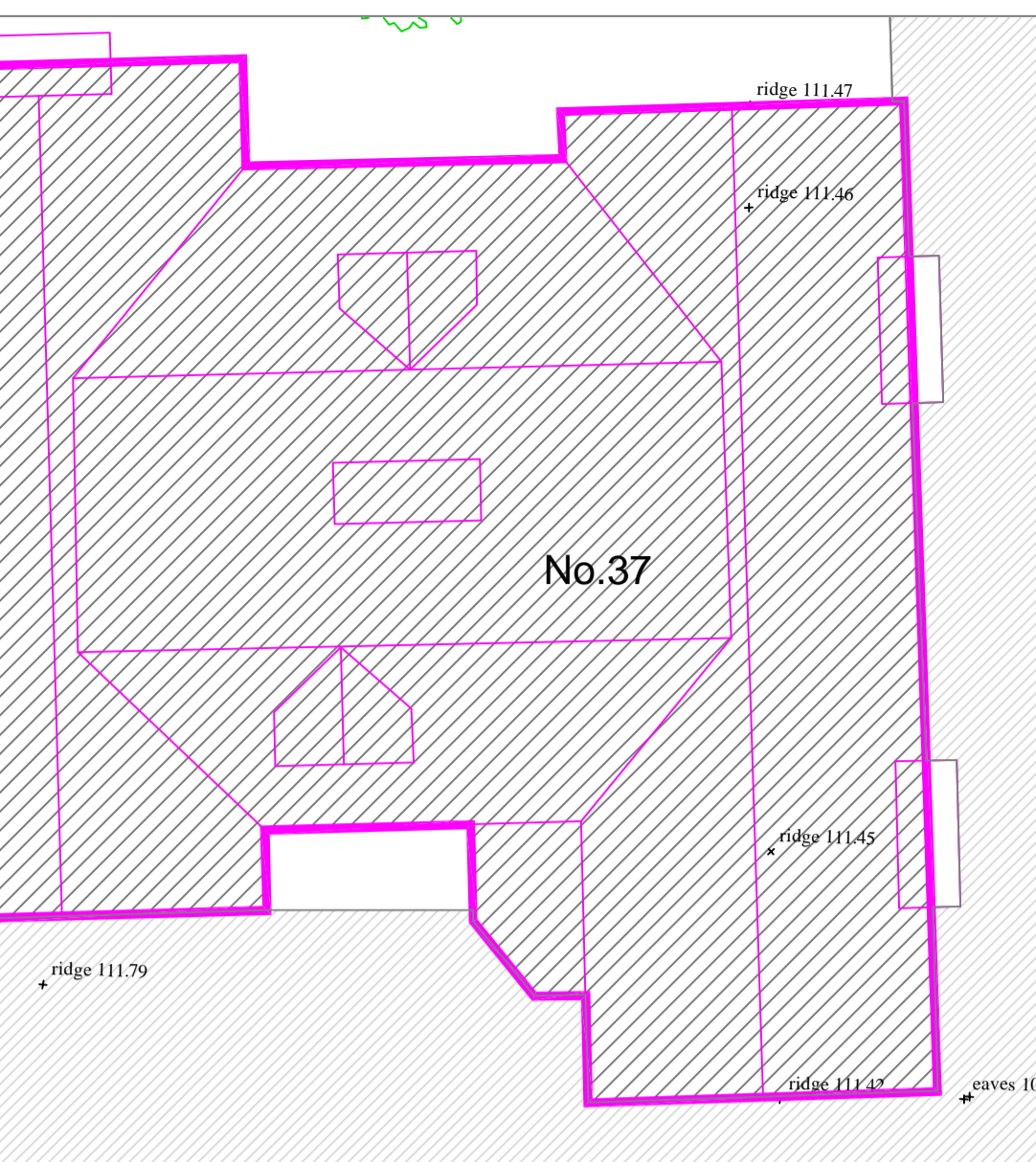
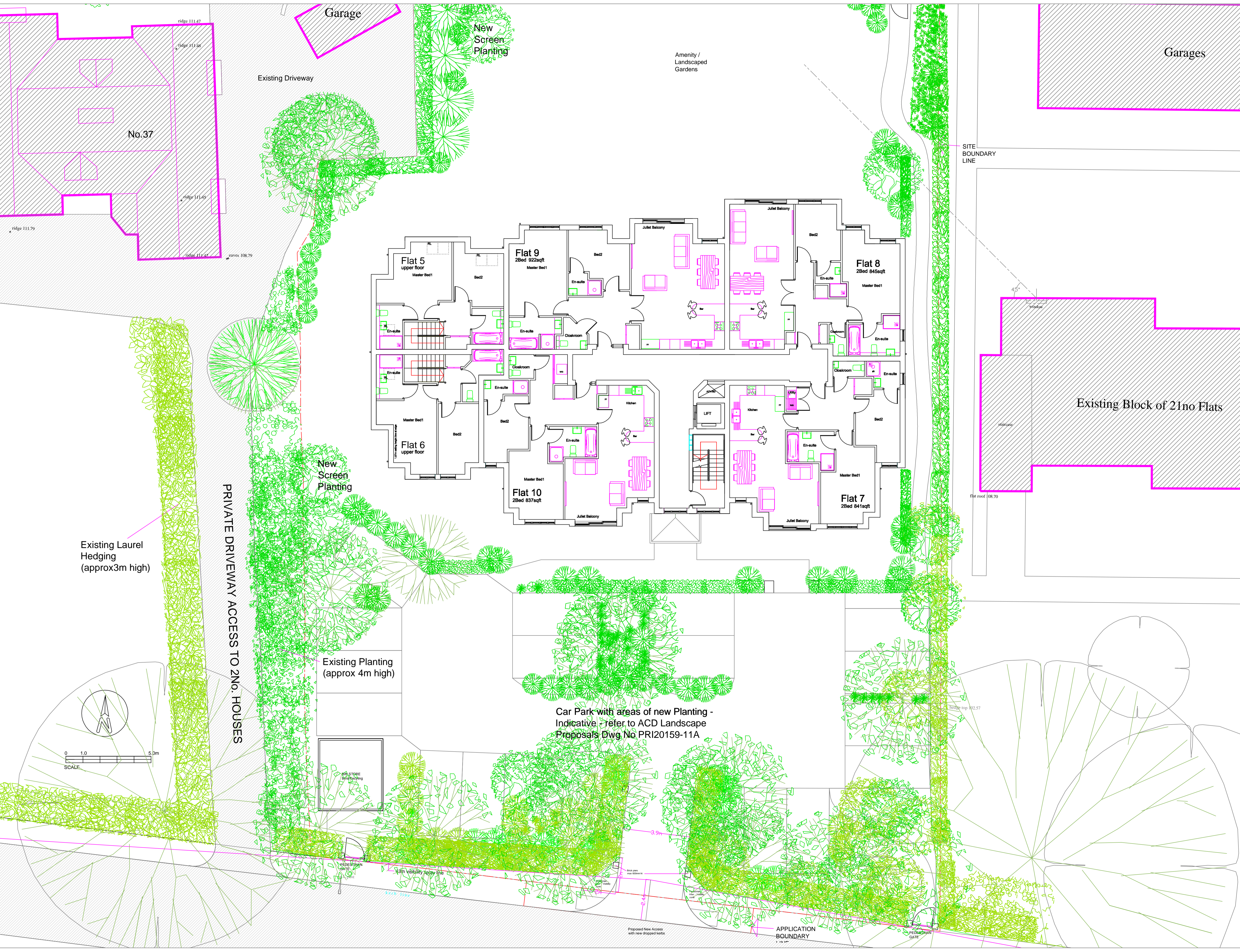
Drawing Title
 PROPOSED
 FIRST FLOOR PLAN
SCHEME 4

Scale 1:100 Date 07/10/2016

Drawn by SL Checked by

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Drg. No. FD12 Rev.



PRIVATE DRIVEWAY ACCESS TO 2NO. HOUSES

Existing Planting (approx 4m high)

Car Park with areas of new Planting - Indicative - refer to ACD Landscape Proposals Dwg No PRI20159-11A

APPLICATION BOUNDARY

NOTES:
 Figured Dimensions only to be taken from this drawing.
 Do not scale for construction purposes.
 Clients must take their own assurances on:
 a) soil conditions including gradient of land.
 b) suitability of storm water drainage.
 c) Trees & their affect on foundation design.
 d) position of main sewer / septic tanks.
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 10 No. 2beds + 2 No. 3beds
 (Total net saleable GIA = 11,301sqft)

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

SITE AREA = 2,307sqm/0.23ha

PLANNING DRAWINGS
 FINAL 04.10.2017

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Job Title
 FLAT DEVELOPMENT at
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 REIGATE, SURREY RH2 0PU

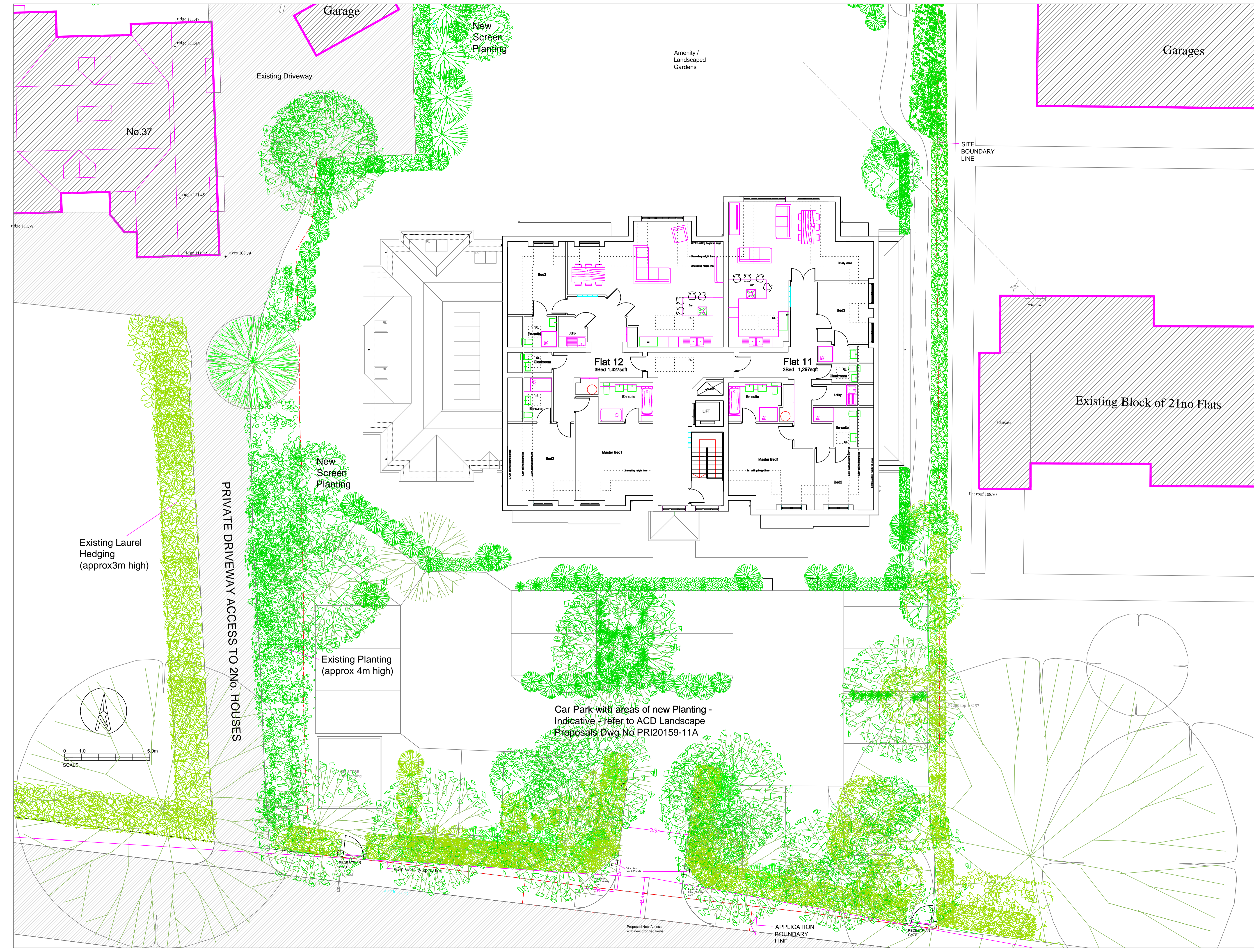
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PROPOSED SECOND FLOOR PLAN
SCHEME 4

Scale 1:100 Date 07/05/2016

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Drg. No. **FD13** Rev.

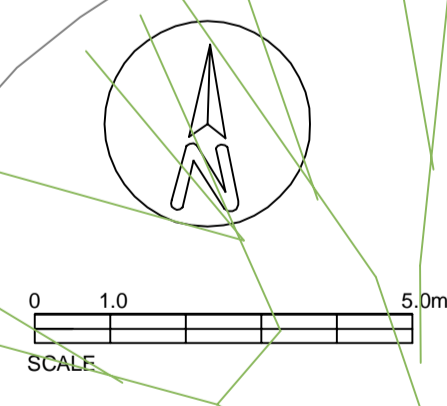


Existing Laurel Hedging (approx 3m high)

PRIVATE DRIVEWAY ACCESS TO 2NO. HOUSES

Existing Planting (approx 4m high)

Car Park with areas of new Planting - Indicative - refer to ACD Landscape Proposals Dwg No PRI20159-11A



APPLICATION BOUNDARY LINE

SITE BOUNDARY LINE

Amenity / Landscaped Gardens

Garage

New Screen Planting

Existing Driveway

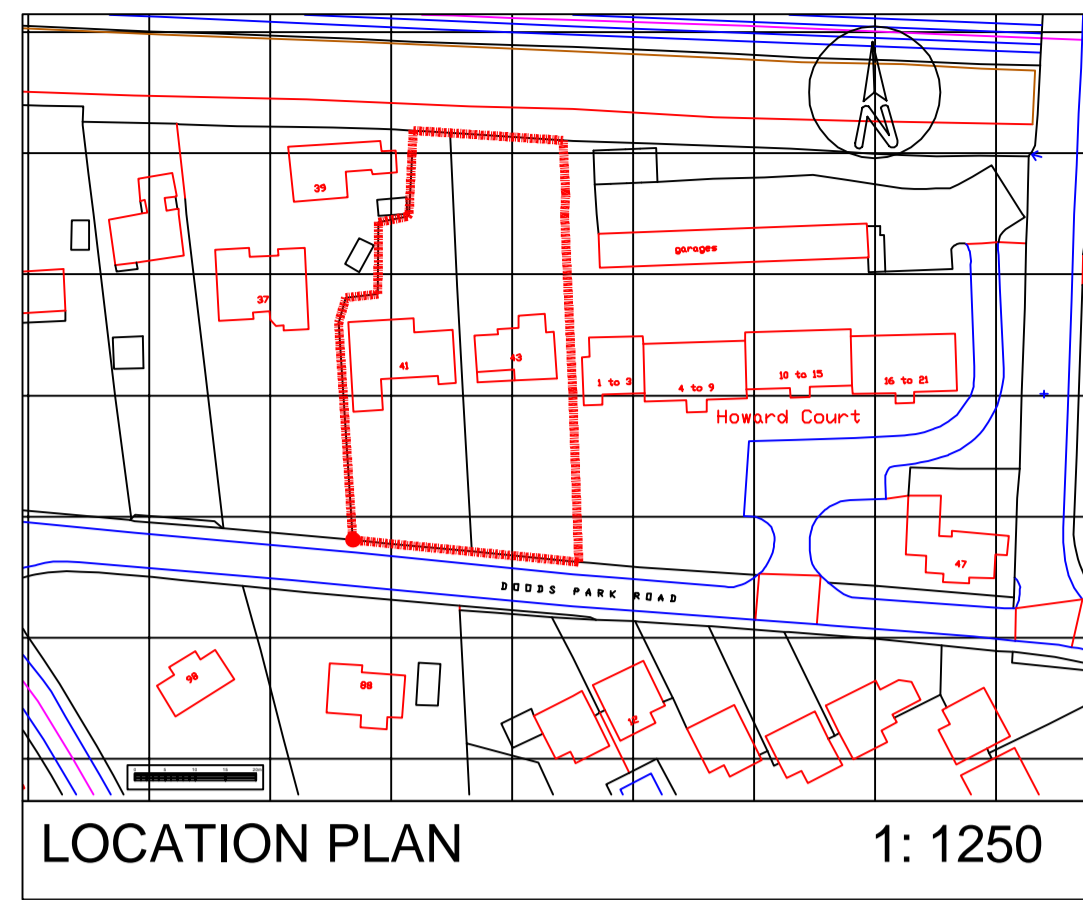
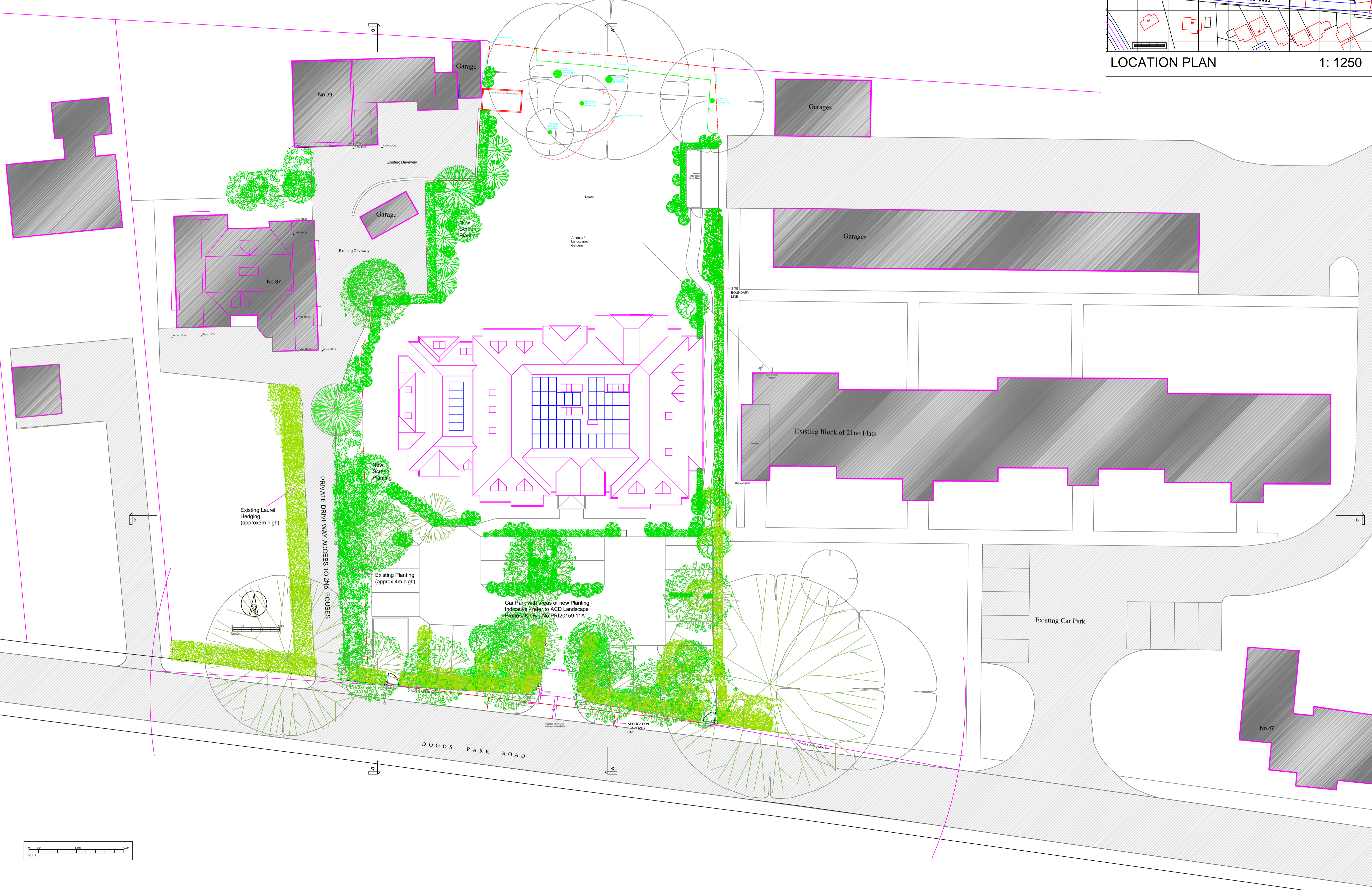
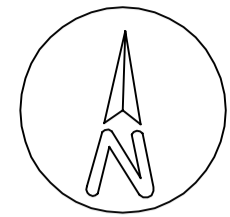
Garages

No.37

Existing Block of 21no Flats

Proposed New Access with new dropped kerbs

PERMITTED GATE



NOTES:

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d) position of main sewer / septic tanks.

This drawing is to be read in conjunction with Engineers structural details & other specialist contractors' drawings.

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

This drawing is for planning and Building Control purposes only. All items not requiring approval by the L.A. are to be agreed between the employer and the contractor before entering into a contract.

The contractor is responsible for checking all dimensions and levels prior to commencement of work and discrepancies reported for verification.

AREA SCHEDULE	
FLAT 1	grd 2B4p - 841 sqft
FLAT 2	grd 2B4p - 845 sqft
FLAT 3	grd 2B4p - 922 sqft
FLAT 4	grd 2B4p - 777 sqft
FLAT 5	Dplx 2B4p - 902 sqft
FLAT 6	Dplx 2B4p - 845 sqft
FLAT 7	first 2B4p - 841 sqft
FLAT 8	first 2B4p - 845 sqft
FLAT 9	first 2B4p - 922 sqft
FLAT 10	first 2B4p - 837 sqft
FLAT 11	sec 3B6p -1,297 sqft
FLAT 12	sec 3B6p -1,427 sqft
12 TOTAL UNITS (Net saleable GIA)	
10 No. 2beds + 2 No. 3beds	
(Total net saleable GIA = 11,301sqft)	
16 No. Car Parking spaces.	
14 No. Secure bicycle spaces.	
SITE AREA = 2,307sqm/0.23ha	

PLANNING DRAWINGS
FINAL 04.10.2017

Date	Revisions

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Client
Northfield Developmnt Consultants Ltd

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

Drawing Title
LOCATION PLAN & PROPOSED SITE / Block PLAN with Site Section Lines
SCHEME 4

Scale	1:200 & 1:250	Date	07/05/2016
Drawn by	SL	Checked by	

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

Drg. No. **FD10** Rev.





- Do not scale from the drawing.
- The Contractor is to check all site dimensions and levels before work commences.
- This drawing must be read with and checked against all structural and other specialist drawings, specifications and bills of quantities.
- The Contractor is to comply with all current British Standards and Building Regulations whether or not specifically stated on these drawings.
- Notify Addo Design Ltd of any discrepancies.

Rev.	Description	Date
A	Revised following pre-app comments and updated for planning submission	10.04.2015
B	Updated in line with team comments	14.04.2015



Site Layout
1 : 500



AMICUS ESTATES



Client: Amicus Estates

Project: Land at:
2 Parkhurst Road
Horley
Surrey RH6 8HB

Title: Site Layout

Scale: 1 : 500 @ A3 Date: April 2015

Drg No: pl 14-127-06 Rev: B

Appeal Decision

Site visit made on 29 June 2016

by **J F Powis BA (Hons) MSc MRTPI**

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 16 August 2016

Appeal Ref: APP/L3625/W/16/3143662
2 Parkhurst Road, Horley, Surrey RH6 8HB

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Chrome Value Developments Ltd against the decision of Reigate & Banstead Borough Council.
 - The application Ref 15/01919/F, dated 25 August 2015, was refused by notice dated 21 December 2015.
 - The development proposed is demolition of existing buildings and erection of detached dwelling and 2 pairs of semi-detached dwellings with associated access, garaging and parking.
-

Decision

1. The appeal is dismissed.

Procedural matters

2. The application form names the applicant as Chrome Value Developments Ltd whereas the appeal statement refers to the appellant as Amicus Estates. I note that the agent has subsequently confirmed that the appeal should proceed in the name of Chrome Value Developments Ltd.
3. The appeal was accompanied by site layout plan reference PL14-127-06C. This is a revision of plan reference PL14-127-06B, which is listed on the Council's decision notice. The appellant states that Revision C seeks to address concerns of the Council raised during the application process. The Council has subsequently confirmed that its decision was made on the basis of Revision B, although its officers did see Revision C shortly prior to issuing the decision and took the view that it did not satisfactorily address the Council's concerns about the scheme. I have considered the content of Revision C and find that the revised site layout would not increase heights or proximity to boundaries of any of the built form. I therefore do not consider that the interests of any party would be prejudiced by my acceptance of Revision C as an amendment to the submitted scheme. I have therefore accepted the plan and determined the appeal on this basis.

Main Issue

4. The main issue is the effect of the proposed development on the character and appearance of the site and surrounding area.
-

Reasons

5. Parkhurst Road is a residential street comprising predominately detached dwellings in a mixture of styles including bungalows and two storey houses. Properties are well spaced and typically set in ample plots, with generous rear gardens. The appeal site comprises an existing bungalow fronting Parkhurst Road and its large rear garden, which is irregularly shaped, widening to the rear, and bounded by established trees, mature planting and fencing of a substantial height.
6. The appeal development would introduce a new two storey dwelling on Parkhurst Road, to the side of which an access drive would lead to two pairs of semi-detached houses behind with associated parking and garaging. The site is in a sustainable location close to Horley town centre. Outline planning permission was granted in 2002 for the demolition of the existing bungalow and erection of four semi-detached cottages and associated parking. I note the Council does not object to the principle of that level of development on the site.
7. The appearance of the dwellings themselves, in terms of materials, architectural details and two storey design, is considered by the Council to be acceptable in this location and I agree with this assessment. I note, however, that the overall coverage of built form within the site would be perceivably greater than that of the previously approved scheme. Although the appellant has submitted evidence to contend that plot coverage in the case of the appeal development would compare favourably with other housing densities in the surrounding area and that sufficient outside amenity space would be available to future occupants, I am concerned about the effect of the relatively small plot sizes on the character of the area.
8. The four semi-detached dwellings would have modest-sized gardens which would be noticeably smaller than the garden areas typically seen in the surrounding area, including in Lee Street where the semi-detached properties have significantly longer rear gardens. This would be particularly true for plots 2 and 3, which would also have a north-easterly aspect. Whilst accepting that the scheme is designed to ensure that private garden space adjoins private garden space in line with local guidance¹, and that further outside amenity areas would be available to the front of plots 2 to 5, the layout would nonetheless depart considerably from the spacious character of the surrounding area.
9. Furthermore, due to their siting and orientation, the two pairs of semi-detached houses would feel close to one another. For example, much of the outlook from openings on the front elevation of the dwelling at plot 4 would be to the side elevation of the dwelling at plot 3 at close range, albeit at an oblique angle. The effect would be to compound the sense of cramped development on the site. Moreover, although the detached dwelling at plot 1 would retain a continuous street frontage along Parkhurst Road, the main bulk of the built form would also sit closer to the boundary with the existing bungalow at no.4 than is typical of the spacing of dwellings in the street scene.
10. In terms of landscaping, it appears that the appellant's efforts to secure constructive dialogue with the Council have not led to agreement of an acceptable approach. Despite attempts to reduce the impression of parking

¹ Reigate and Banstead Local Distinctiveness Design Guide SPG (March 2004)

dominated frontages through landscaping and the commitment to planting 8 trees, I am concerned that the development could lead to the removal of existing mature planting around the perimeter of the site which currently makes an important contribution to the character and appearance of the area, including by screening views into the site from properties on both Parkhurst Road and Lee Street.

11. The appellant has referred to another Inspector's decision² to allow an appeal for housing on a backland site in Horley. I note that in that case, whilst the site comprised land to the rear of an existing property on Massetts Road, it in fact fronted onto an existing side road at Ringley Avenue. The context is therefore not directly comparable with the scheme before me. I also note the appellant's reference to a 2013 permission granted by the Council in Merstham for a backland housing scheme but I am mindful that the site context appears to differ significantly from that of the appeal development, most notably in terms of the higher density of housing in the immediate vicinity and the presence of a pre-existing access road.
12. Whilst accepting that there are a number of cul de sac developments off Parkhurst Road and Lee Street, they typically have wider vehicular access, good provision of pavements and cohesive landscaping, all of which assist in relating the development to that along the main spine roads. I do not consider that this would be satisfactorily achieved by the layout of the appeal development. The fronts of the dwellings at plots 4 and 5 would face toward the back of the dwelling at plot 1, meaning that the dwellings would appear as tandem development, contrary to the prevailing pattern of the built form in the area. I acknowledge that Lee Street Church is set back from Lee Street by a long access road but consider that this type of land use functions in a different way to residential development and therefore is not directly analogous to the proposed development.
13. The parties have referred me to the decision of another Inspector to dismiss a previous appeal³ for five dwellings on the appeal site. Whilst the appellant has sought to address the issues raised by that decision, for example by reducing the plot coverage, revising the roof design and amending site layout and landscaping arrangements, I note that the buildings would still sit relatively close to the site boundaries to the south and north west, and private garden space would remain limited by comparison with the surrounding development. As a result, I consider that the proposed site layout would be at odds with the prevailing pattern of development in the surrounding area and would undermine the spacious character of the area. These findings are generally consistent with those of the previous Inspector.
14. Consequently, I conclude that the proposed development would cause unacceptable harm to the character and appearance of the site and surrounding area. As a result, it would be contrary to saved Policies Ho9, Ho13 and Ho14 of the Reigate and Banstead Borough Local Plan (adopted 7 April 2005), which seek to ensure that proposals for back garden land reflect the form and pattern of existing development in the area. Furthermore, I find conflict with section 7 of the National Planning Policy Framework (the Framework) insofar as it requires good design, the Reigate and Banstead Local

² Appeal reference APP/L3625/A/14/2222740

³ Appeal reference APP/L3625/A/14/2219719

Distinctiveness Design Guide Supplementary Planning Guidance (adopted March 2004) as it relates to infill development and the Horley Design Guide Supplementary Planning Document (adopted 19 Jan 2006) which seeks to reinforce local distinctiveness.

15. I recognise that the development would make efficient use of the land in providing much needed housing for local people in a sustainable location but I do not consider that these benefits would overcome the harm that I have identified above.

Other matters

Contribution to affordable housing provision

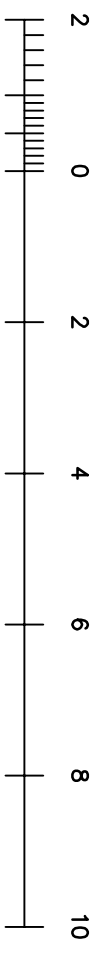
16. The Council's second reason for refusal refers to the absence of a financial contribution to fund affordable housing provision within the Borough which, it contends, would be contrary to Policy CS15 of the Reigate and Banstead Core Strategy 2014. The appellant has provided evidence to indicate that a draft unilateral undertaking was submitted to the Council during its consideration of the application although I do not have one before me. I do not have a statement from the Council on this matter but note that the officer's delegated report states that an undertaking had not been agreed at the point of decision.
17. In any event, since the application was determined there have been changes to Government policy which are relevant to this appeal. Following the judgement of the Court of Appeal dated 13 May 2016 in relation to planning obligations for affordable housing from small scale residential schemes, the Government has reinstated its policy as expressed in the Written Ministerial Statement of 28 November 2014, to be read alongside the Framework. Accordingly, the national Planning Practice Guidance (the planning guidance) has also been amended to state that affordable housing contributions should not be sought from development of 10 units or less, and which have a maximum combined gross floorspace of no more than 1000sqm.
18. Government policy and the planning guidance are material considerations to which I must afford significant weight. Therefore, whilst noting the disagreement between the parties as to whether an undertaking was duly submitted in this case, I conclude that the absence of a contribution to the provision of affordable housing would not, in itself, be sufficient to render the proposal unacceptable. Nonetheless, this does not alter my findings in respect of the main issue in this case, as outlined above.

Conclusions

19. For the reasons given above I conclude that the appeal should be dismissed.

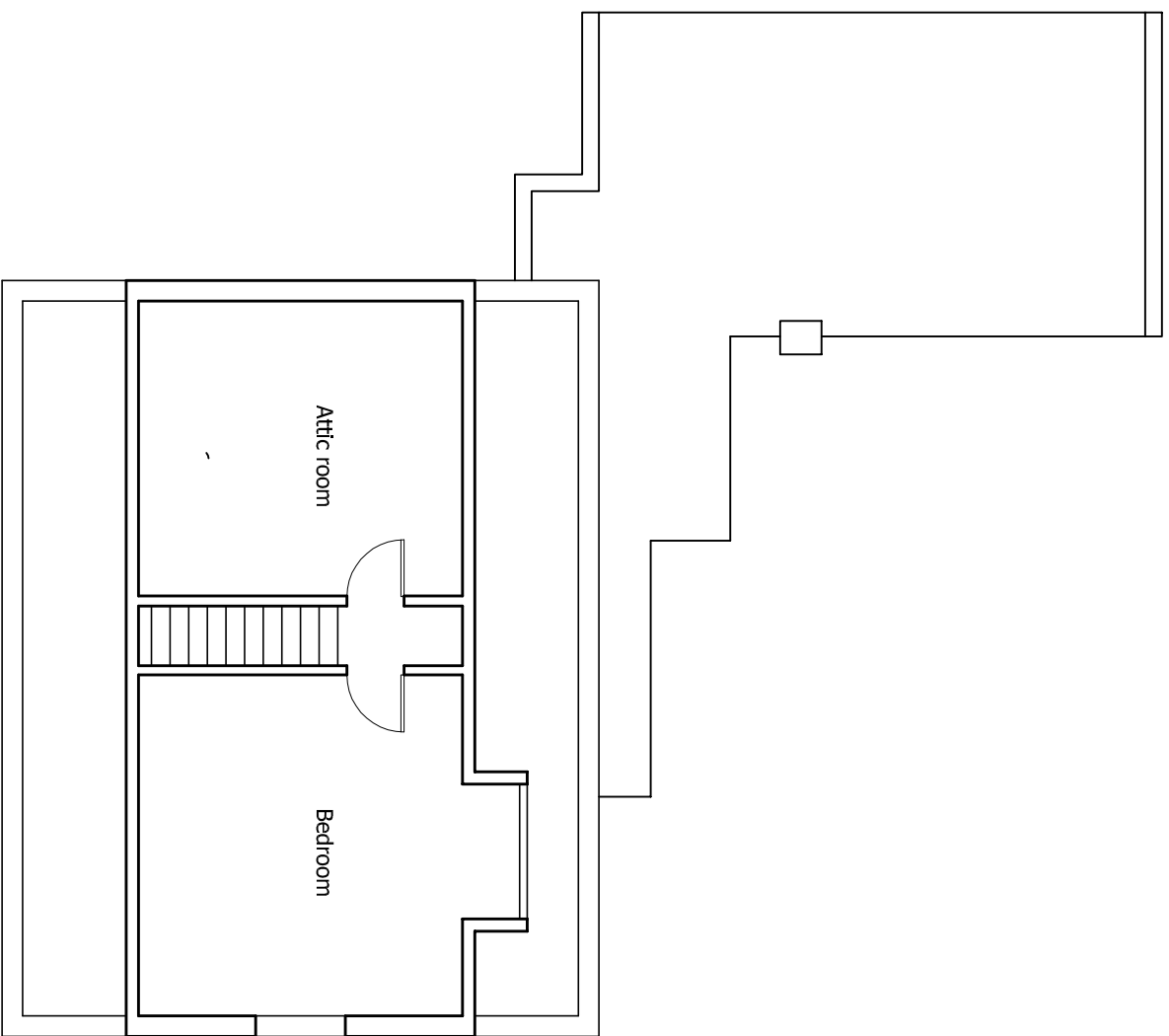
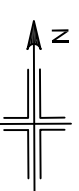
Jessica Powis

INSPECTOR

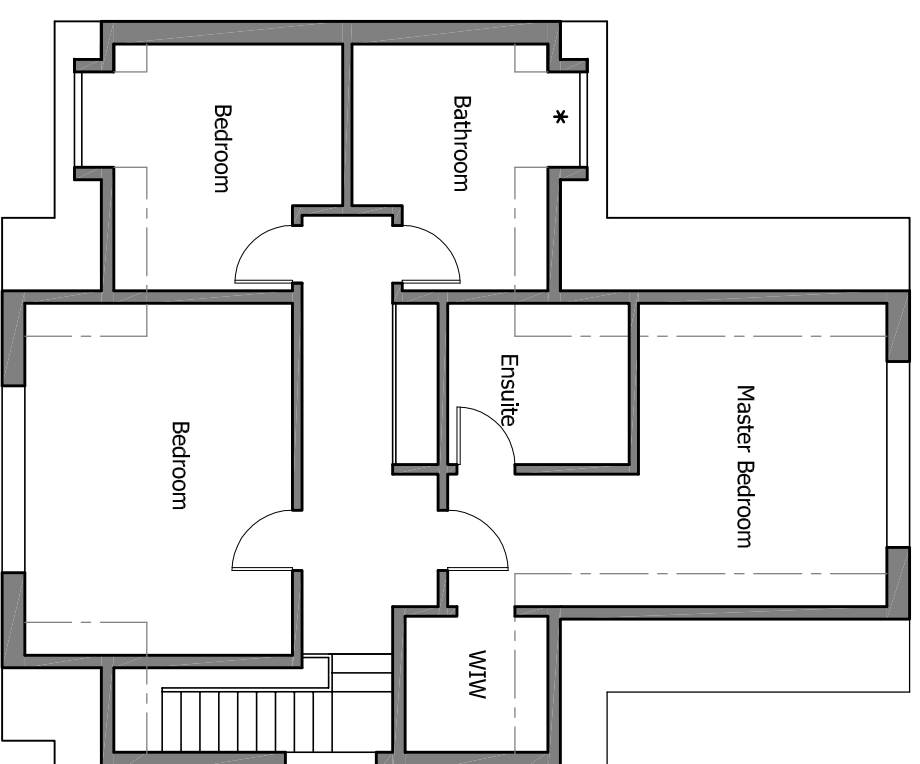


Metres

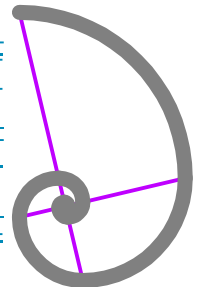
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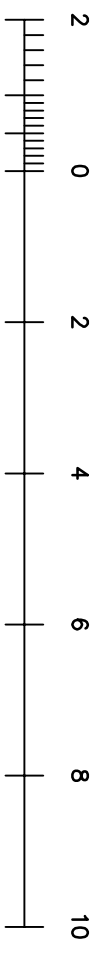


Existing First floor plan

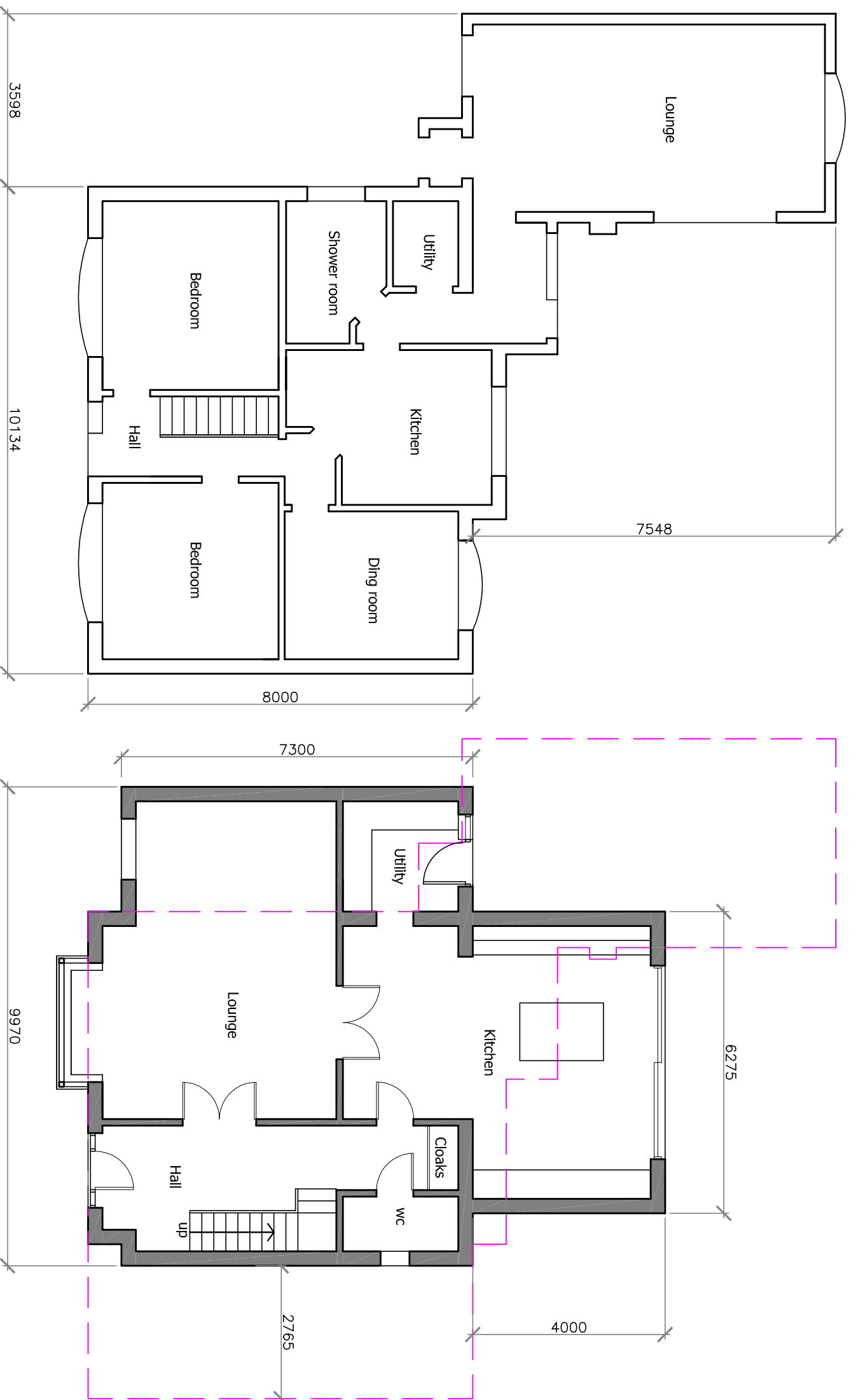


Proposed First floor of replacement dwelling

 <p>Peter J. Gardner Architectural Design Consultant</p> <p>www.architecturaldesignsolutions.co.uk 07967 205249</p>	
Job Title	2 Parkhurst Road Horley
Drawing Title	Existing and replacement dwelling Floor Plans
Client	P.T
Date	15/03/2017
Drawn	P.J.G
Scale	1:100 on A3
Drng No.	PR/P/02

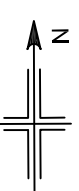


Metres



Ground floor plan of existing dwelling to be replaced

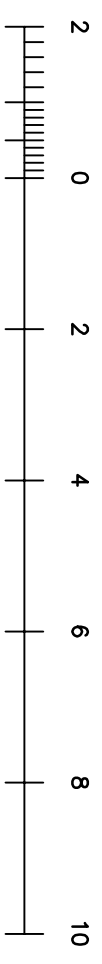
Proposed Ground floor of replacement dwelling



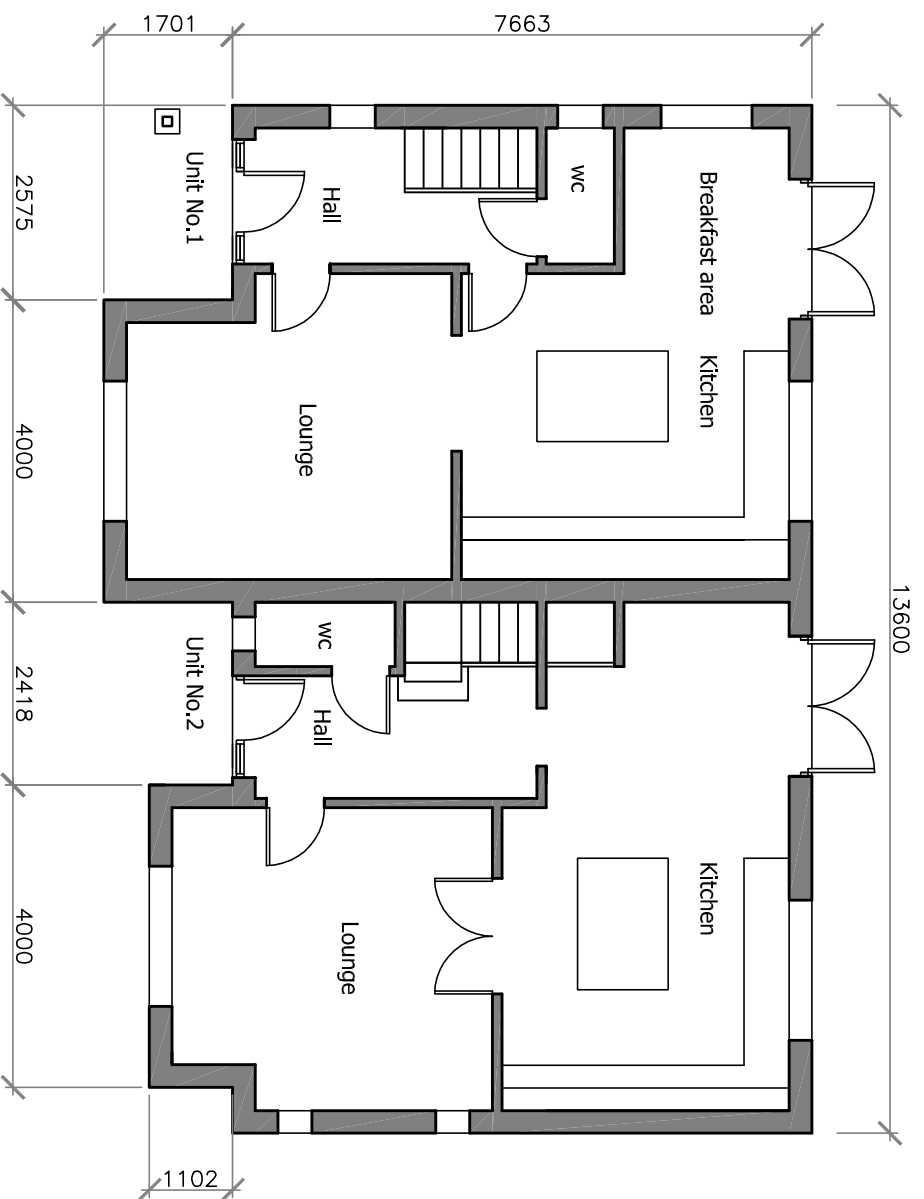
Peter J. Gardner
 Architectural Design Consultant

www.architecturaldesignsolutions.co.uk
 07967 205249

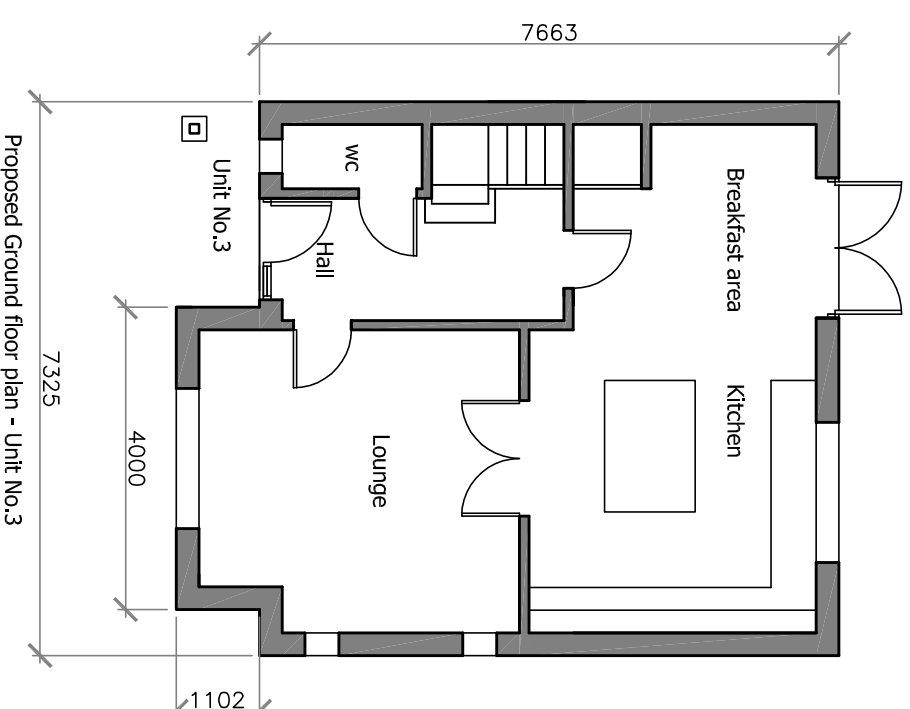
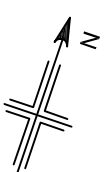
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Client	P.T
Date	15/03/2017
Drawn	P.J.G
Scale	1:100 on A3
Drwg No.	PR/P/01



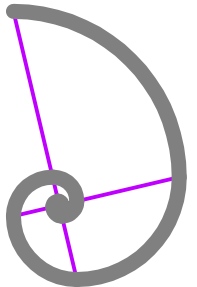
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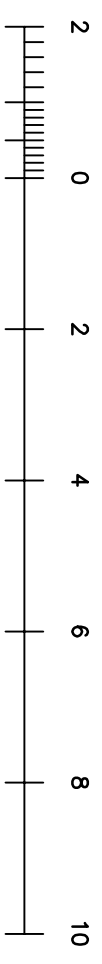


Proposed Ground floor plan - Unit No.1&2

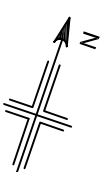


Proposed Ground floor plan - Unit No.3

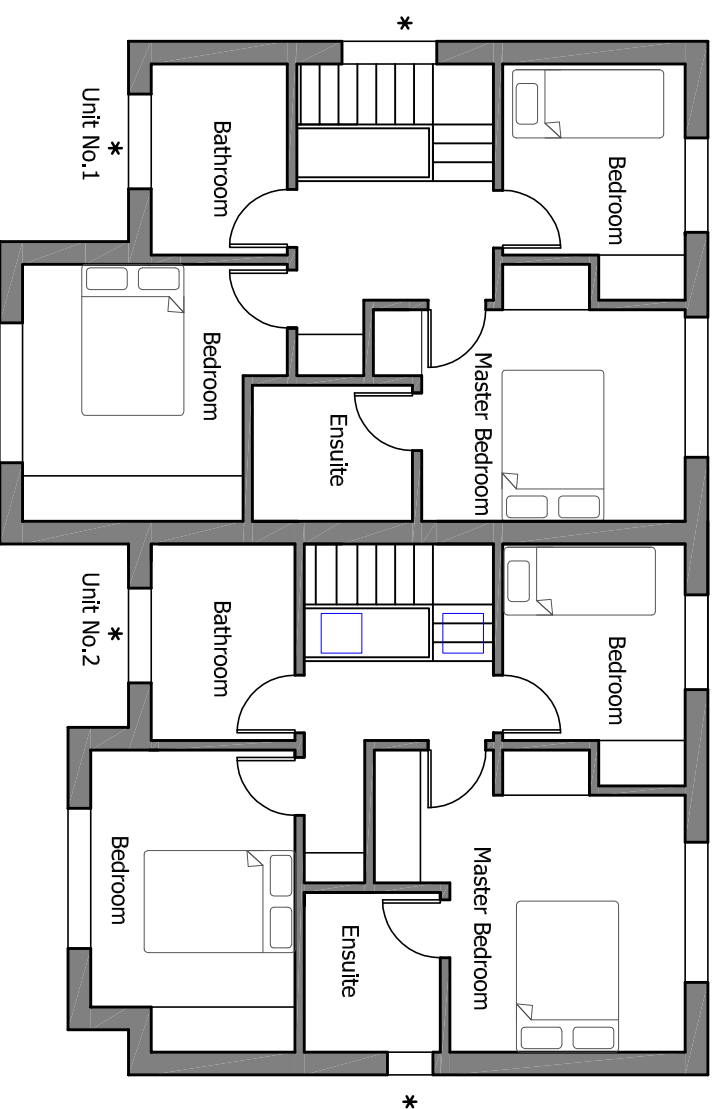
 <p>Peter J. Gardner Architectural Design Consultant</p> <p>www.architecturaldesignsolutions.co.uk 07967 205249</p>	
Job Title	2 Parkhurst Road Horley
Drawing Title	Units 1, 2 & 3 Proposed Ground Floor Plan
Client	P.T
Date	15/03/2017
Drawn	P.J.G
Scale	1:100 on A3
Drng No.	PR/P/03



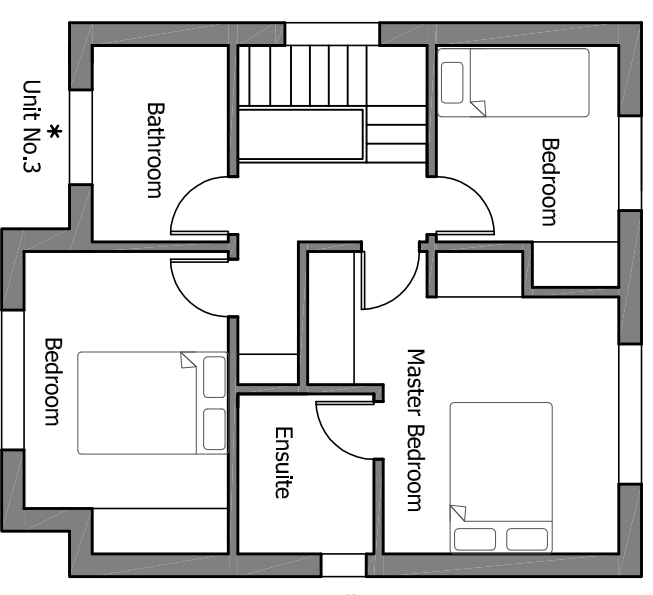
Metres



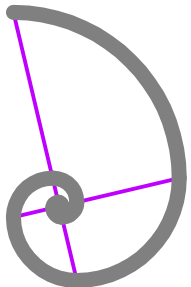
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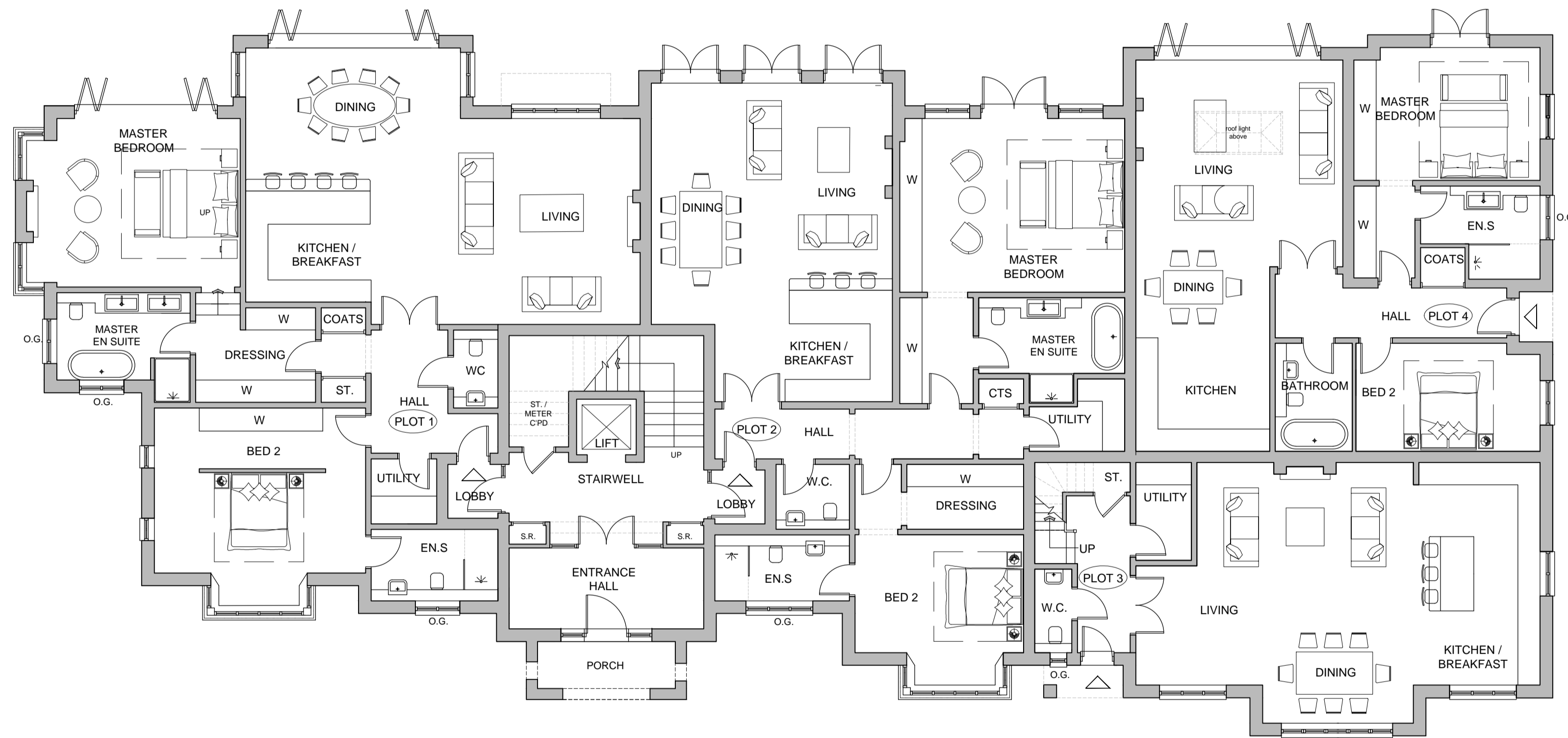
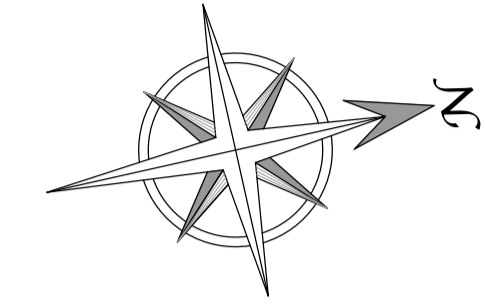


Proposed Ground floor plan - Unit No.1&2



Proposed Ground floor plan - Unit No.3

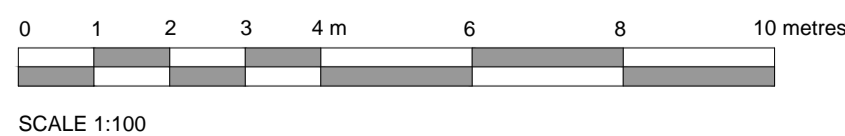
 <p>Peter J. Gardner Architectural Design Consultant</p> <p>www.architecturaldesignsolutions.co.uk 07967 205249</p>	
Job Title	2 Parkhurst Road Horley
Drawing Title	Units 1, 2 & 3 Proposed First Floor Plan
Client	P.T
Date	15/03/2017
Drawn	P.J.G
Scale	1:100 on A3
Drng No.	PR/P/02



NOTE 'O.G.' DENOTES OBSCURED GLAZED WINDOW

GROUND FLOOR
 GIA : 594sqm /6393sq.ft
 GEA: 649sq.m /6985sq.ft

TOTAL GIA 1168sq.m / 12,572sq.ft
TOTAL GEA 1273sq.m / 13,702sq.ft



Rev.	Date	Detail
F	10.10.17	Apartment removed

Status **PLANNING ISSUE**

ASCOT DESIGN
 Timeless architecture

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

Client **JAVA ASSET MANAGEMENT LTD**

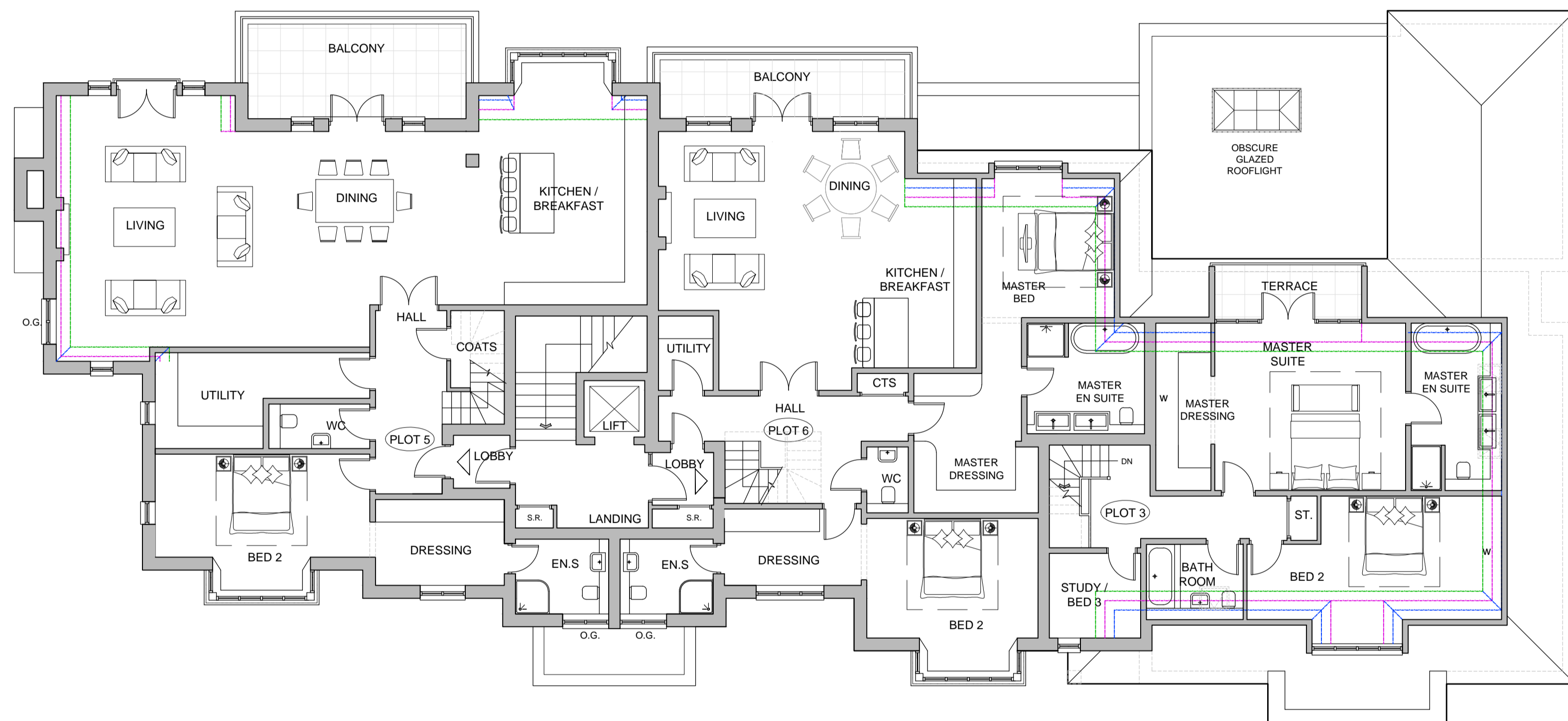
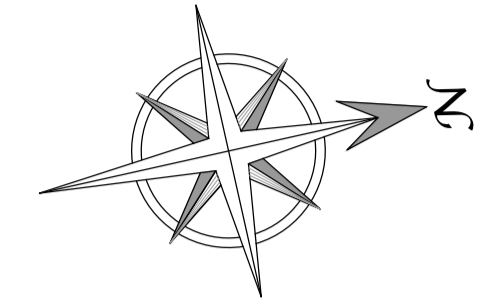
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DRAWING Title **PLOT ONE PROPOSED GROUND FLOOR PLAN**

Scale.	Date	Drawn
1:100 @ A1	APR '17	CG

DRAWING No.	Rev.
15 - P1122 - 402	F

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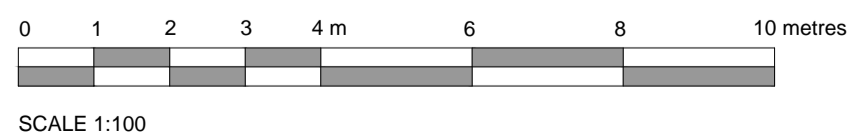


2400mm ABOVE FFL
 2100mm ABOVE FFL
 1800mm ABOVE FFL
 1500mm ABOVE FFL
 NOTE 'O.G.' DENOTES OBSCURED GLAZED WINDOW

FIRST FLOOR

GIA: 422sqm / 4316sq.ft
 GEA: 457 sqm / 4919sq.ft

NOTE 'O.G.' DENOTES OBSCURED GLAZED WINDOW



Rev.	Date	Detail
F	10.10.17	Apartment removed

Status **PLANNING ISSUE**



ASCOT DESIGN
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 www.ascotdesign.com

Client **JAVA ASSET
 MANAGEMENT LTD**

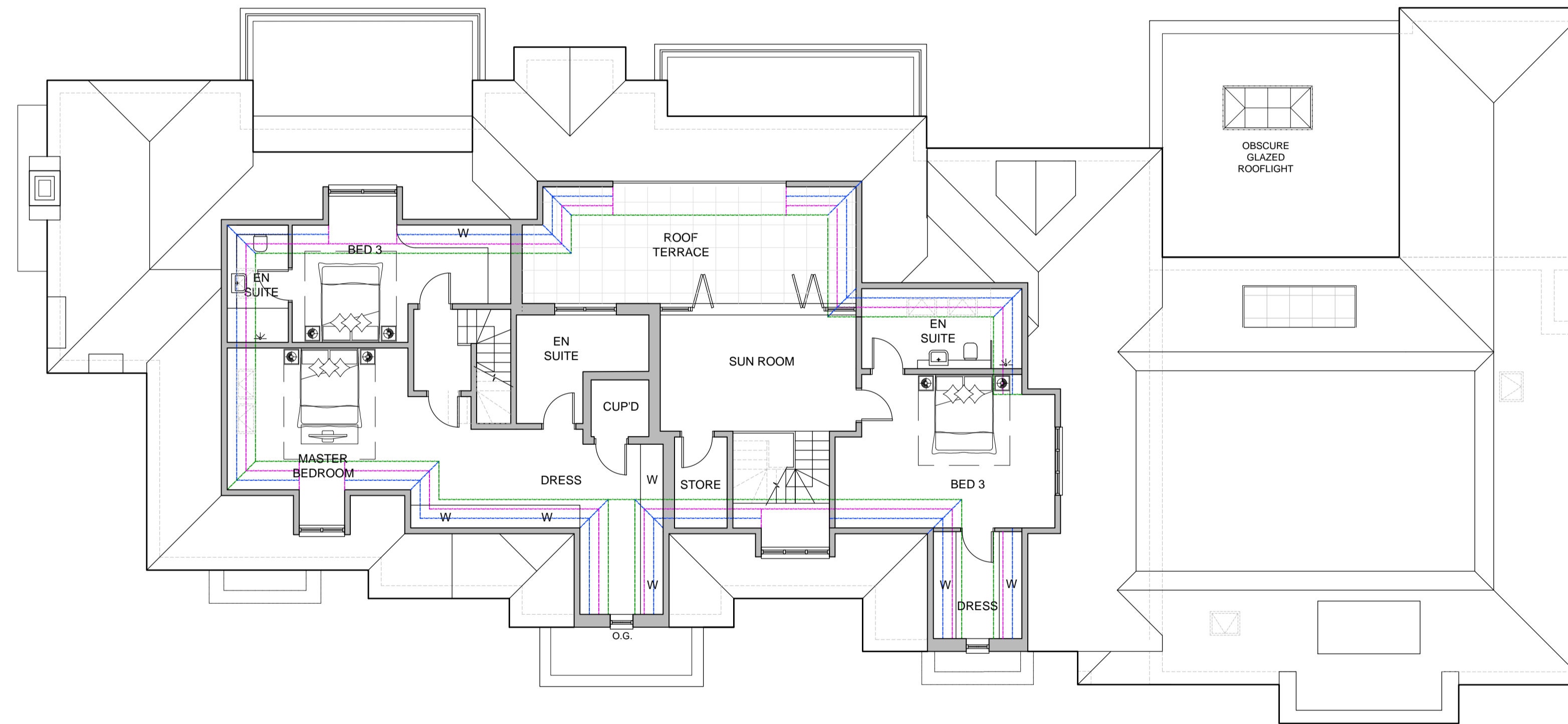
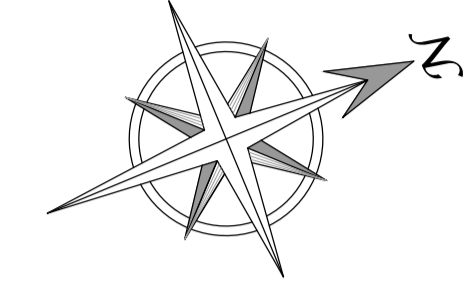
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 REIGATE, SURREY, RH2 9JF.**

DRAWING Title **PLOT ONE
 PROPOSED FIRST FLOOR PLAN**

Scale:	Date:	Drawn:
1:100 @ A1	APR '17	CG

DRAWING No.:	Rev.:
15 - P1122 - 403	F

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240mm ABOVE FFL
 210mm ABOVE FFL
 160mm ABOVE FFL
 150mm ABOVE FFL
 NOTE 'O.G.' DENOTES OBSCURED GLAZED WINDOW

SECOND FLOOR

GIA : 152sqm/1636sq.ft (1.5m skeliling height)
 GEA : 167sqm/1798sq.ft (1.5m skeliling height)



SCALE 1:100

Rev.	Date	Detail
F	10.10.17	Apartment removed

Status **PLANNING ISSUE**



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Client **JAVA ASSET
 MANAGEMENT LTD**

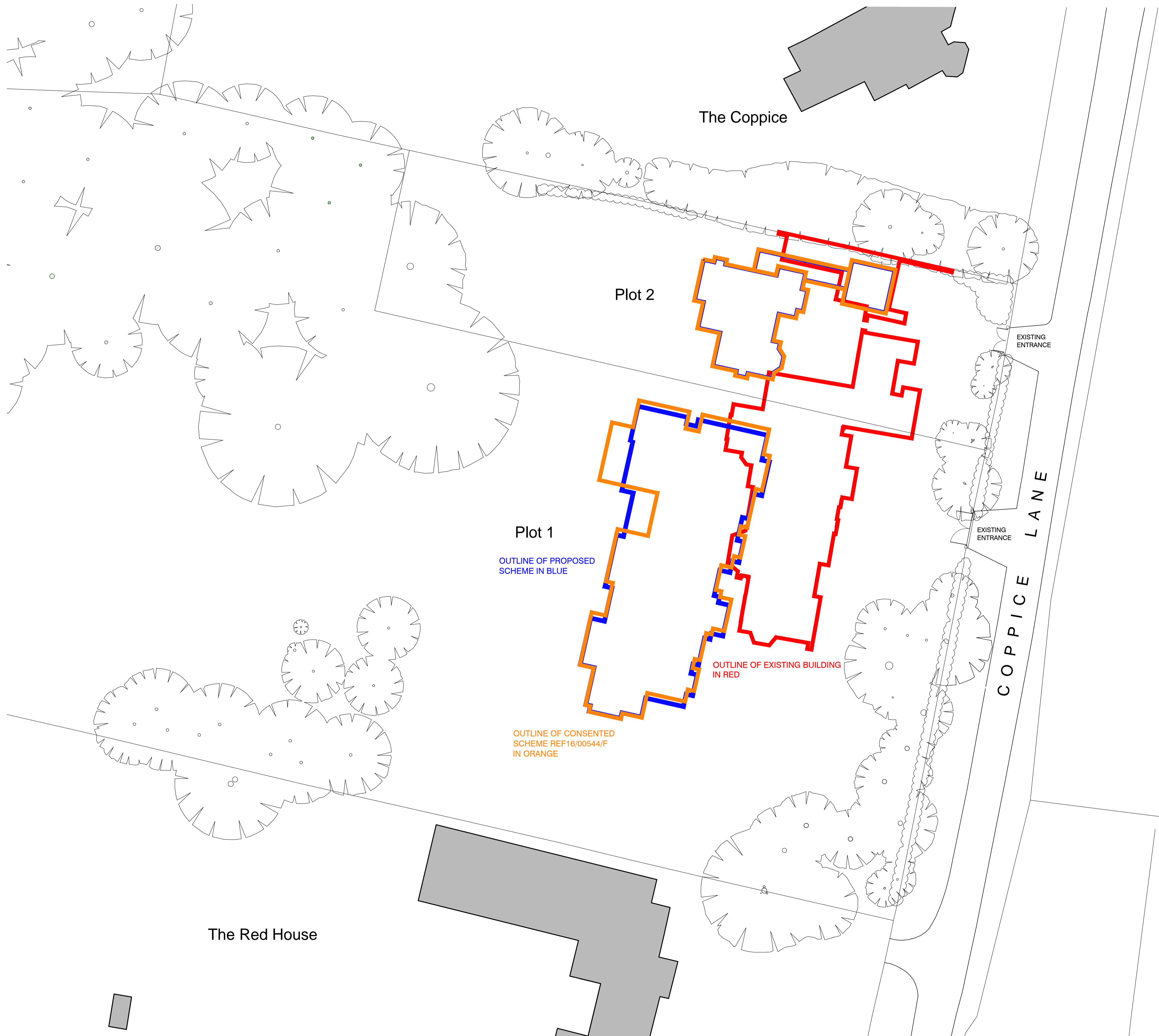
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DRAWING Title **PLOT ONE
 PROPOSED SECOND FLOOR PLAN**

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DRAWING No.:	Rev.:
15 - P1122 - 404	F

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Client: JAVA ASSET MANAGEMENT LTD		
Project Title: MOUNT PLEASANT, COPPICE LANE, REIGATE, SURREY, RH2 9JF.		
DRAWING Title: OVERLAY INFORMATION PLAN		
Scale: 1:250 @ A1	Date: OCT '17	Drawn: CG
DRAWING No: 15 - P1122 - 420		Rev.
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