 Reigate & Banstead BOROUGH COUNCIL Banstead Horley Redhill Reigate	TO:	PLANNING COMMITTEE
	DATE:	29 November 2017
	REPORT OF:	HEAD OF PLACES & PLANNING
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AGENDA ITEM:	5	WARD: Redhill West

APPLICATION NUMBER:	17/02044/F	VALID:	21/09/2017
APPLICANT:	Greystone House Surgery	AGENT:	Niblett Architecture Ltd
LOCATION:	DOCTORS SURGERY, GREYSTONE HOUSE, 99 STATION ROAD, SURREY RH1 1EB		
DESCRIPTION:	Single and two storey extension in brick cavity construction under a tiled roof to the rear of the existing surgery. As amended on 13/11/2017		
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 as the application site proposes the creation of more than 100sqm of new floorspace

SUMMARY

This is a full application for a part two and part single storey rear extension to the existing doctor's surgery at Greystone House, Station Road, Redhill, creating an additional 162sqm of floorspace to the north-east of the existing building. The application proposes no change to existing access or parking arrangements.

The proposal follows a previous application for a two storey extension refused at planning committee earlier this year and recently dismissed on appeal (please see appeal decision appended). The application was dismissed on harm to the residential amenities of no 7 Sandown Court and 9 Somerville Court by reason of outlook (overbearing), however the Inspector only found harm with respect to no 7 Sandown Court.

The extension has been reduced in width such that it is set further away from the boundary with the neighbour and substantially reduced in height with the majority of the extension now proposed at single storey. The extension would measure approx. 7.63m (width) x 16m (depth), with the gap to the boundary now increased by a further metre to 3.2m. The extension is considered of acceptable design following the form and scale of the existing building. There is a change in levels across the

site with the surgery positioned on a lower ground level than the adjoining car park to the rear and neighbouring property at 7 Sandown Court, 95 Station Road to the east. The proposed extension would be constructed at this lower ground level, such that from the rear the limited two storey extension will appear predominantly single storey. From the side (east elevation) proximate to 7 Sandown Court, the reduction in height will result in only a very limited element of the single storey roof above the existing hedge line. Set further back the upper storey of the flank wall and roof of the two storey meeting room would be being visible.

The revised proposal of reduced height and increased set back is materially different to that previously proposed and considered to have an acceptable impact on the amenities of neighbouring properties including 7 Sandown Court and 9 Somerville Court. Conditions are proposed to overcome concerns regarding loss of privacy and overlooking by obscure glazing first floor windows in the north elevation. A landscape plan has been submitted with respect to the retention of the hedge and would also be secured by condition.

The surgery currently provides a range of GP and Primary Care services to the local community. The applicant has stated the extension would allow the surgery to enhance their service provision to existing and new patients within the vicinity. The redevelopment of the surgery would enable the provision of an additional 5 consulting rooms, together with new clinical and ancillary rooms and the development would result in the addition of 9 FTE staff. The Inspector accepted these amounted to economic and social benefits although found that the harm to residential amenity outweighed them. With this application, as now proposed however, the harm to amenity is considered to be overcome and the proposed development is deemed acceptable in this regard.

The revised proposal is therefore considered acceptable and recommended for approval.

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 is satisfied that the application would not have a material impact on the safety and operation of the adjoining public highway, subject to a condition relating to sustainable travel. Detailed comment as follows:

“Surrey County Council's 'Vehicular and Cycle Parking Guidance' states that for a Doctor's practice, there should be one space per consulting room. The proposed parking more than covers this, and the restrictions on the surrounding roads should stop the displacement of parking from the doctor's practice to the public highway. This document also states that for a doctor's practice there should be one cycle parking space per two consulting rooms.”

Representations:

Letters were sent to neighbouring properties on 26th September 2017. Neighbours were re-notified on a submitted landscape plan for a 14 day period commencing 13th November 2017.

In total 16 responses, as of 13th November 2017, have been received, 3 of which were received in duplicate. 8 responses objected to the application, 5 are in support. The following issues were raised:

Issue	Response
Hazard to highway safety, Inadequate parking and impact of displacement parking, increase in traffic and congestion,	See paragraph 6.20 – 6.23
Inconvenience during construction	See paragraph 6.18
Noise & disturbance	See paragraph 6.15, 6.17
Light disturbance	See paragraph 6.17
Crime fears	See paragraph 6.16
Overlooking, overbearing relationship, overshadowing, loss of light and loss of privacy	See paragraph 6.9 – 6.14
Poor design, Overdevelopment, out of character with surrounding area	See paragraph 6.3 – 6.7
No need for development	Each application must be assessed on its own merits
Alternative location / proposal preferred	Each application must be assessed on its own merits
Loss of private view	This is not a material planning consideration

Property devaluation	This is not a material planning consideration
2003 Design statement comments relating to rationale behind 2003 extension	See paragraph 6.8
Risk of subsidence	See paragraph 6.17
Concern regarding proposed landscape scheme	See paragraph 6.7, 6.11
Lack of consultation	Consultation is encouraged but undertaken at the applicant's discretion
Support – Community regeneration benefit, application will help meet healthcare demand, improve service provision and promote care in the community (Primary care in GP surgeries) as opposed to secondary care (hospitals)	
Support – Visual amenity benefits	
Support – Economic growth / jobs	

1.0 Site and Character Appraisal

- 1.1 The site is an existing doctor's surgery, located within the urban area of Redhill, on the northern side of Station Road, close to the roundabout junction with Linkfield Lane and Hatchlands Road.
- 1.2 The site is sloping and rises from Station Road to Oxford Road to the north, with the existing surgery constructed with a consistent floor level resulting in the ground floor at the rear being two thirds of a storey height below the prevailing ground level. The rear of the building is therefore accessed direct to first floor from a ramp from the car park.
- 1.3 The area where the development is proposed is set at a lower level than the car park to the rear. It is also at a lower level than the neighbouring residential garden at 7 Sandown Court to the east and 9 Somerville Court to the north which sit higher.
- 1.4 There is a car parking area to the north of the building, which is utilised for staff parking. With the exception of disabled parking there is no visitor parking on site. The staff car park is accessed from the north (Oxford Road) with exit between the existing surgery building and the western boundary on to Station Road.

1.5 There are no trees on site that would be impacted by the development. An existing tall mature hedge with a boundary fence within, is located between the boundary of the site and 7 Sandown Court to the east of the site.

1.6 Greystone House is situated in a mixed use area, although residential development prevails to the east with adjoining residential development at Sandown Court and Somerville Court to the north-east.

2.0 Added Value

2.1 Improvements secured at the pre-application stage: The applicant did not enter into pre-application discussions with the Council.

2.2 Improvements secured during the course of the application:
- Landscape plan submitted detail retention of the boundary hedge between the application site and 7 Sandown Court

2.3 Further improvements could be secured through the use of conditions, including conditions relating to landscaping, use of obscure glazing to the first floor window in the north elevation, and a sustainable travel condition.

3.0 Relevant Planning and Enforcement History

3.1	17/00232/F	Two storey extension cavity in brick cavity construction and tile hanging under a tiled roof to the rear of the existing surgery. As amended on 03/04/2017 and on 19/05/2017.	Refused 06.07.2017 Appeal dismissed 13.11.2017
3.2	12/02132/CLP	Alteration of customer car park for the use by staff and disabled permit holders only	Permitted development 05.02.2013
3.3	07/01281/F	Proposed hardstanding and parking for a mobile scan trailer for MRI/CT and Audiology scans.	Approved 23.08.2007
3.4	03/02307/F	Rear extension to existing surgery to provide improved clinical facilities.	Approved 09.12.2003
3.5	95/12120/F	Demolition of existing building and erection of a new Doctors' Surgery premises	Approved 29.02.1996

4.0 Proposal and Design Approach

- 4.1 This is a full application for the erection of a part single, part two storey extension to the rear of the existing doctor's surgery, creating an additional 162sqm of floorspace.
- 4.2 The application follows a scheme for a two storey extension recently refused on grounds of harm to the residential amenities of 7 Sandown Court and 9 Somerville Court by reason of the proposal having a dominant and overbearing presence on these properties. In response the scheme has been reduced in width such that it is set a further metre away from the boundary with 7 Sandown Court to the east and substantially reduced in height with the majority of the extension now proposed at single storey.
- 4.3 The extension will measure approx. 7.63m (width) x 16m (Depth), with the gap to the boundary now increased by a further metre to 3.1m in proximity to 7 Sandown Court. In addition there is a rear projection of approx 4.9m x 3m, The two storey element is limited to the creation of a meeting room, store and kitchenette, adjacent to the surgery rear entrance, measuring 4.36m(w) x 9m(d). From the rear this two storey element will predominantly appear single storey, because the ground floor section will be largely below ground with only high level windows visible and the first floor and roof above.
- 4.4 The application proposes no change to existing access or parking arrangements
- 4.5 The surgery is a popular facility offering a range of GP and Primary Care services to the local community. It currently employs 6 GP Partners, 5 salaried GPs, 2 Trainees, a Nurse Practitioner, 5 nurses plus administrative staff and other Health Care Practitioners. The applicant states that the extended building would create additional space to allow the surgery to enhance their service provision to existing and new patients in terms of primary care offer. New consultation rooms will be provided within the new extension together with new clinical rooms, specialist services rooms and ancillary rooms to improve facilities. The extended facilities would provide new employment opportunities, and the application states it will result in an additional 9 FTE staff. The reduction in built form (in comparison to the previous application) reflects a reduction in the dedicated services proposed by the surgery with space for community nurses, ultrasound and district nurses removed from the plans.
- 4.6 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.

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

Assessment	The character of the surrounding area is assessed as mixed including both residential and business uses
	Site features meriting retention are listed as the existing building
Involvement	Some community consultation took place, although the extent of this is disputed by local residents.
Evaluation	The proposal has been developed in response to the previously refused two storey scheme.
Design	The applicant's reasons for choosing the proposal are to provide additional space to expand and improve facilities, provide new floorspace in accordance with NHS Guidelines, whilst retaining a domestic scale to the extension.

4.8 Further details of the development are as follows:

Site area	0.18 ha
Increase in floor area	162 square metres
Additional staff	9 FTE Equivalent
Existing parking	32 spaces
Proposed parking	30 spaces (2 lost at rear of site)

5.0 Policy Context

5.1 Designation
Urban area

5.2 Reigate and Banstead Core Strategy

CS1 (Sustainable Development)
CS4 (Valued Townscapes and Historic Environment)
CS5 (Valued People/Economic Development),
CS7 (Town/Local Centres),
CS10 (Sustainable Development),
CS11 (Sustainable Construction),

5.3 Reigate & Banstead Borough Local Plan 2005

Landscape & Nature Conservation	Pc4
Community Facilities	Cf2
Utilities	Ut4
Movement	Mo5, Mo6, Mo7

5.4 Other Material Considerations

National Planning Policy Framework
National Planning Practice Guidance
Supplementary Planning Guidance

Surrey Design
Local Distinctiveness Design Guide
A Parking Strategy for Surrey
Parking Standards for Development

Other

Human Rights Act 1998
Community Infrastructure Levy
Regulations 2010

6.0 **Assessment**

- 6.1 The application site is situated within the urban area where there is a presumption in favour of sustainable development and where the principle of such development is acceptable in land use terms.
- 6.2 The previous refusal for a two storey extension re-affirmed this view, that development is acceptable in principle but concluded that it was unacceptable in terms of its impact on neighbour amenity. The current proposal has been designed to address this previous reason for refusal.
- 6.3 The proposal would provide additional and enhanced doctor's surgery and primary care facilities for the community in a sustainable location and location where new GP surgery places are in high demand. The proposal is in accordance with the Governments 'Care in the Community' policy agenda to expand facilities offered at primary care locations (GP surgeries) to help reduce pressure on secondary care (hospital) services. It would also provide a limited increase in jobs. In accordance with the NPPF these amount to economic and social benefits to be given positive weight in any planning balance.
- 6.2 Planning permission was granted in 2003 for the doctor's surgery and a two storey rear extension later that year. The existing parking arrangements were approved under a certificate of lawfulness in 2012. The proposal now seeks a further extension to the north east, which will abut the existing rear wall, run adjacent to the eastern boundary and abut the 2003 extension. The main issues to consider are:
- Design appraisal
 - Neighbour amenity
 - Highway matters
 - Community Infrastructure Levy

Design appraisal

- 6.3 The application is assessed against policy Cf2 which seeks to ensure all proposals for community facilities maintain and enhance the local environment.
- 6.4 The building is positioned on a lower level than the adjoining car park and neighbouring property at 7 Sandown Court. The proposed part single part two storey extension would be constructed at this lower ground level, such that from the rear the limited two storey extension will appear predominantly single storey, with only the high level windows of the ground floor visible, with the first floor and roof above. From the side (east elevation) proximate to 7 Sandown Court, the reduction in height will result in only a very limited element of the single storey roof and the upper storey of the flank wall and roof of the two storey meeting room being visible above the existing hedge line. The extension will not be visible from the streetscene as viewed from Station Road.
- 6.5 The extension would be built utilising a matching brick and decorative brick band features on the existing building would be replicated on the extension proposed. I consider that the extension would integrate well with the existing building. The scheme is materially different from that previously proposed. The reduction in height, with the majority of the building now proposed at single storey, has significantly reduced the bulk and mass of the building. This, together with the increase in set back from the boundary with the neighbour is considered to result in a building of acceptable design, scale and form that is characteristic and not out of keeping with the local area.
- 6.6 Whilst the depth of the extension has remained as previously proposed, I do not consider this problematic, as it does not cause harm in its single storey form. The site is large with a significant area of car parking to the rear, and the proposal is not considered an overdevelopment of the site. The design and form is considered acceptable, the roof profile largely reflects the existing building with a duo pitch roof with a hip roof to the rear and a small area of flat roof centrally to locate plant and provide rooflights to the corridor below. The visual appearance of the small area to the rear proposed at two storey scale is mitigated in part by the change in levels on the site and between adjoining properties. On balance I consider the scheme represents a satisfactory design in accordance with policy Cf2 that would conform to the general character and appearance of the wider area.
- 6.7 The applicant has submitted a landscape plan which has been reviewed by the Council's tree and landscape officer. This confirms the retention of the existing hedge to the boundary with 7 Sandown Court, which given its height and maturity provides significant visual screening between the properties, together with a services gap on the surgery side. In addition the applicant seeks to replace the boundary fence within the hedge which is currently in a poor state of repair and then additional planting to reinforce the hedge. The landscape officer comments that the general principle being presented appears to be acceptable although the installation of the close boarded

fencing will result in some limited hedge removal and pruning. Further planting is then proposed to reinforce the hedge, although insufficient detail has been provided with regards species sizes. Subject to a hedge protection and landscape hedge replacement conditions the landscape and boundary treatment works are considered acceptable. It is noted that the works require the permission of the neighbour to deliver the submitted scheme, should this not be forthcoming a revised landscape scheme would need to be submitted to the Council. (As ownership is not a planning matter this is not a matter for further consideration in the determination of this application)

Neighbour amenity

- 6.8 Concern has been raised in relation to the architects comments within a design statement submitted in support of the 2003 rear extension application. The statement sets out the design rationale for that proposal identifying why the site of the 2003 extension was preferred over the site of the current proposal. Whilst I recognise the architect in that statement indicates that building along the eastern property line would “interfere with air, light & neighbours’ amenity” this is not a material planning consideration in the determination of this application. The Council must consider each application on its own merits and an assessment of neighbour amenity for this application has been duly undertaken.
- 6.9 The proposed extension would bring the building closer to the side boundary with 7 Sandown Court, 95 Station Road and at the rear to the boundary with 9 Somerville Court.
- 6.10 Notwithstanding the change in levels between the application site and the neighbouring properties mentioned above the previous two storey proposal was considered to result in harm to the amenity of these neighbouring properties by reason of dominance and overbearing as a result of the proposed height, scale and form of the development.
- 6.11 However the Inspector in his consideration of the appeal decision found this harm to be limited to its impact on 7 Sandown Court noting:
- 5. ..“Due to the relationship of the proposal to the dwelling at 9 Somerville Court, the proposal would alter the outlook from the back of that dwelling and from the patio close by, but that change would not harm its occupiers’ outlook. Whilst the proposal would be seen above the intervening fence and planting in some views from the fairly modest back garden of 9 Somerville Court, it would not be so oppressive that its occupiers’ living conditions would be harmed.*
- 6. However, due to its height, form, siting and substantial depth, which would be much greater than the depth of the back garden at 7 Sandown Court, the proposal would have an unacceptably overbearing and oppressive effect on the outlook of the occupiers of the dwelling at 7 Sandown Court, in the rooms at the back of their home and in their back garden.*
- 6.12 The scheme has been materially revised, with the development set back a further metre from the boundary with 7 Sandown Court, such that it is now

approx 3m from this boundary. It is also now proposed largely in single storey form which significantly reduces the scale and mass of the building and its impact on immediate neighbours. As per the previous application the roof form along the side boundary is hipped, pulling the ridge line away from the side boundary and the hedge is proposed for retention but now with additional planting proposed to enhance the boundary. Whilst the proposed depth of the extension remains significant at 16m, its reduced height, coupled with the change in levels, additional set back and landscape measures proposed means only a very limited element of the single storey roof and only the upper storey of the flank wall and roof of the two storey meeting room being visible above the existing hedge line when viewed from the curtilage of no 7 Sandown Court. Equally the revised design has reduced the impact on 9 Somerville Court. Whilst I acknowledge the extension will result in greater presence, a degree of overshadowing to the garden and a change in outlook, I consider that the reduced scale of the extension and amendments to siting now results in the scheme having an acceptable impact to no 7 Sandown Court with regard to outlook and has overcome the harm previously identified.

- 6.13 7 Sandown Court is served by windows to its rear elevation and the development is not considered to result in a material loss of light. The 45 degree assessment for overshadowing has been undertaken based on available plans on the closest ground floor and upper floor windows (both serving habitable rooms, the upper floor a bedroom) to the extension. The proposal would fail the horizontal test based on the depth of the extension but would pass the vertical test. This takes into account the change in elevation between the properties with 7 Sandown Court set at a higher level, that the extension will be set down into the ground with the roof hipped away from the property. On the basis of the above and noting the existing presence of significant boundary hedging, I am of the view that the overshadowing impact is acceptable.
- 6.14 No new windows are proposed in the first floor east elevation, with those shown being existing windows. It is noted that the applicant has responded to comments relating to windows and windows are now smaller than originally proposed and top hung to reduce disturbance. Windows at ground floor are not considered to result in harm to neighbour amenity given the presence of boundary treatment and landscaping which will be controlled by condition. As such I do not consider the application would result in loss of privacy or overlooking to 7 Sandown Court.
- 6.15 Concern has also been raised regarding overlooking and loss of privacy to occupants of the neighbouring properties to the rear including 9 Somerville Court. To overcome these concerns a condition is proposed to ensure rear facing first floor windows in the north elevation in proximity to this property are obscure glazed and non-opening with the exception of a top opening fan light 1.7m from the ground. With this condition in place the development is not considered to result in harm to the properties in Somerville Court.
- 6.16 Concern has been raised regarding the location of air conditioning units. Currently air conditioning units are located at ground floor level around the

rear of the building, under the proposal these would be relocated on to the flat roof in the centre of the building at first floor level. These would be screened in part by the pitch roof of the single storey extension and would be located approximately 10m from the nearest boundary. The roof form would also help deflect some sound back into the site. In light of the above their location is considered acceptable.

- 6.17 Concern has been raised that the development would give rise to crime fears as the service access to the side was not secure. The applicant has responded and the revised landscape plan shows a lockable gate in this location. I do not consider that the application will increase the risk of crime.
- 6.18 The application is not considered to give rise to materially harmful noise and disturbance during operating hours or light disturbance in the evening. Given the separation distance between the application site and neighbouring properties and controls put in place via a construction method statement, the construction of the extension is not considered to result in issues of subsidence. The works would be subject to Building Control regulations. Any damage would be a private matter between the contractor and the property owner and not a planning matter.
- 6.19 Objection was raised on the grounds of inconvenience during the construction period. Whilst it is acknowledged there may be a degree of disruption during the construction phase, the proposal would not warrant refusal on this basis and statutory nuisance legislation exists to control any significant disturbance caused during the construction of the proposal. A construction method statement would be secured by planning condition. The applicant is looking to secure alternative staff parking arrangements offsite during the construction period to mitigate inconvenience to both staff and local residents.
- 6.20 While giving rise to a degree of change in the relationship between buildings, the proposed scheme is not considered to give rise to harm to the amenities of neighbouring properties and is considered to overcome the previous reason for refusal relating to dominance and overbearing and comply with policy Cf2.

Highway matters

- 6.21 The existing site access and parking arrangements would remain as existing, with the car park to the rear provided for staff and 4 visitor disabled parking spaces provided to the front, with all other visitors directed to the nearby Linkfield Corner car park. This arrangement was established by application 12/02132/CLP. The proposed extension would however lead to the loss of two staff spaces, reducing the number available to 30.
- 6.22 The County Highway Authority has undertaken an assessment in terms of the likely net additional traffic generation, access arrangements and parking provision and is satisfied that the application would not have a material impact on the safety and operation of the adjoining public highway subject to conditions relating to the provision of bike storage and sustainable travel.

- 6.23 In responding to concern regarding the need to provide dedicated visitor parking on site and concern from local residents regarding nuisance displacement parking on nearby roads the County Highway Authority has confirmed the policy requirement for a doctor's practice is the provision of one space for staff per consulting room as set out in Surrey County Council's Vehicular and Cycle Parking Guidance. The proposed parking more than covers this with visitors encouraged to use the pay and display car park at Linkfield Corner which is 65m away from the surgery. Whilst local resident's concerns are acknowledged, it is not considered necessary for the surgery to provide visitor parking on site as visitors do have places to park. The surrounding roads have restrictions on them which would stop displacement of cars onto the public highway and the Highway Authority do not consider the parking arrangements would cause a highway safety issue. Cycle parking would be conditioned such that provision is made in accordance with standards (one per two consulting rooms) and a sustainable travel condition is also imposed.
- 6.24 In light of the above and subject to the imposition of the identified conditions the application is considered to comply with the NPPF, and local policies Mo5, Mo6 and Mo7.

Community Infrastructure Levy (CIL)

- 6.25 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, road, public transport and community facilities which are needed to support new development.
- 6.26 This development would not be CIL liable as it is for an extension to a doctor's surgery.

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
Existing Plans	15/115 02	A	31.08.2017
Existing Plans	15/115 01	A	31.08.2017
Proposed Plans	15/115 05	A	31.08.2017

Proposed Plans	15/115 04	B	31.08.2017
Floor Plan	15/115 03	B	31.08.2017
Block Plan	15/115 06		20.09.2017
Landscaping Plan	15/115 07		09.11.2017

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

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

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

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

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

5. No development shall commence including groundworks or partial demolition until a detailed Hedge Protection Plan (HPP) has been submitted to and approved in writing by the local planning authority. The HPP shall contain details of the specification and location of hedge protection barriers and ground protection. No construction activity that may take place within the protected root areas of hedges shown. The hedge protection measures shall be installed prior to any development works and will remain in place for the duration of all construction works. The hedge protection barriers and ground protection shall only be removed on the completion of all construction activity, including hard landscaping. 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 with British Standard 5837:2012 'Trees in Relation to Design, demolition and Construction – Recommendations' and policy Pc4 of the Reigate and Banstead Borough Local Plan 2005.

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 details of the planting required to strengthening and reinforcement of the hedge located on the eastern side of the approved development.

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 planting detailed and approved under this condition, are removed, die, or become significantly damaged or diseased within 5 years of completion, they shall be replaced before the expiry of one calendar year, to a planting specification agreed in writing by the Local Planning Authority.

Reason:

To ensure good 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.

Informative:

The use of suitably experienced landscape architects/arboricultural consultant 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.

7. 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.

8. The development hereby approved shall not be first used unless and until the following facilities have been provided in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority for:
- (a) The secure parking of bicycles within the development site
 - (b) Information to be provided to staff and patients regarding the availability of and whereabouts of local public transport / walking / cycling / car sharing clubs / car clubs and thereafter the said approved facilities shall be provided, retained and maintained to the satisfaction of the Local Planning Authority.

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

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

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. 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.

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

REASON FOR PERMISSION

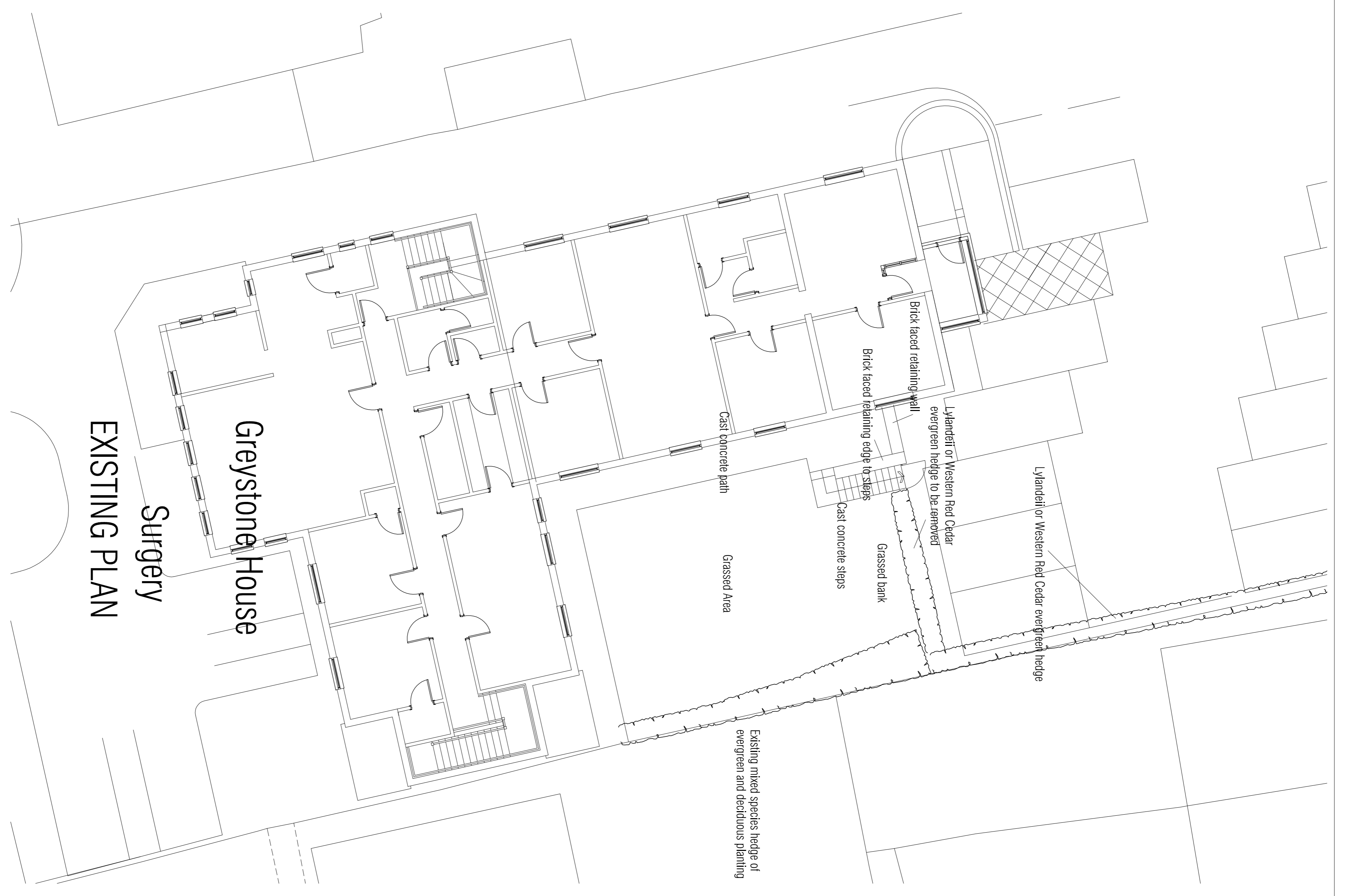
The development hereby permitted has been assessed against development plan policies CS1, CS4, CS5, CS7, CS10, CS11, Pc4, Cf2, Ut4, Mo5, Mo6 and Mo7 and material considerations, including third party representations. It has been concluded that the development is in accordance with the development plan and there are no material considerations that justify refusal in the public interest.

Proactive and Positive Statements

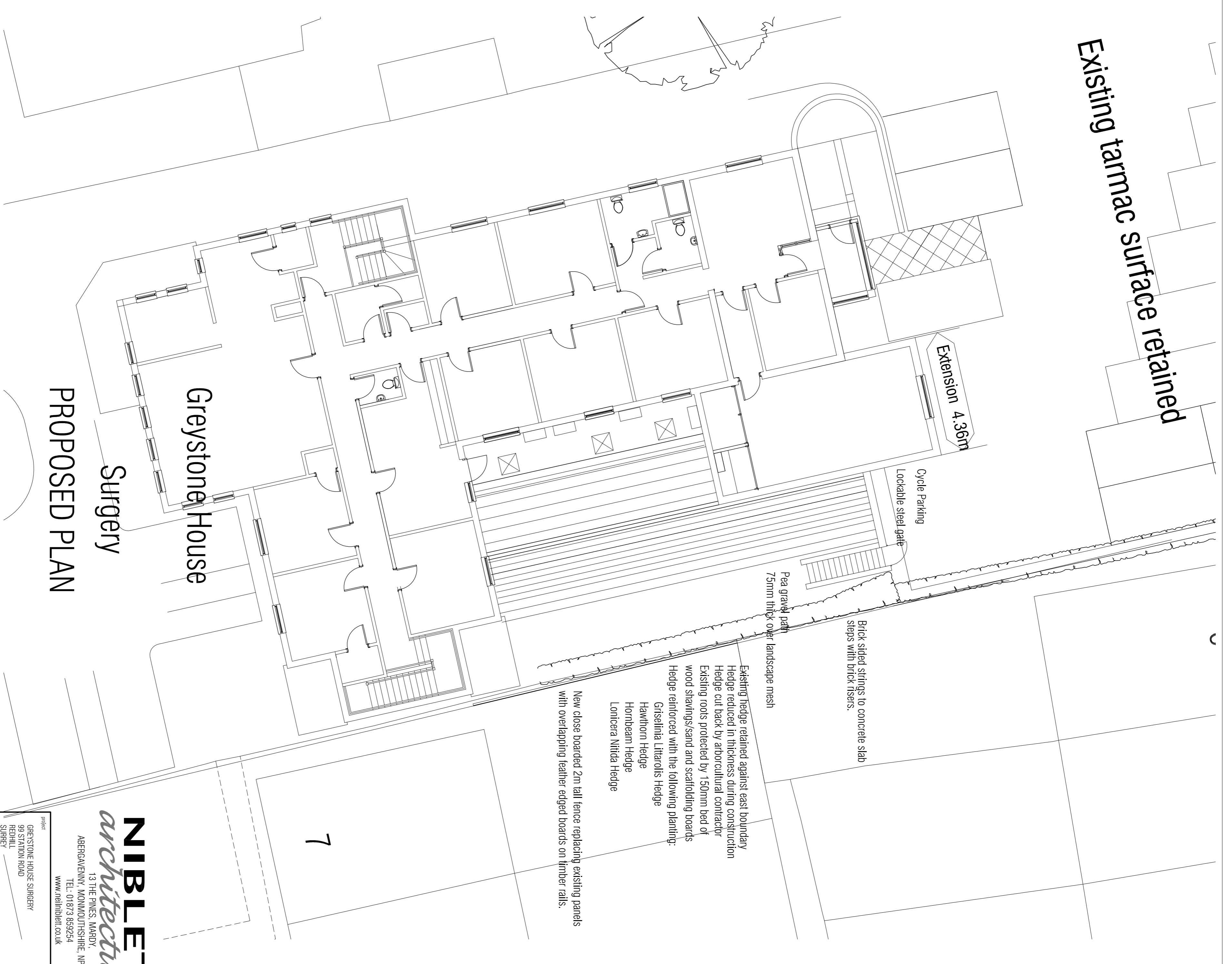
The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in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

17/02044/F - Greystone House, 99 Station Road, Redhill, Surrey





Greystone House
Surgery
EXISTING PLAN



Greystone House
Surgery
PROPOSED PLAN

Existing tarmac surface retained

Existing hedge retained against east boundary
Hedge reduced in thickness during construction
Hedge cut back by arboricultural contractor
Existing roots protected by 150mm bed of
wood shavings/sand and scaffolding boards
Hedge reinforced with the following planting:
Griselinia Littorais Hedge
Hawthorn Hedge
Hornbeam Hedge
Lonicera Nitida Hedge

New close boarded 2m tall fence replacing existing panels
with overlapping feather edged boards on timber rails.

7

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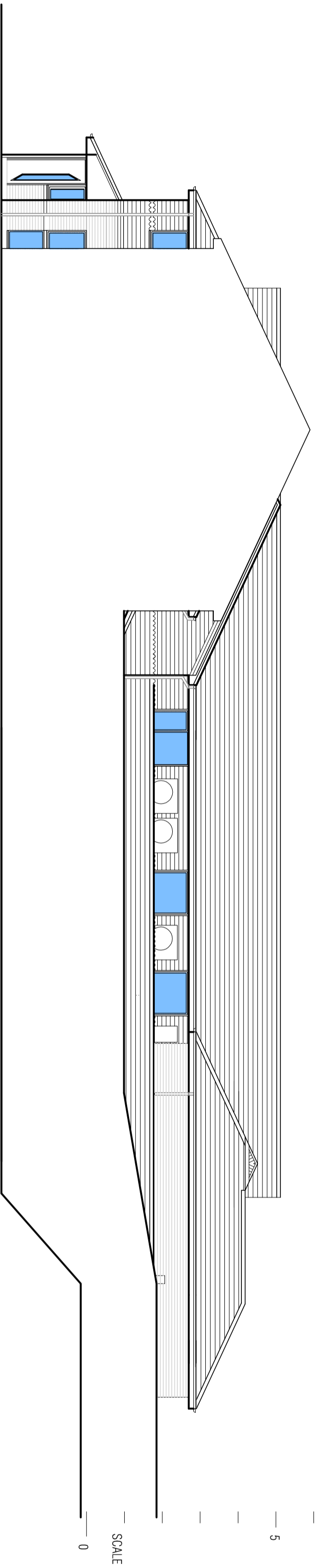
13 THE PINES, MARION,
ABERDEEN, MONMOUTHSHIRE, NP7 6HD
TEL: 01873 859254
WWW.NIBLETT.CO.UK

PROJECT
GREYSTONE HOUSE SURGERY
99 STATION ROAD
REPHILL
SURGERY

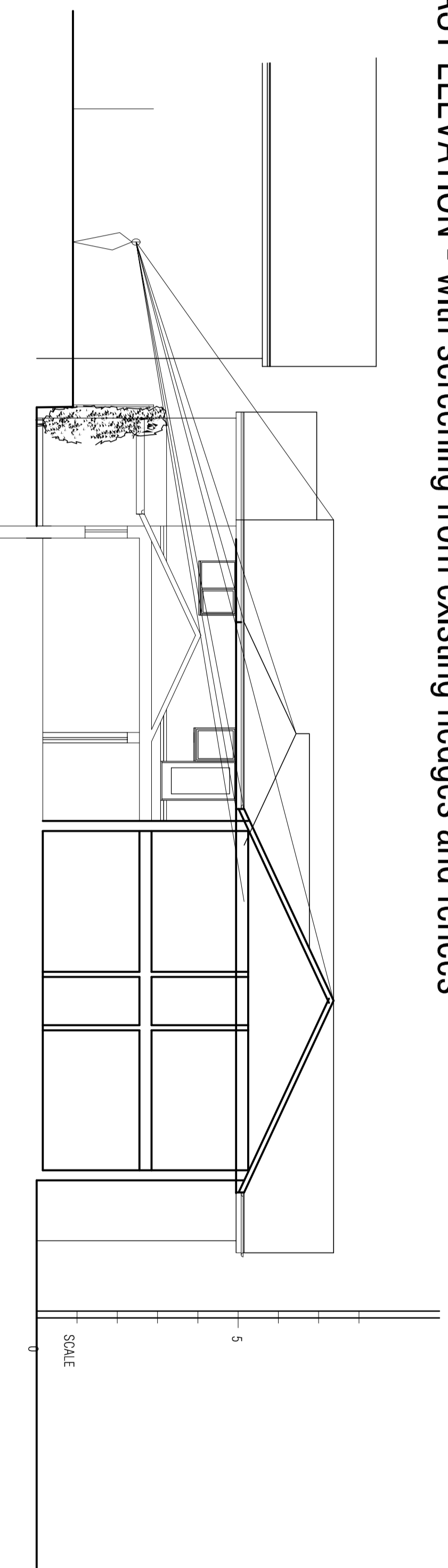
EXISTING AND PROPOSED LANDSCAPING

DATE	09/11/17	SCALE	1:100 ON A1
TYPE	PLANNING	FORM	NBP
NO.	15/115	DATE	07

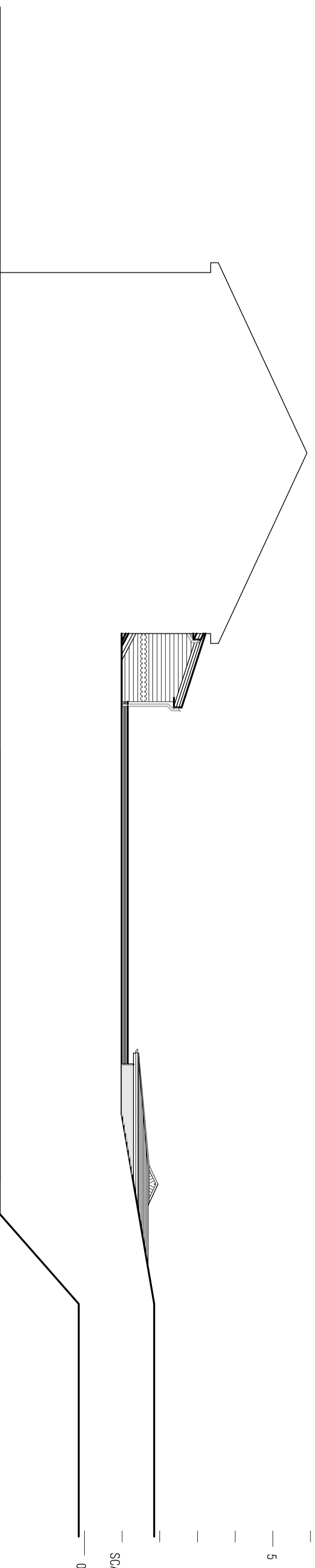
Not a technical drawing



EAST ELEVATION - with screening from existing hedges and fences



SECTION THROUGH EXISTING AND PROPOSED



REAR EAST ELEVATION - perceived height at average eye level from middle of neighbouring garden

Rev A, Reduced scale of extension 31/08/17 NBP

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project
GREYSTONE HOUSE SURGERY
99 STATION ROAD
REDHILL
SURREY

title
PROPOSED ELEVATIONS AND SECTION
SHOWING BOUNDARY SCREENING AND EYE LEVEL

type
PLANNING

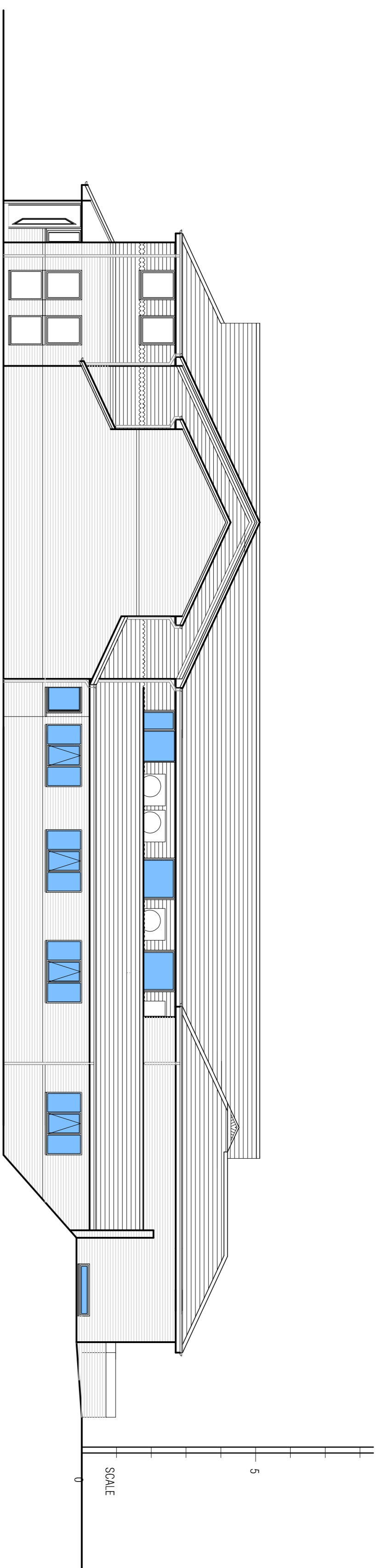
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31/01/17

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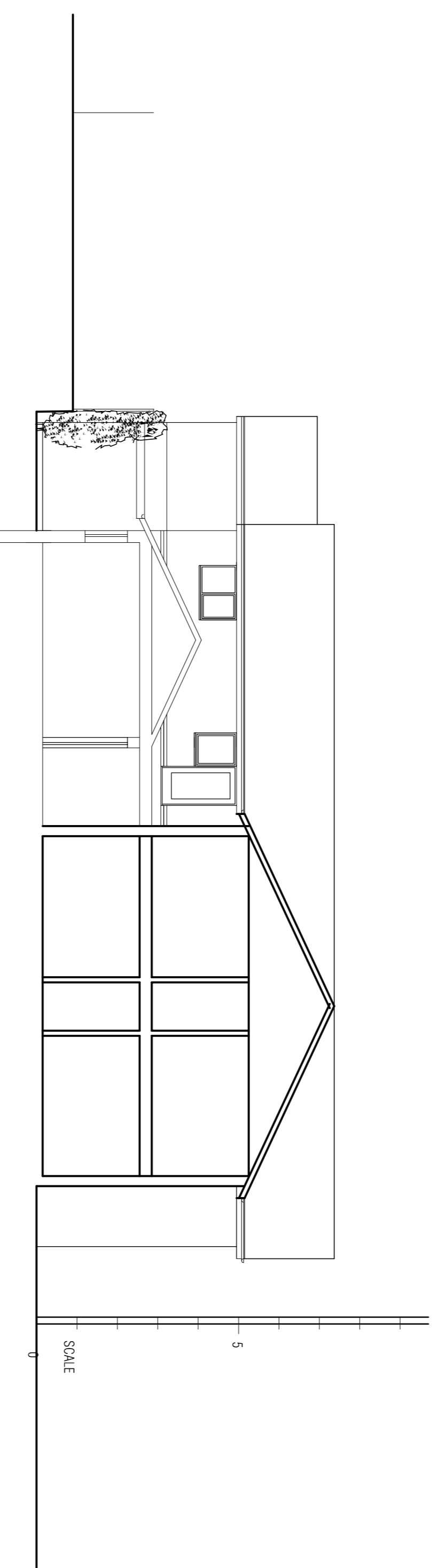
drawn by
NBP

date rev
15/11/5 05 A

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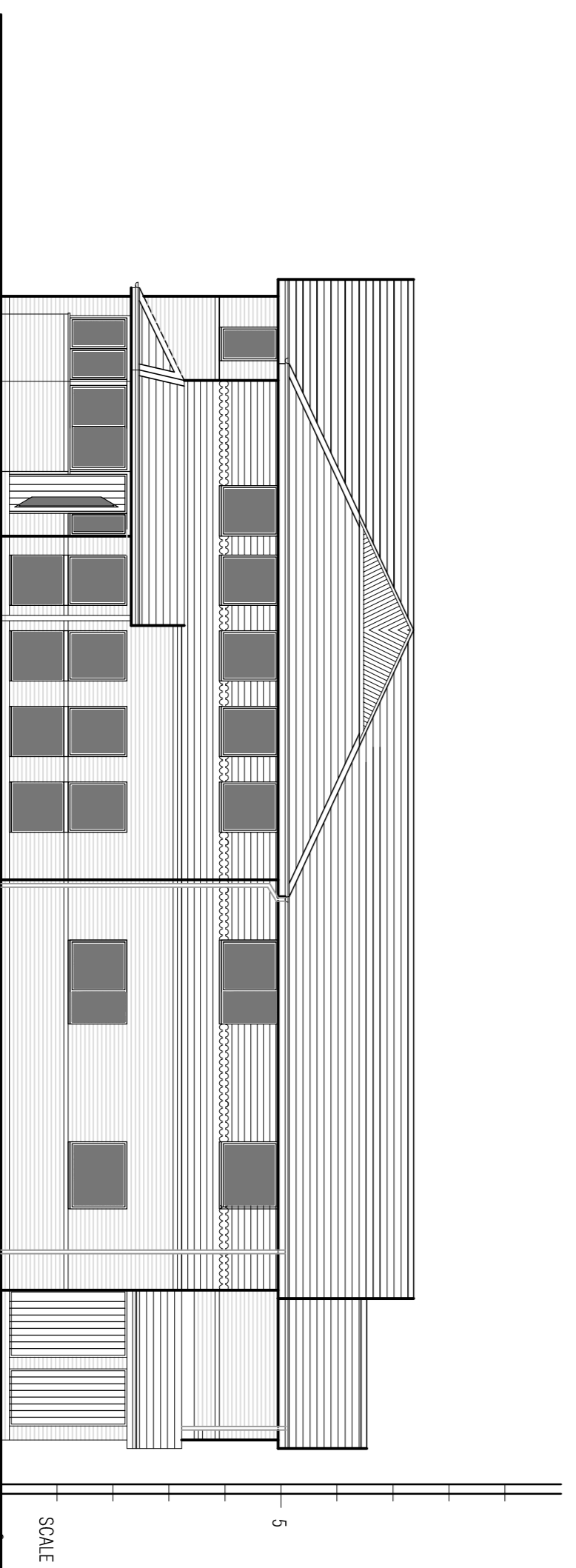


EAST ELEVATION - PROPOSED

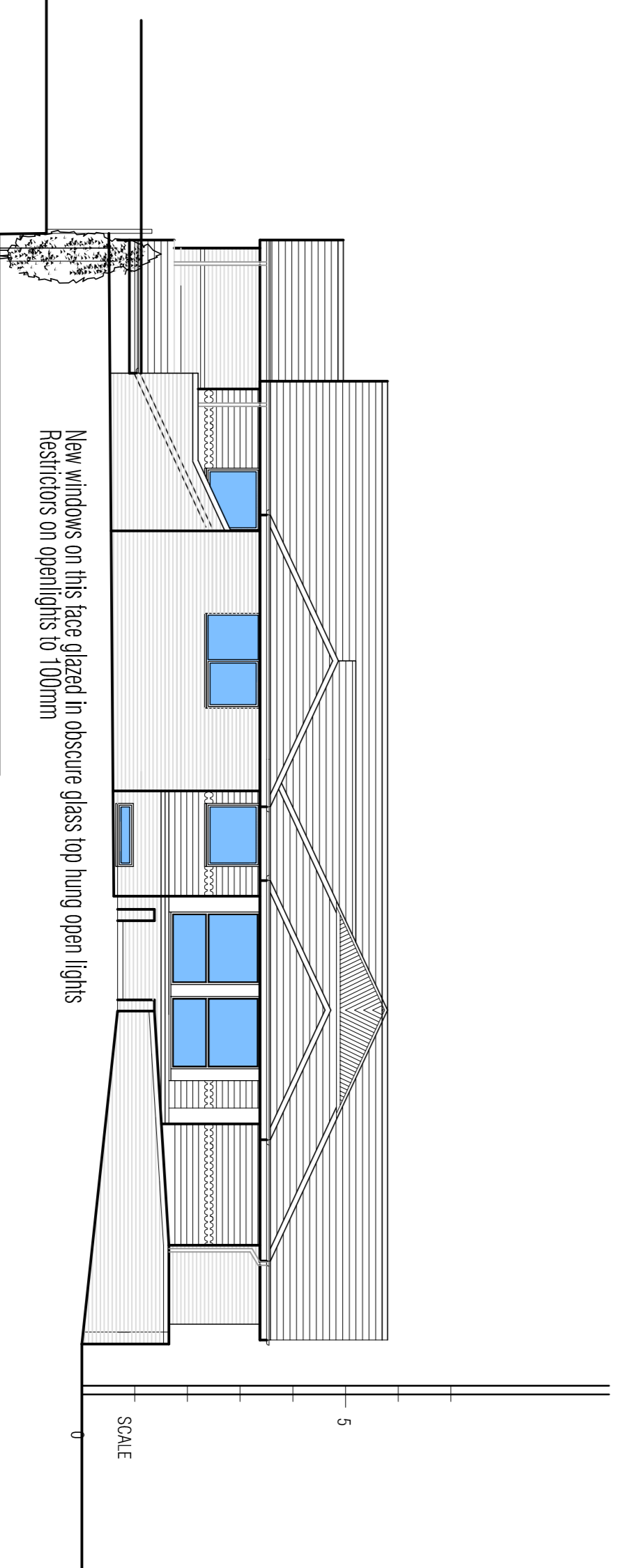


SECTION THROUGH EXISTING AND PROPOSED

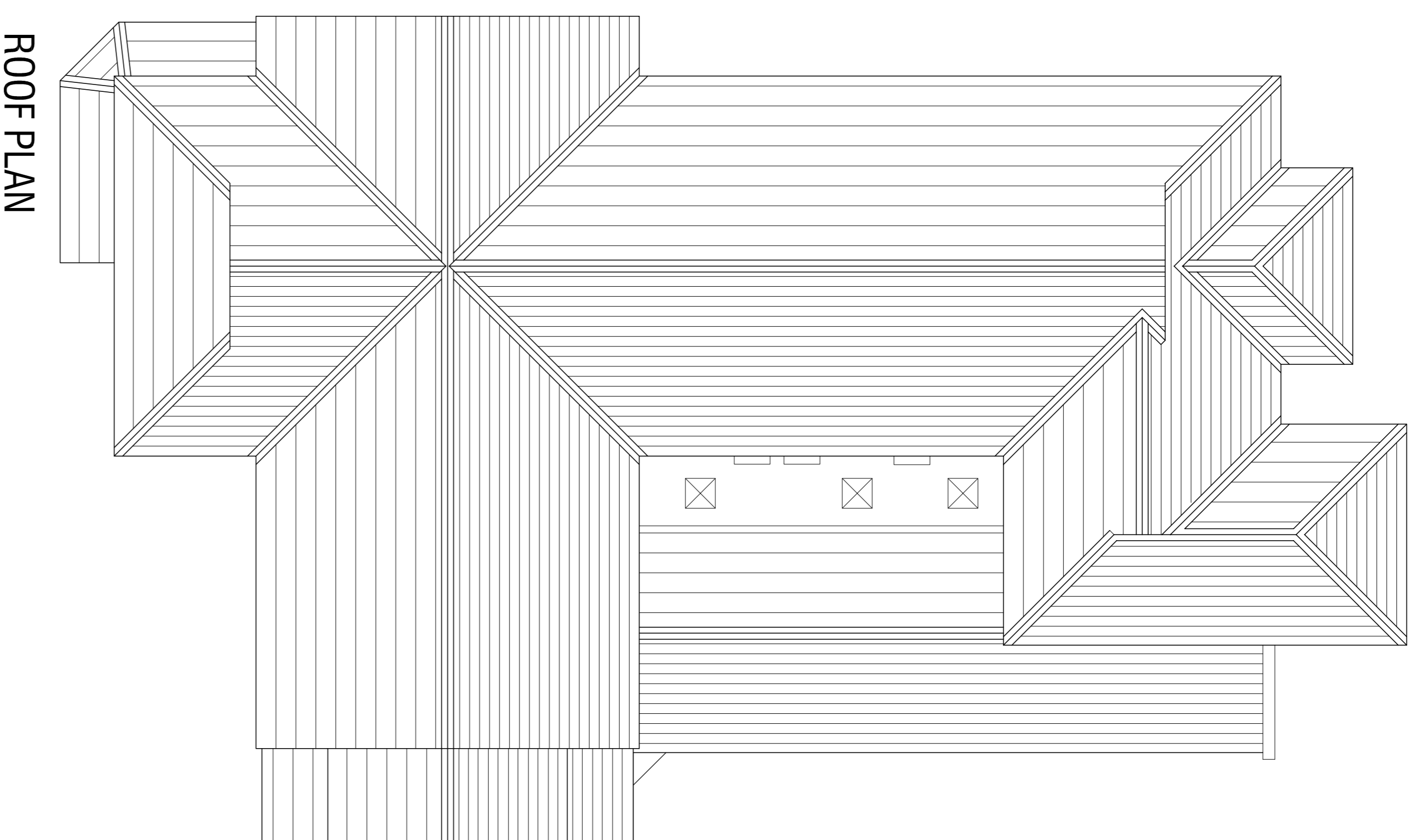
- Materials:**
- Roof:** Proposed Flat Interlocking Flat Concrete Tiles
 - Walls:** Ground Floor Face brickwork red with blue/black bands with tile hanging on the first floor
 - Windows:** Double glazed dark stained timber frames
 - RWG:** Half round gutters / round mips
 - Fascias:** Opaque stained softwood



SOUTH ELEVATION - PROPOSED



NORTH ELEVATION - PROPOSED



ROOF PLAN

Rev B Reduced scale of extension 31/08/17 NBP
 Rev A Planning redlines 02/04/17 NBP

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PROJECT
 GERSTONE HOUSE SINGERY
 99 STATION ROAD
 REPHILL
 SINGERY

TITLE
 PROPOSED ELEVATIONS AND SECTION
 ROOF PLAN

TYPE
 PLANNING

DATE
 31/01/17

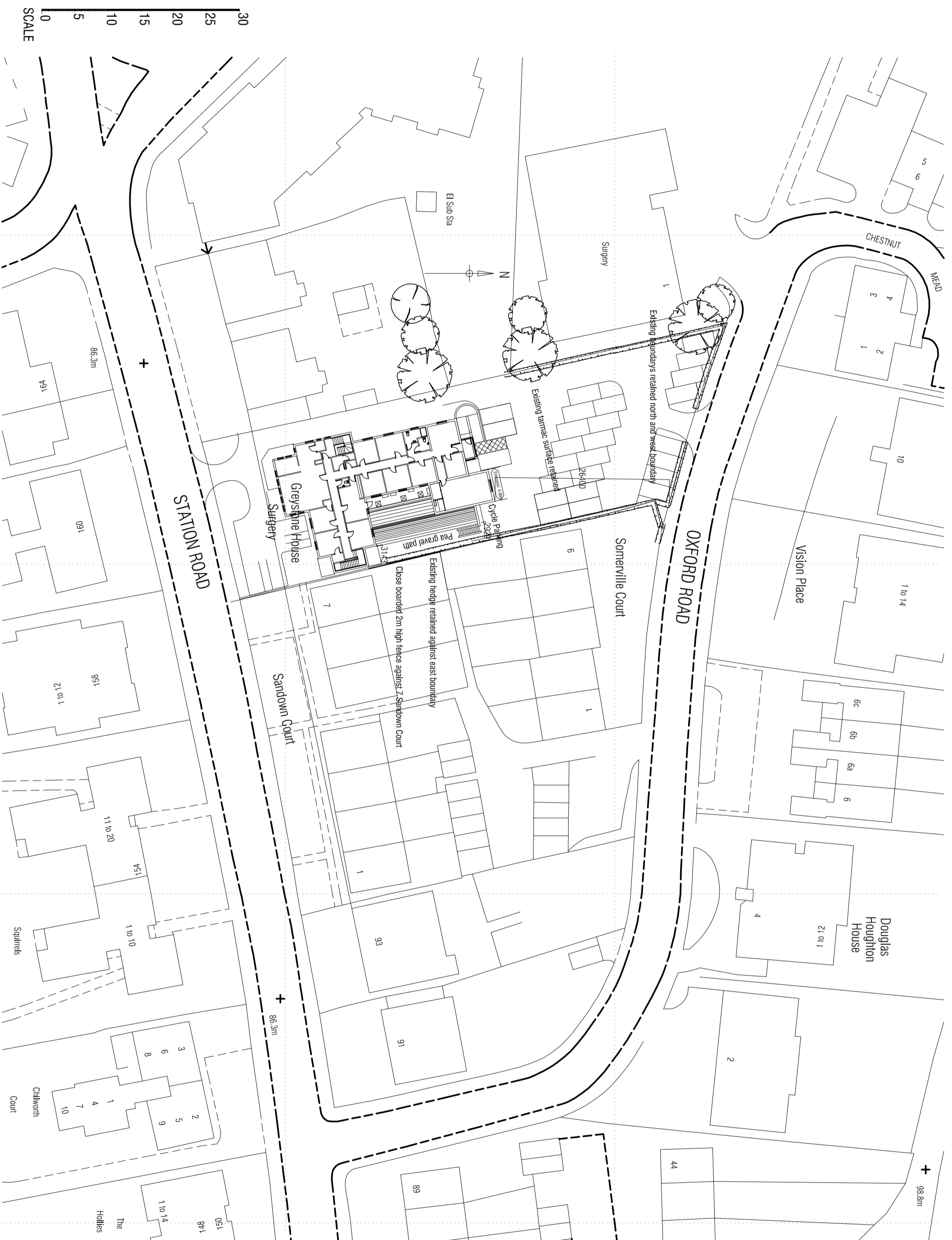
SCALE
 1:100 ON A1

DATE
 15/11/15

NO
 04

REV
 B

NAME
 Niblett Architects (company)



BLOCK PLAN 1:500

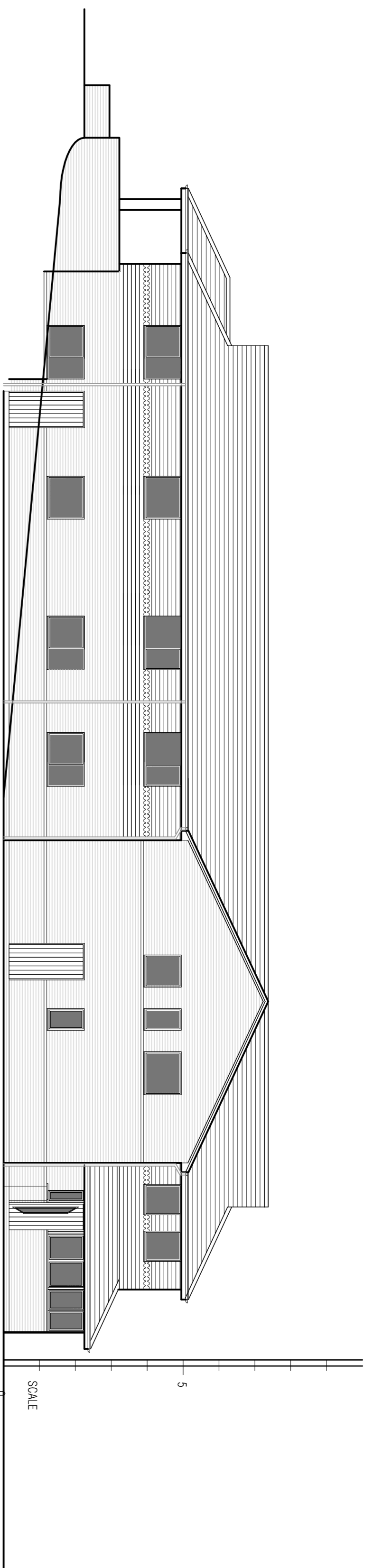
project
 GREYSTONE HOUSE SURGERY
 99 STATION ROAD
 REDMILL
 SURREY

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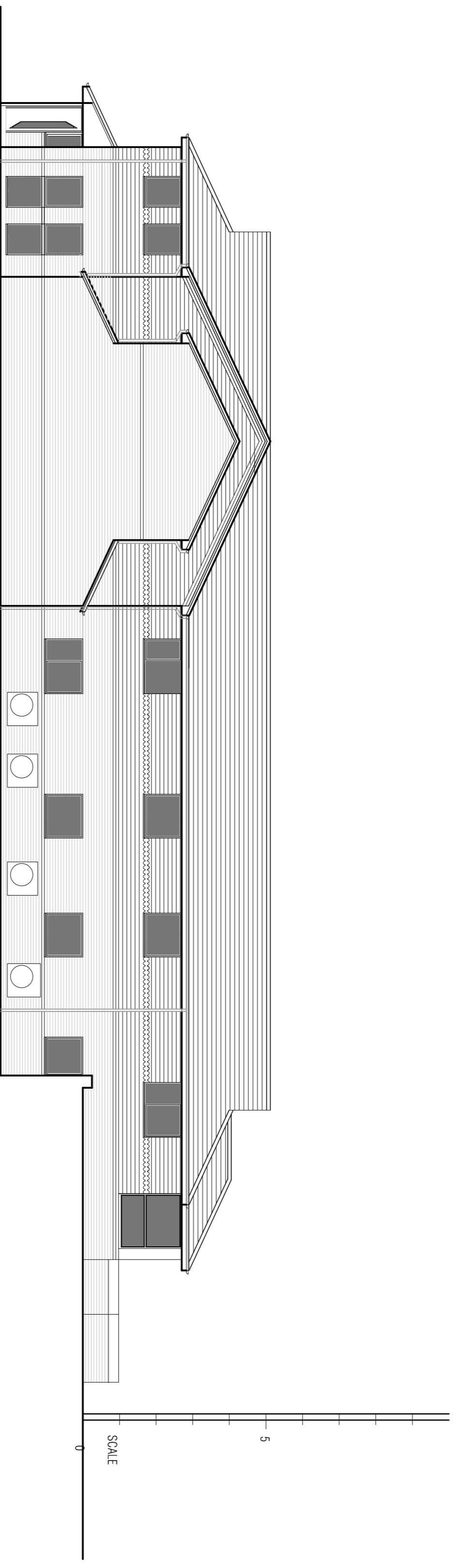
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title	PROPOSED BLOCK PLAN
type	PLANNING
date	19/09/17
scale	1:500 on A2
drawn	NBP
date rev.	15/11/15
	06

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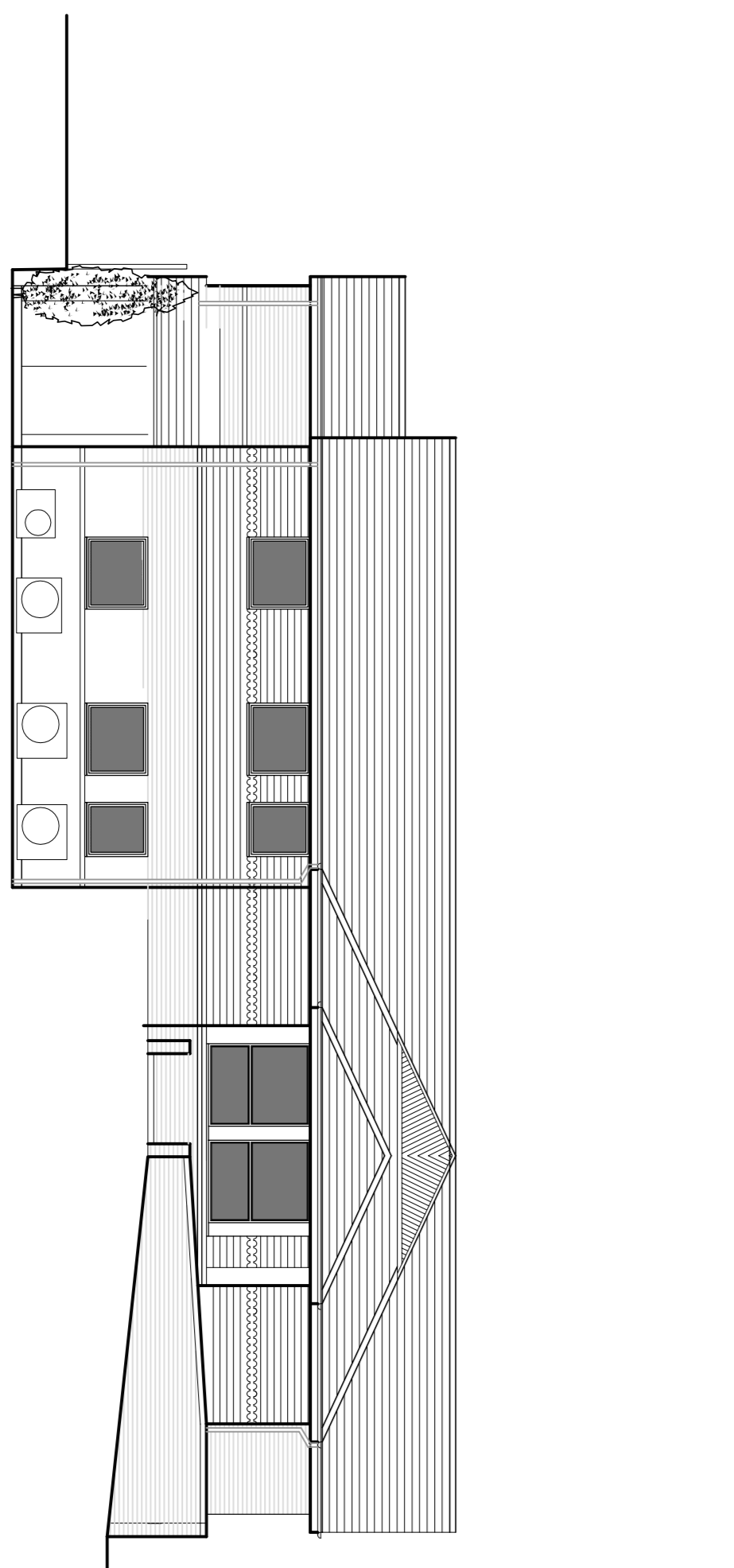


WEST ELEVATION - PROPOSED + EXISTING

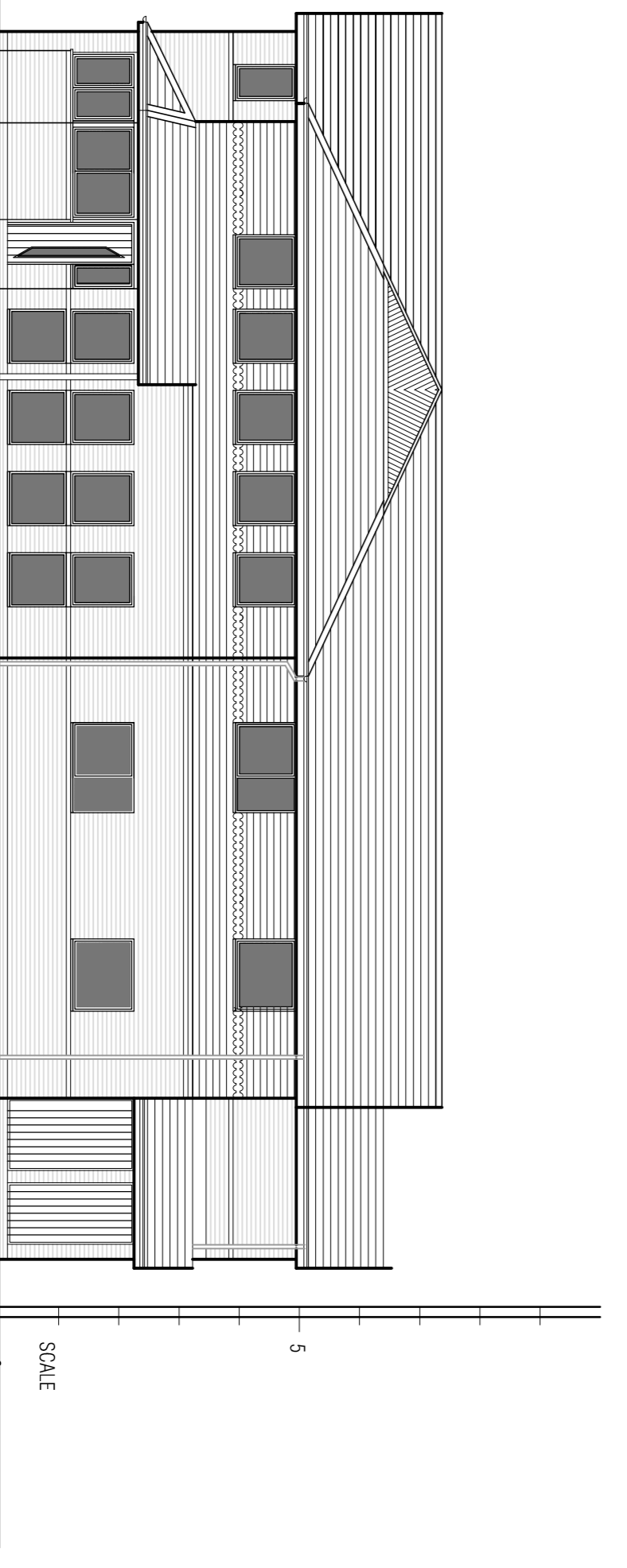


EAST ELEVATION - EXISTING

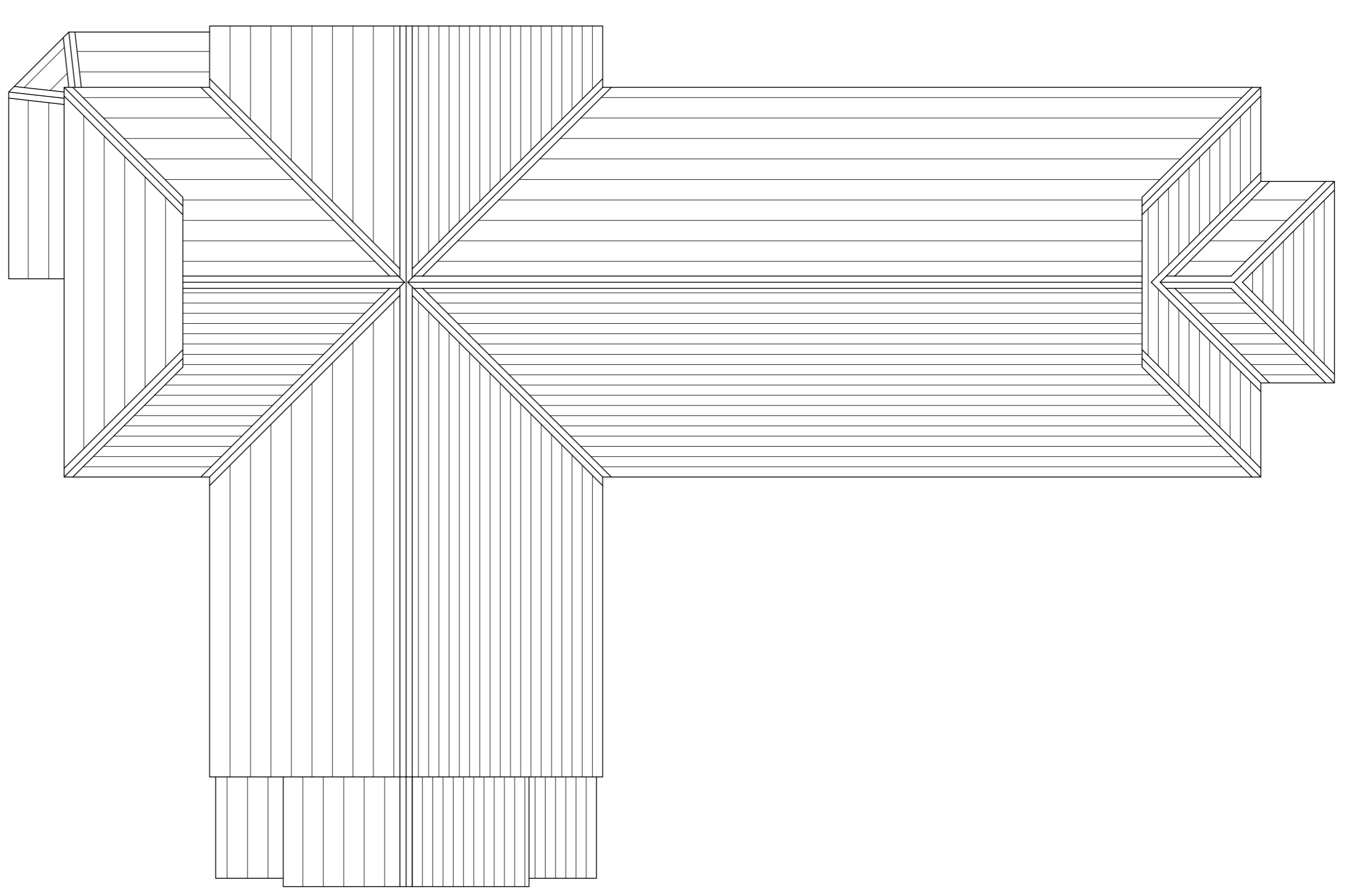
- Materials:
- Roof: Existing Flat interlocking flat Concrete Tiles
 - Walls: Ground Floor Face brickwork red with blue/black bands with tile hanging on the first floor
 - Windows: Double glazed dark stained timber frames
 - RWG: Half round gutters / round mps
 - Fascias: Opaque stained softwood



NORTH ELEVATION - EXISTING



SOUTH ELEVATION - EXISTING



ROOF PLAN

Rev A Existing boundary hedge shown on elevation 02/04/17/NBP

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REDHILL
SURBERY

File: EXISTING ELEVATIONS	Sheet: NBP
Type: PLANNING	Drawn: NBP
Date: 31/01/17	App. No: 15/115
Scale: 1:100 on A1	02 A

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Appeal Decision

Site visit made on 6 November 2017

by Joanna Reid BA(Hons) BArch(Hons) RIBA

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

Decision date: 13th November 2017

Appeal Ref: APP/L3625/W/17/3180730

Greystone House, 99 Station Road, Redhill RH1 1EB

- 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 Drs Aslett and Partners against the decision of Reigate & Banstead Borough Council.
 - The application Ref 17/00232/F, dated 31 January 2017, was refused by notice dated 6 July 2017.
 - The development proposed is two storey extension in brick cavity construction and tile hanging under a tiled roof to the rear of the existing surgery.
-

Decision

1. The appeal is dismissed.

Main issue

2. The main issue is the effect that the proposed development would have on the living conditions of the occupiers of 7 Sandown Court and 9 Somerville Court, with regard to outlook.

Reasons

3. The appeal site slopes down from its car park by Oxford Road at the back towards Station Road at the front. On one side it adjoins the dwellings and their back gardens at 7 Sandown Court and 9 Somerville Court, the siting of which also reflects the sloping topography. The main part of the appeal building, which faces Station Road, is close to the dwelling at 7 Sandown Court but at a lower level, and except for a drive on the opposite side, it takes up much of the width of the front of the site. The existing 2-storey hipped-roofed rear wing is cut into the rising ground fairly close to the drive, so the part of the site that adjoins the dwellings includes an open partly grassed area and steps down to the existing building.
4. The scheme was amended during the application process. The Council's decision was made on the basis of the proposal that was shown on the amended plans. The proposal includes a 2-storey roughly L-plan low-pitched hipped-roofed extension that would enclose a small light well and adjoin the main building and its rear wing. It would be partly cut into the rising ground, so its eaves would align with the existing main roof eaves, but its ridges would be lower.
5. I viewed the site and its surroundings, including the dwellings and their back gardens at 9 Somerville Court and 7 Sandown Court, at my visit. Due to the

relationship of the proposal to the dwelling at 9 Somerville Court, the proposal would alter the outlook from the back of that dwelling and from the patio close by, but that change would not harm its occupiers' outlook. Whilst the proposal would be seen above the intervening fence and planting in some views from the fairly modest back garden of 9 Somerville Court, it would not be so oppressive that its occupiers' living conditions would be harmed.

6. However, due to its height, form, siting and substantial depth, which would be much greater than the depth of the back garden at 7 Sandown Court, the proposal would have an unacceptably overbearing and oppressive effect on the outlook of the occupiers of the dwelling at 7 Sandown Court, in the rooms at the back of their home and in their back garden.
7. The proposal would, amongst other things, create jobs and enable the existing healthcare facilities and services to be expanded. Even so, because the sum of its mainly social and economic benefits would be significantly and demonstrably outweighed by the environmental harm that it would cause to the living conditions of the occupiers of 7 Sandown Court, the proposal would not be in accordance with the presumption in favour of sustainable development.
8. Therefore, I consider that the proposed development would harm the living conditions of the occupiers of 7 Sandown Court, with regard to outlook. It would be contrary to Policy Cf2 of the *Reigate and Banstead Borough Local Plan 2005* which aims for proposals for community facilities to comprise a layout and design which does not adversely affect the amenities of adjoining properties, and the *National Planning Policy Framework* which seeks a good standard of amenity for all existing and future occupants of land and buildings.
9. For the reasons given above and having regard to all other matters raised, the appeal fails.

Joanna Reid

INSPECTOR

