 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:	8	WARD: Horley Central

APPLICATION NUMBER:	17/01586/F	VALID:	12/09/2017 <i>(application restarted)</i>
APPLICANT:	Mr Robin Cook	AGENT:	DPS Sussex Ltd
LOCATION:	LAND TO THE REAR OF 48 MASSETTS ROAD, HORLEY		
DESCRIPTION:	2 x 4 bed detached houses with integral garages, and associated private amenity areas, 3 visitors parking spaces and refuse and recycling storage. As amended on 12/09/2017		
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 is for net 2 dwellings.

SUMMARY

This is a full application for the construction of two detached, four bedroom houses, with accommodation over two floors and integral garaging in the rear garden of 48 Massetts Road. The site would be accessed from Pine Gardens utilising an extension to an existing hammer head adjacent to 32 and 23 Pine Gardens. The site lies within the Massetts Road Conservation Area and is partly covered by Tree Preservation Order Ref: RE710 and a number of individual TPO orders.

This application follows a recently refused scheme for four dwellings that was refused solely on impact to character and harm to the conservation area given its high density, cramped layout with small plot sizes and poor design. This application is considered to overcome these issues with a revised design approach that includes a reduction in number of dwellings, a more spacious layout and a traditional detached design form of improved quality.

The recent planning approvals on the adjacent sites at 50, 52/54 and 56 Massetts Road to the west of the application site raises no in principle objection to such development and this scheme is similar in many respects to those now approved. Subject to conditions regarding materials and an acceptable landscape scheme no objection is raised from the Conservation Officer. The proposed dwellings would be

appropriately spaced from each other and their boundaries, with available space to provide a meaningful landscape scheme. Their relationship and distances to neighbouring properties (approx 30m) would prevent any harmful impact upon neighbouring amenity. The tree officer has assessed the application and confirmed subject to condition the development would have an acceptable impact on trees.

The proposal is therefore considered to accord with the principles of development established at the neighbouring sites and would be in keeping with these. As such it is considered acceptable and fully policy compliant.

RECOMMENDATION

Planning permission is **GRANTED** subject to conditions.

Consultations:

Highway Authority: The County Highway Authority has assessed the application on safety, capacity and policy grounds and is satisfied that the application would not have a material impact on the safety and operation of the adjoining public highway with respect of access, net additional traffic generation and parking. The County Highway Authority therefore has no highway requirements subject to conditions

Horley Town Council – Objection on the grounds of overdevelopment, Inappropriate backland development and design not in keeping with the site’s location adjoining a conservation area.

Contaminated land officer – There is some potential for some limited contamination to be present, so an informative to deal with contaminated land would be required. No objection subject to informative.

Representations:

Letters were sent to neighbouring properties on 21st July 2017, a site notice was posted on 10 August 2017 and advertised in local press on 3 August 2017.

The application was re-started on 12 September following receipt of a revised location plan with updated red line to show connection to the public highway, neighbours were notified of the revised application for a 21 day period commencing 12 September 2017 and a new site notice was posted on 20 September 2017.

9 responses have been received raising the following issues:

Issue	Response
Overdevelopment, Out of character with surrounding area	See paragraph 6.1 – 6.10
Poor design, Harm to Conservation Area	See paragraph 6.1 – 6.10
Overlooking and loss of privacy, overbearing relationship, overshadowing	See paragraph 6.11 – 6.15
Inconvenience during construction	See paragraph 6.14, 6.25 and condition 7
Hazard to highway safety, Increase in traffic and congestion, inadequate parking	See paragraph 6.20 – 6.22 and conditions 8 and 9
Loss of / harm to trees	See paragraph 6.16 – 6.19 and condition 4 and 5
Harm to protected species – (badgers seen on the site and representation refers to a potential badger sett onsite)	See paragraph 6.27
Concern regarding the presence of Japanese knotweed	See paragraph 6.24
Flooding, Drainage/sewage capacity (pond	See paragraph 6.23

on site)	
Noise & disturbance	See paragraph 6.13, 6.25
Crime fears, health fears	See paragraph 6.26, 6.28
Light & air pollution	See paragraph 6.26
Damage to road from previous development	See paragraph 6.28
No need for the development	Each application must be considered on its own merits
Loss of private view	This is not a material planning consideration
Property devaluation	This is not a material planning consideration
Conflict with a covenant	This is not a material planning consideration
Harm to green belt / countryside	The site is not located in the green belt / countryside

1.0 Site and Character Appraisal

- 1.1 The site is the former rear portion of a long rear garden belonging to 48 Massetts Road, separated by timber fencing from the car parking area of the donor property and located within the Massetts Road Conservation Area. The site is overgrown with a number of bushes and trees, with many of the trees covered by Tree Preservation Order RE710, whilst others are protected under separate individual orders. A small pond is located within the site.
- 1.2 48 Massetts Road is a guest house which has a large single storey rear extension. The site is adjacent to the rear gardens of 46 Massetts Road (a hotel) and 50 Massetts Road (converted to flats) and abutting the northern boundary is 30 and 32 Pine Gardens, 3 storey townhouses. Pine Gardens is a relatively recent development outside of the Conservation Area, built to a higher density than Massetts Road properties with little resemblance to them in both form and design.
- 1.3 To the west of the site, planning permission was granted for a similar pair of dwellings located at the rear of 54 Massetts Road (ref 11/00758/F) and a subsequent pair at 56 Massetts road (15/01167/F) which have since been built. Planning permission was granted by this planning committee last month for a further pair of dwellings to the rear of 50 Massetts Road.
- 1.4 The site is located in a sustainable urban location, with good transport links and with access to local services and facilities

2.0 Added Value

- 2.1 Improvements secured at the pre-application stage: The opportunity did not arise because the applicant did not approach the Local Planning Authority before submitting the application.
- 2.2 Improvements secured during the course of the application: The application was revised to extend the red line such that it incorporated connection to the public highway.
- 2.3 Conditions are proposed to secure further improvements to the scheme.

3.0 Relevant Planning and Enforcement History

3.1	17/00664/F	4 x 3 bedroom town houses with integral garages, and associated works	Refused 16 May 2017
3.2	16/01971/CAN	Fell one beech	Approved
3.3	16/01444/TPO	Amended specification Reduce height of row of leyland cypress to 13 metres and fell one purple plum	Approved with conditions
3.4	16/00160/TPO/AP	Fell group of cypress located within group G8, fell one purple plum located within G8	Refused Appeal allowed

Land to the rear of 46 – 58 Massetts Road

3.5	95/09390/OUT	14 dwellings comprising 13 x 3 bed units and 1 x 4 bed units and access	Non-determination Appeal dismissed 23 February 1996
3.6	94/11130/OUT	Erection of 21 x 2 storey	Refused 3 April 1995 Appeal withdrawn 27 October 1995

Neighbouring sites

3.7	11/00758/F	<u>Land to the rear of 54 Massetts Road</u> Erection of 2 x 4 bed houses	Approved 8 July 2011
3.8	15/01167/F	<u>Land to the rear of 56 Massetts Road</u> Erection of 2 x 4 bed houses	Approved 05 January 2016
3.9	17/01969/F	<u>Land to the rear of 50 Massetts Road</u> Erection of 2 x 4 bed houses	Approved 3 November 2017

4.0 Proposal and Design Approach

- 4.1 This is a full application for the erection of two detached four bedroom houses with accommodation over two floors and integral garages in the rear garden of 48 Massetts Road. The properties are located 2m apart with a gap of 3.45m to the western side boundary and a gap of 1.4m from the eastern side boundary. This is comparable to the layout of other recent infill development in the area.
- 4.2 The site would be accessed from Pine Gardens utilising an extension to an existing hammer head adjacent to 32 and 23 Pine Gardens.
- 4.3 The proposed dwellings are of traditional design set over two storeys with traditional facing materials to meet the Horley local distinctiveness design guide. The western plot has been set back to minimise impact on the nearby protected oak tree. Private amenity areas are provided with space for refuse and recycling storage. Both dwellings would include an integral garage and parking space in front. Three visitor spaces are also provided.
- 4.4 A design and access statement should illustrate the process that has led to the development proposal, and justify the proposal in a structured way, by demonstrating the steps taken to appraise the context of the proposed development. It expects applicants to follow a four-stage design process comprising:
Assessment;
Involvement;
Evaluation; and
Design.
- 4.5 Evidence of the applicant's design approach is set out below:

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

- 4.6 Further details of the development are as follows:

Site area	1320 Sqm
Proposed parking spaces	7 (inc. 3 visitor spaces)
Parking standard	4 (maximum)
Net increase in dwellings	2

5.0 Policy Context

5.1 Designation

Urban
Tree Preservation Order RE710
Massetts Road Conservation Area

5.2 Reigate and Banstead Core Strategy

CS1(Sustainable Development)
CS4 (Valued Townscapes and Historic Environment)
CS10 (Sustainable Development),
CS11 (Sustainable Construction),
CS14 (Housing Needs)
CS15 (Affordable Housing)
CS17 (Travel Options and accessibility)

5.3 Reigate & Banstead Borough Local Plan 2005

Landscape & Nature Conservation	Pc4,
Conservation Areas	Pc12, Pc13
Housing	Ho9, Ho13, Ho14, Ho16,
Utilities	Ut4
Movement	Mo5, Mo7

5.4 Other Material Considerations

National Planning Policy Framework	
National Planning Practice Guidance	
Supplementary Planning Guidance	Surrey Design Local Distinctiveness Design Guide A Parking Strategy for Surrey Parking Standards for Development Affordable Housing

Other	Human Rights Act 1998 Community Infrastructure Levy Regulations 2010
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6.0 Assessment

- 6.1 The application site is situated within the urban area where there is a presumption in favour of sustainable development and where the principle of such residential development is acceptable in land use terms.
- 6.2 Whilst there have been previous refusals on this site they related to a significantly higher number of dwellings and materially different site layout. In recent years the principle of development has been accepted in the long rear gardens of this part of Massetts Road, noting the planning approvals each for 2 detached dwellings at land to the rear of 50, 54 and 56 Massetts Road which raised no in principle objection to such development.
- 6.3 In light of the above there is no objection in principle to a potential redevelopment of the site and such a redevelopment would help the Council meet some of the Borough's identified housing need and furthermore would be welcomed as a contribution to housing supply. However, the assessment of acceptability in this case rests upon considering the impact of the proposal and resultant harm and the need to provide additional housing, and its resultant benefit.
- 6.4 The main issues to consider are:
- Design appraisal
 - Neighbour amenity
 - Impact on trees
 - Highway matters
 - Other matters raised by neighbour consultation
 - Affordable Housing
 - Community Infrastructure Levy

Design appraisal

- 6.5 This application follows a recently refused scheme for four, three bedroom townhouses on the site that was refused as the proposed design and layout (specifically the number, uncharacteristically small plots and staggered unbroken terrace design) was considered to result in a cramped overdevelopment of the site, harmful to the spacious character of the area and failed to preserve the character of the Conservation area. This scheme seeks to overcome this previous reason for refusal with a revised design approach.
- 6.6 Local plan policy Ho14 relates specifically to back land development. It states that such development must comply with a number of criteria. For example that the general pattern and form of development in the area is maintained and that proposed plot sizes and spacing between buildings reflect that predominating within the surrounding area.
- 6.7 The site in its current form has been sub-divided from the donor property and has become overgrown. It does not feature within the Massetts Road street

scene, being concealed by the existing large housing and its distance from this frontage. The revised lower density layout (2 as opposed to 4 units) is a significant improvement on the previous application with detached, traditional forms now proposed which better reflect the positive design notes and character of the buildings along Massetts Road. The proposed dwellings compare favourably to the dwellings in Pine Gardens, which is a tight-knit arrangement of dwellings with areas of communal landscaping and soft landscaping within their front gardens. They are detached in nature, 2 metres apart with a relatively good level of spacing from their side boundaries and areas to the front available for landscaping. The siting and layout is therefore more generous than those in Pine Gardens and not too dissimilar to the layout of properties within Massetts Road.

- 6.8 With the neighbouring plots to the west having been subdivided, being located within the urban area and developed, the principle of subdivision is acceptable in this case. The proposed density would match that of the adjacent developed sites and is less than that of Pine Gardens and is considered acceptable.
- 6.9 Given the sites location the conservation and heritage officer was consulted on the proposal. Due to the length of the gardens there have been a number of backland developments on this part of Massetts Road which are accepted in conservation area terms, as the gardens are considered sufficient long for the developments to be screened from the road. Visibility increases with winter views and therefore a high standard of materials is expected and there is a need to provide planting to the donor property garden and the rear of the new houses to maintain the leafy back drop to the villas, as foliage backdrops between the villas on Massetts Road is important to the character. In light of the above there is no objection from a conservation viewpoint and the development is considered to have an acceptable impact on the conservation area subject to a detailed materials condition and a condition to secure a landscaping scheme.
- 6.10 The proposed dwellings are of traditional design set over two storeys with traditional facing materials to meet the Horley local distinctiveness design guide. Each has a traditional hipped roof, with clay tile hanging and a gable to the front to add interest to the dwellings. Subject to securing appropriate materials and an acceptable landscape scheme as noted above the dwellings would sit comfortably within the site and its surroundings and the revised design approach is considered to overcome the previous reason for refusal relating to character.

Neighbour amenity

- 6.11 The proposal is sufficient distance from Massetts Road dwellings (in excess of 40m) to avoid any significant impact upon their amenity, noting that no 46 utilise part of their rear garden for hotel parking. A landscape scheme is conditioned to improve the visual appearance and alleviate any impact from the hotel's extended car park.

- 6.12 The proposed units are approximately 30 metres at their closest point from the rear elevation of nos. 30 and the flank elevation of 23 Pine Gardens. This distance and juxtaposition of the proposal ensures that no adverse loss of privacy, overlooking, overbearing or overshadowing effects would occur to these properties. Similarly the impact on the recently approved dwellings to the rear of 50 Massetts Road would be acceptable, being a flank-to-flank relationship similar to other suburban layouts, subject to the use of obscure glazing at first floor in the east and west elevations, which would be secured by condition.
- 6.13 Access to the proposal would result in additional traffic movements near to Pine Gardens properties, but the access is appropriately separated from windows of these dwellings to ensure that the increase in car/people movements would not cause significant noise and disturbance upon them.
- 6.14 The construction phase is an inevitable consequence of any development, and separate legislation exists to protect neighbours from unacceptable levels of noise and disturbance. A condition to secure a Construction Management Plan is proposed which can control hours expected hours of work.
- 6.15 While giving rise to a degree of change in the relationship between buildings, the proposed scheme would not adversely affect the amenity of neighbouring properties, and complies with policy Ho9.

Impact on Trees

- 6.16 The site is covered by a large group Tree Preservation Order Ref: RE710, together with a number of individual TPOs and the Conservation Area designation. The application has been supported by Arboricultural information compiled in accordance with the guidelines, advice and recommendations contained within British Standard 5837 Trees in relation to design' demolition and construction- Recommendations. Trees on site have been assessed for their suitability for retention within the proposed development.
- 6.17 The development will result in the loss of 10 trees within the 'C' category, together with G1 (various small self-seeded trees), trees that are categorised 'U' will require removal on Arboricultural grounds whether development proceeds or not. Trees to be removed are located mainly within the centre of the site and their loss will not result in any significant loss of visual amenity, nor would their loss result in any adverse affect on the character and appearance of the conservation area.
- 6.18 A small section of the north-west elevation of the western proposed dwelling and areas of hardstanding and parking bays will result in an incursion into the RPAs of retained trees, T1 and T6 together with the RPA of a partially surveyed off site tree to the north-east of the site. Supervised excavation utilising hand tools will be required monitored by the retained Arboricultural Consultant. Some facilitation pruning is required to retained tree T6 (oak) to lift SE side of crown to 6m, this pruning is considered to be minor and will prevent aerial crown damage to the retained trees through the construction

process. Tree protection measures are clearly set out within the TPP and areas where specialist construction techniques, qualified Arboricultural supervision and monitoring are clearly identified, subject to all these measures being adhered to the trees shown for retention should avoid any unnecessary damage or disturbance to their rooting environment that would affect their long term retention.

- 6.19 The development is considered to be acceptable in Arboricultural and landscape terms subject to conditions being imposed. The final engineering details in respect of levels, design of access drive, soakaways and underground services will need to be finalised. To ensure that consistency of tree protection measures, qualified supervision and monitoring is maintained through the construction process an arboricultural condition is recommended to deal with these final matters. In addition to the arboricultural condition a landscape condition to secure replacement tree planting and meaningful landscape, particularly on the boundaries of the donor property is proposed.

Highway matters

- 6.20 The site would be accessed from Pine Gardens utilising an extension to an existing hammer head adjacent to 32 and 23 Pine Gardens. The application proposes 7 parking spaces including 3 visitor spaces, with each dwelling having access to a private garage and a curtilage parking space.
- 6.21 The County Highway Authority note the proposed vehicular access is to be provided over an area of private land that connects to Pine Gardens. Construction of the new access is therefore likely to have a minimal impact upon the adjacent public highway. However, if works are likely to affect the public highway, the applicant is advised they would need to obtain a licence from the Highway Authority before works to the access are carried out.
- 6.22 The County Highway Authority having considered any local representations 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 access, parking, and the requirement for a construction transport management plan.

Other matters raised by neighbour consultation

- 6.23 The site is not within a flood zone and issues of drainage and sewage would be dealt with under Building Regulations. There is an existing pond on the development site, it is noted a condition could be applied to a grant of permission to ensure that sustainable drainage is present on the site and an appropriate surface water drainage scheme implemented to ensure acceptable drainage of surface water.
- 6.24 Objection was received on the grounds of the presence of Japanese Knotweed on site and its potential to be spread; this is governed by separate legislation covering the handling and disposal of knotweed.

- 6.25 Concern has been raised regarding the potential for the proposed development to cause noise and disturbance, and the inconvenience and impact upon neighbour safety that may occur during the construction of the dwellings. The proposed development would be in residential use and is not considered to result in a significant level of noise and disturbance and if approved, statutory nuisance legislation exists to control any substantial inconvenience that may occur during the construction phase of the development.
- 6.26 Objection on the grounds air and light pollution was raised. The site would be in residential use and is not considered to result in a harmful impact upon neighbour amenity in this regard. Objection was raised on the ground of health fears; however there is no evidence provided which would suggest that the development would represent a health risk to residents.
- 6.27 An ecology report was submitted with the application prepared by a qualified ecologist. In light of this report and the qualifications of its author the proposal is not considered to cause undue harm to existing wildlife. Notwithstanding the above and noting that residents identify badgers have been seen on the site, badgers are protected by law and the protected species legislation applies independently of planning permission.
- 6.28 Objection was raised on the grounds of damage to the road caused by a previous development; this would be a matter between the developer of that site and the Highways Authority. Concern was raised in relation to crime fears that may occur as a result of the proposed development. It is considered that the proposal would not result in any material crime issues on the site over and above the present situation.

Affordable Housing

- 6.29 Core Strategy Policy CS15 and the Council's Affordable Housing SPD require financial contributions towards affordable housing to be provided on housing developments of 1-9 units. However, in November 2014, the Government introduced policy changes through a Written Ministerial Statement and changes to the national Planning Practice Guidance which restrict the use of planning obligations to secure affordable housing contributions from developments of 10 units or less. These changes were given legal effect following the Court of Appeal judgement in May 2016.
- 6.30 In view of this, and subsequent local appeal decisions which have afforded greater weight to the Written Ministerial Statement than the Council's adopted policy, the Council is not presently requiring financial contributions from applications such as this resulting in a net gain of 10 units or less. The absence of an agreed undertaking does not therefore warrant a reason for refusal in this case.

Community Infrastructure Levy (CIL)

6.31 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. This development would be CIL liable with the exact amount to be determined and collected after the grant of planning permission.

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
Location Plan	P1		14.09.2017
Elevation Plan	P4	A	14.09.2017
Floor Plan	P3	A	14.09.2017
Site Layout Plan	P2	A	14.09.2017
Arb / Tree Protection Plan	TPP 03		14.09.2017

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

3. No development shall take place until the developer obtains the Local Planning Authority's written approval of details of both existing and proposed ground levels and the proposed finished ground floor levels of the buildings. The development shall be carried out in accordance with the approved levels.
Reason: To ensure the Local Planning Authority are satisfied with the details of the proposal and its relationship with adjoining development and to safeguard the visual amenities of the locality with regard to Reigate and Banstead Borough Local Plan 2005 policy Ho9.
4. Notwithstanding the drawings, the proposed external finishing materials and details shall be carried out using the external facing materials and details specified below and there shall be no variation without the prior approval in writing of the Local Planning Authority;
 - a) All tiles and tile hanging shall be of handmade or handcrafted sandfaced plain clay tiles.
 - b) All external joinery shall be of painted timber with architrued bargeboards with box ends omitted.
 - c) All windows shall be white painted timber vertically sliding sashes set back behind the reveal at one brick depth.

e) All brickwork shall be of handmade sandfaced brick in dark red stocks or multistocks.

f) All arches in brickwork shall be of gauged brick.

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

5. No development shall commence including demolition and or groundworks preparation until a detailed, scaled Tree Protection Plan (TPP) and the related Arboricultural Method Statement (AMS) is submitted to and approved in writing by the Local Planning Authority (LPA). These shall include details of the specification and location of exclusion fencing, ground protection and any construction activity that may take place within the Root Protection Areas of trees (RPA) shown to scale on the TPP, including the installation of service routings. The AMS shall also include a pre-start meeting, supervisory regime for their implementation & monitoring with an agreed reporting process to the LPA. All works shall be carried out in strict accordance with these details when approved.

Reason: To ensure good arboricultural practice in the interests of the maintenance of the character and appearance of the area and to comply with British Standard 5837:2012 'Trees in Relation to Design, demolition and Construction – Recommendations' and policies Pc4, Pc12 and Ho9 of the Reigate and Banstead Borough Local Plan

Informative:

The use of a suitably qualified arboricultural consultant is essential to provide acceptable submissions in respect of the arboricultural tree condition above. All works shall comply with the recommendations and guidelines contained within British Standard 5837

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

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

All new tree planting shall be positioned in accordance with guidelines and advice contained in the current British Standard 5837. Trees in relation to construction.

Any trees shrubs or plants planted in accordance with this condition which are removed, die or become damaged or become diseased within five years

of planting shall be replaced within the next planting season by trees, shrubs of the same size and species.

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

Informative:

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

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) measures to prevent the deposit of materials on the highway
- (e) hours of work

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 occupied unless and until the proposed vehicular access to Pine Gardens has been constructed in accordance with the approved plans.

Reason: The above conditions are required in order that the development should not prejudice highway safety nor cause inconvenience to other highway users to satisfy policies Mo5 and Mo7 of the Reigate and Banstead Borough Local Plan 2005 and the objectives of the NPPF 2012.

9. The development hereby approved shall not be first occupied unless and until space has been laid out within the site in accordance with the approved plans for vehicles to be parked and for vehicles to turn so that they may enter and leave the site in forward gear. Thereafter the parking /turning areas shall be retained and maintained for their designated purposes.

Reason: The above conditions are required in order that the development should not prejudice highway safety nor cause inconvenience to other highway users to satisfy policies Mo5 and Mo7 of the Reigate and Banstead Borough Local Plan 2005 and the objectives of the NPPF 2012.

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

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

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

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

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

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

13. No development shall be commenced until details of a surface water attenuation strategy have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in strict accordance with the approved details.

Reason: To mitigate against the risk of flooding on or off site with regards Policy Ut4 of the Reigate and Banstead Borough Local Plan 2005.

INFORMATIVES

1. Your attention is drawn to the safety benefits of installing sprinkler systems as an integral part of new development. Further information is available at www.firesprinklers.info.
2. The applicant is encouraged to provide renewable technology within the development hereby permitted in order to reduce greenhouse gas emissions.
3. Your attention is drawn to the fact that this permission is subject to an infrastructure contributions payment. There is a requirement to notify the Council in advance of commencement of development. Payment then becomes due.

On commencement of development, notice should be sent to the Planning Authority in writing or email to planning.applications@reigate-banstead.gov.uk advising that works have started. The sum described above is payable within a period of 28 days from commencement of development.

The development, once started, will be monitored by my enforcement staff to ensure compliance with the legal agreement and the conditions. Failure to

pay the agreed infrastructure contribution will result in legal action being taken against the developer and/or owner of the land for default of the relevant agreement.

4. The applicant is advised that prior to the initial occupation of any individual dwelling hereby permitted, a 140 litre wheeled bin conforming to British Standard BSEN840 and a 60 litre recycling box should be provided for the exclusive use of the occupants of that dwelling. Prior to the initial occupation of any communal dwellings or flats, wheeled refuse bins conforming to British Standard BSEN840, separate recycling bins for paper/card and mixed cans, and storage facilities for the bins should be installed by the developer prior to the initial occupation of any dwelling hereby permitted. Further details on the required number and specification of wheeled bins and recycling boxes is available from the Council's Neighbourhood Services on 01737 276501 or 01737 276097, or on the Council's website at www.reigate-banstead.gov.uk. Bins and boxes meeting the specification may be purchased from any appropriate source, including the Council's Neighbourhood Services Unit on 01737 276775.
5. 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.

6. 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.

7. The permission hereby granted shall not be construed as authority to carry out any works on the highway. The applicant is advised that prior approval must be obtained from the Highway Authority Local Highways Service Group (0300 200 1003) before any works are carried out on any footway, footpath, carriageway, or verge to form or modify a vehicle crossover or to install dropped kerbs. Please see:
www.surreycc.gov.uk/roads-and-transport/road-permits-and-licences/vehicle-crossovers-or-dropped-kerbs.
8. The developer is reminded that it is an offence to allow materials to be carried from the site and deposited on or damage the highway from uncleaned wheels or badly loaded vehicles. The Highway Authority will seek, wherever possible, to recover any expenses incurred in clearing, cleaning or repairing highway surfaces and prosecutes persistent offenders. (Highways Act 1980 Sections 131, 148, 149).
9. The developer is advised that as part of the detailed design of the highway works required by the above conditions, the County Highway Authority may require necessary accommodation works to street lights, road signs, road markings, highway drainage, surface covers, street trees, highway verges, highway surfaces, surface edge restraints and any other street furniture/equipment.

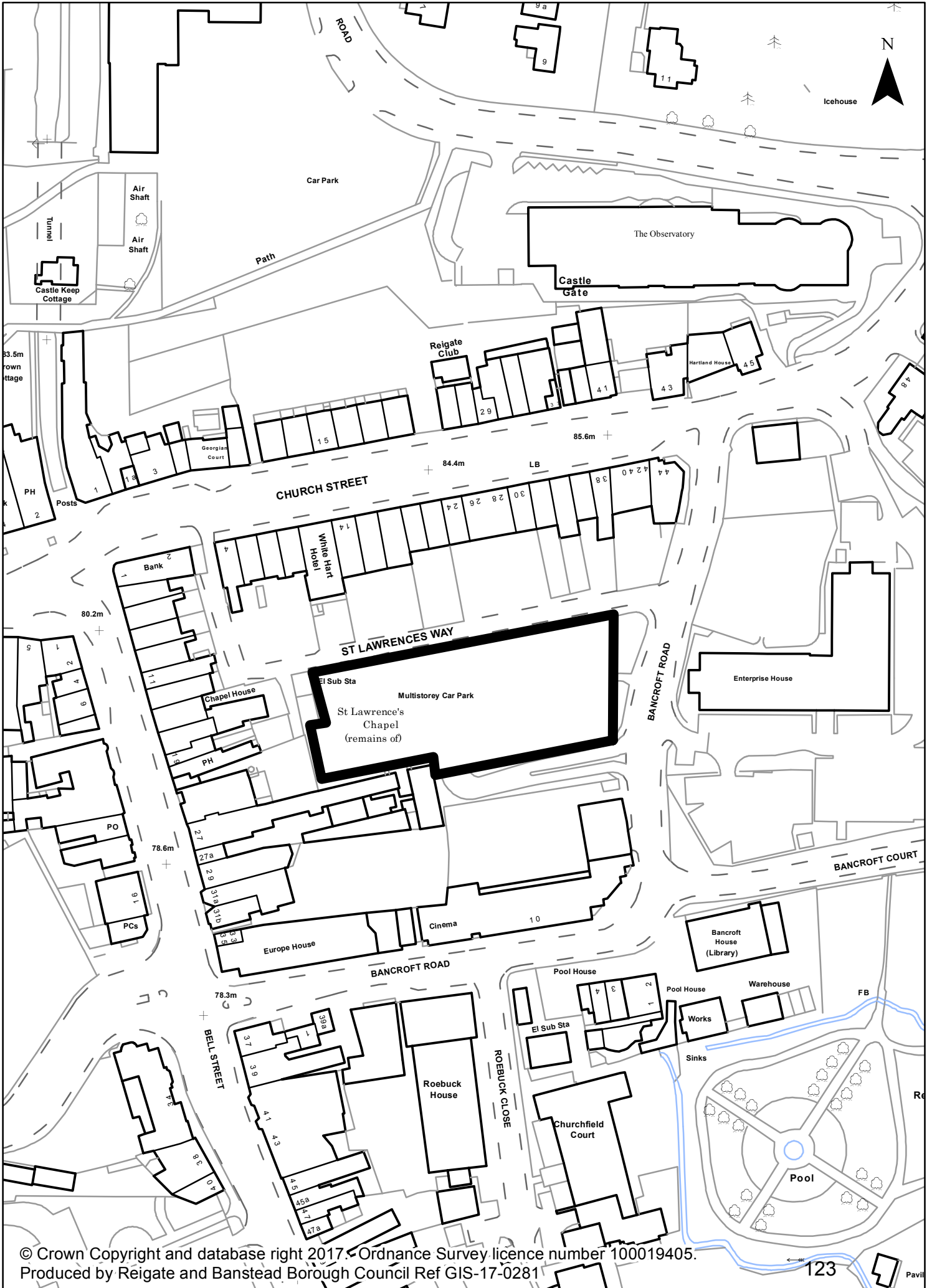
REASON FOR PERMISSION

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

Proactive and Positive Statements

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

17/02064/F - Bancroft Road Public Car Park, Bancroft Road, Reigate, Surrey



ACCOMMODATION SCHEDULE

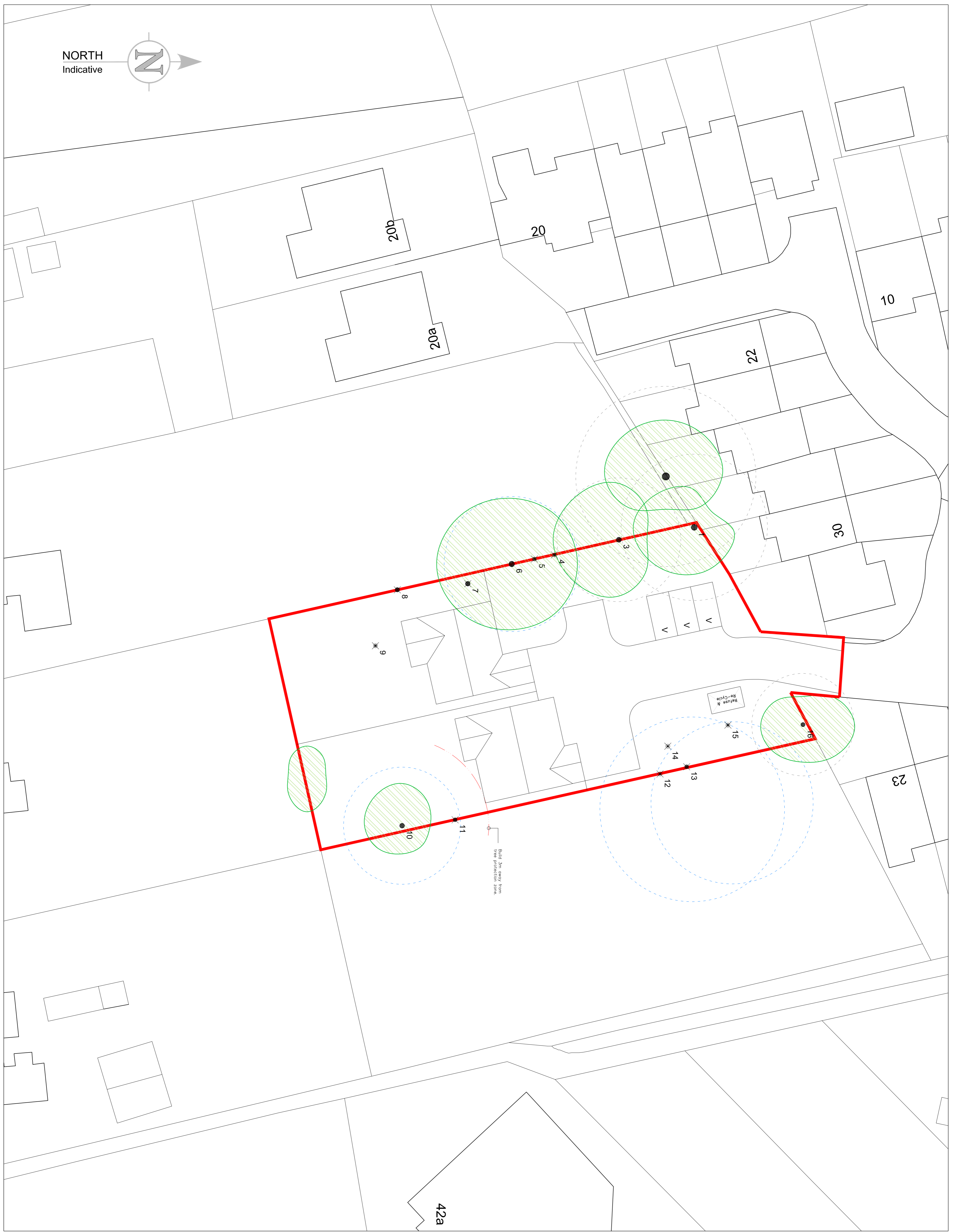
- 2 x 4 Bed Detached Houses
- Plot 1 - 161m²
- Plot 2 - 147m²

Dwelling floor area does not include the integral garages at 16m²

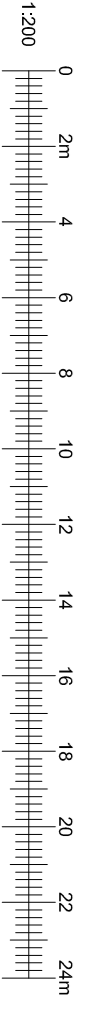
- 2 x Integral Garages
- 3 x Visitors Spaces

Site Area = 0.1276 hectares

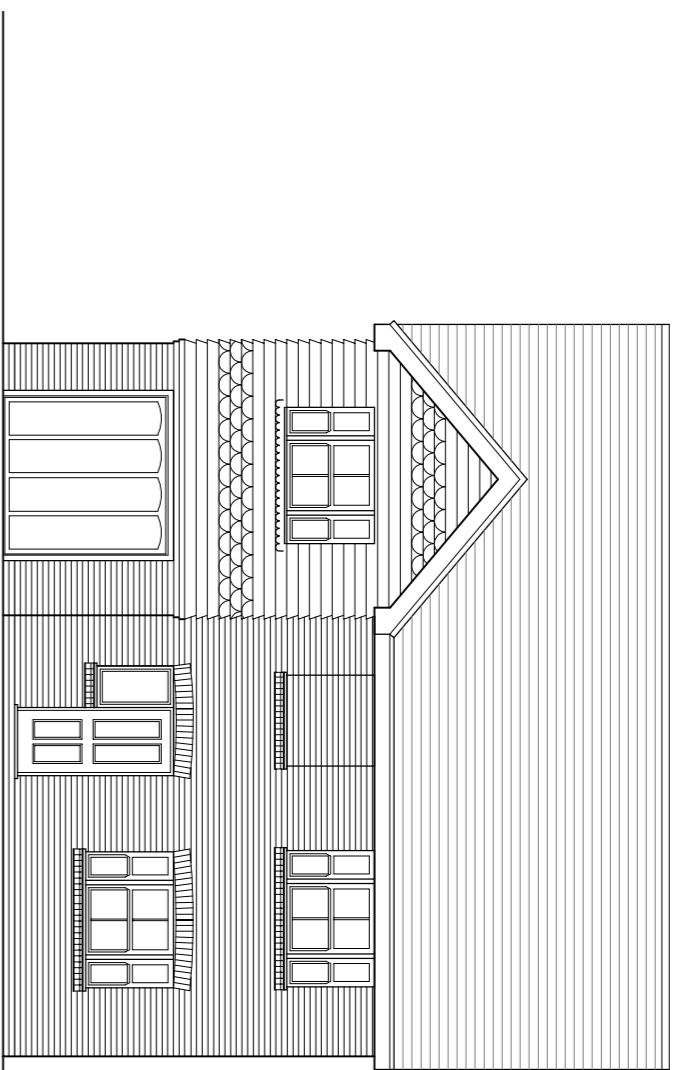
Development Density = 15 dwellings per hectare



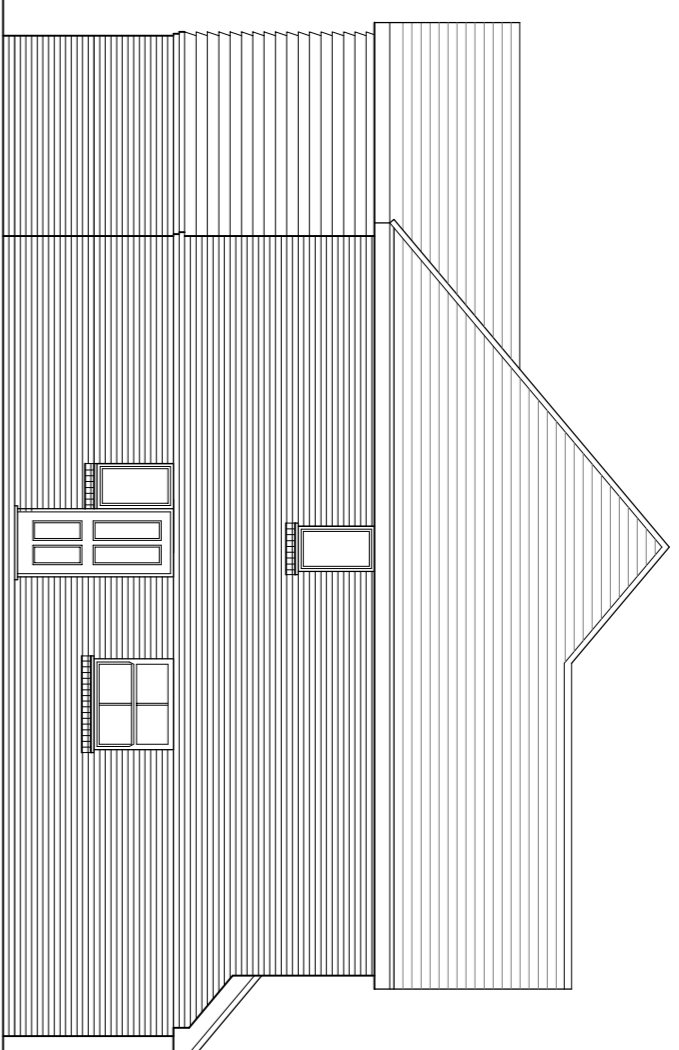
PROPOSED SITE PLAN



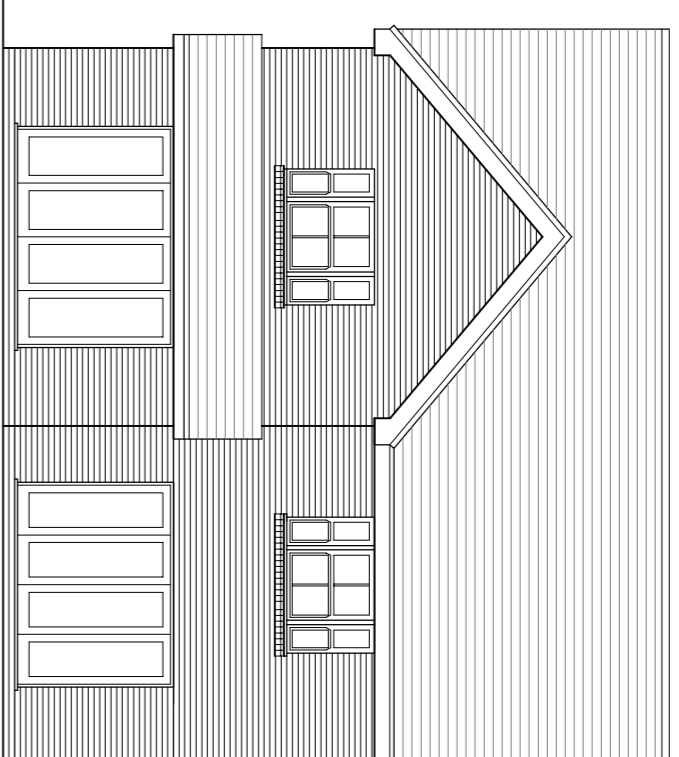
<p>Rev. B Red Line revised 06.09.17</p> <p>Rev. A Drive revised to suit retained trees 16.06.17</p> <p>Rev. Description: Date:</p>	<p>Architectural Consultants</p> <p>dps</p> <p>CIAT</p>
<p>Site: Land to the rear of 48 Massetts Road HORLEY</p>	<p>Drawing No. 722.MRH.100 Rev. B</p> <p>Scale: 1:200 - A1</p> <p>Date: May 2017 Drawn: DPS Sussex Ltd</p>
<p>Drawing Title: SITE LAYOUT</p>	



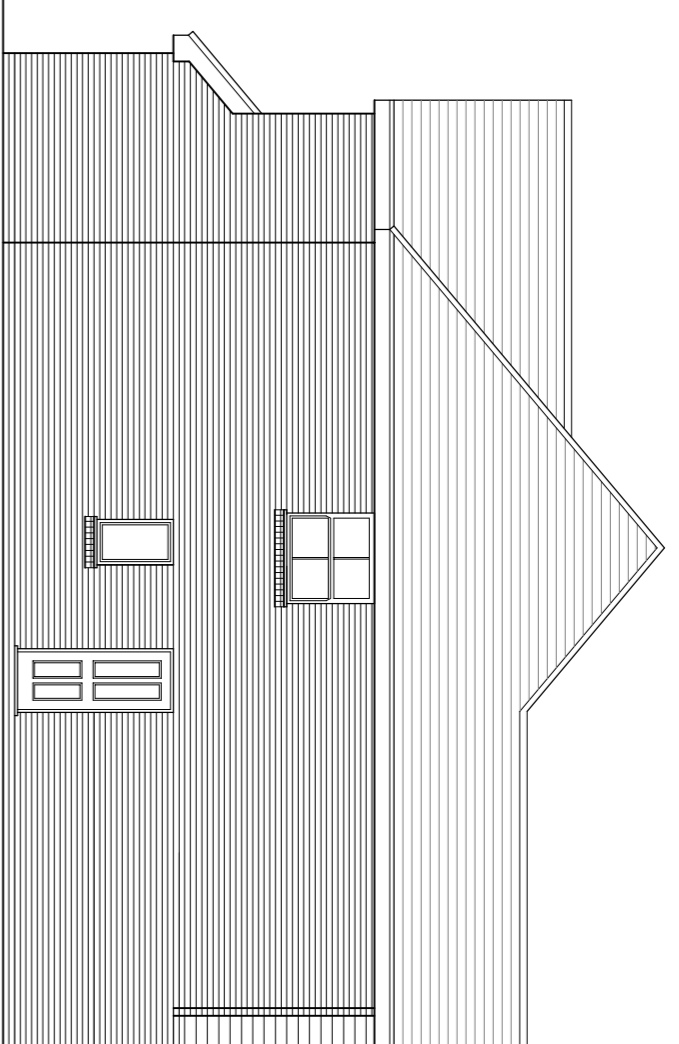
FRONT ELEVATION



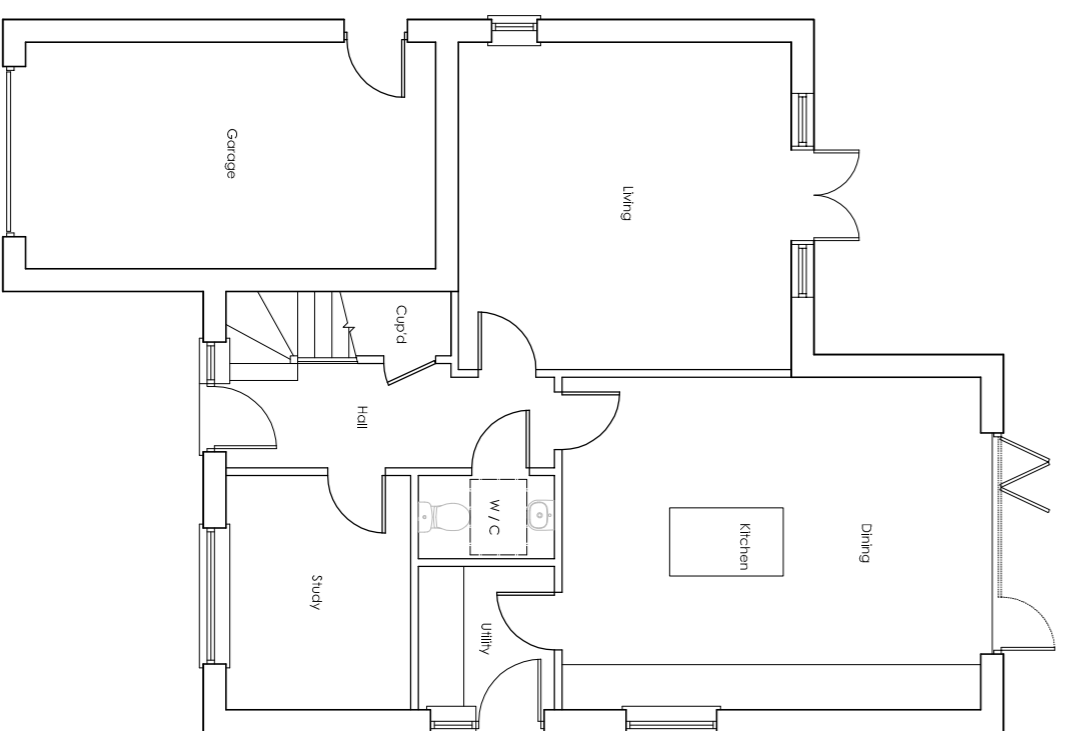
SIDE ELEVATION



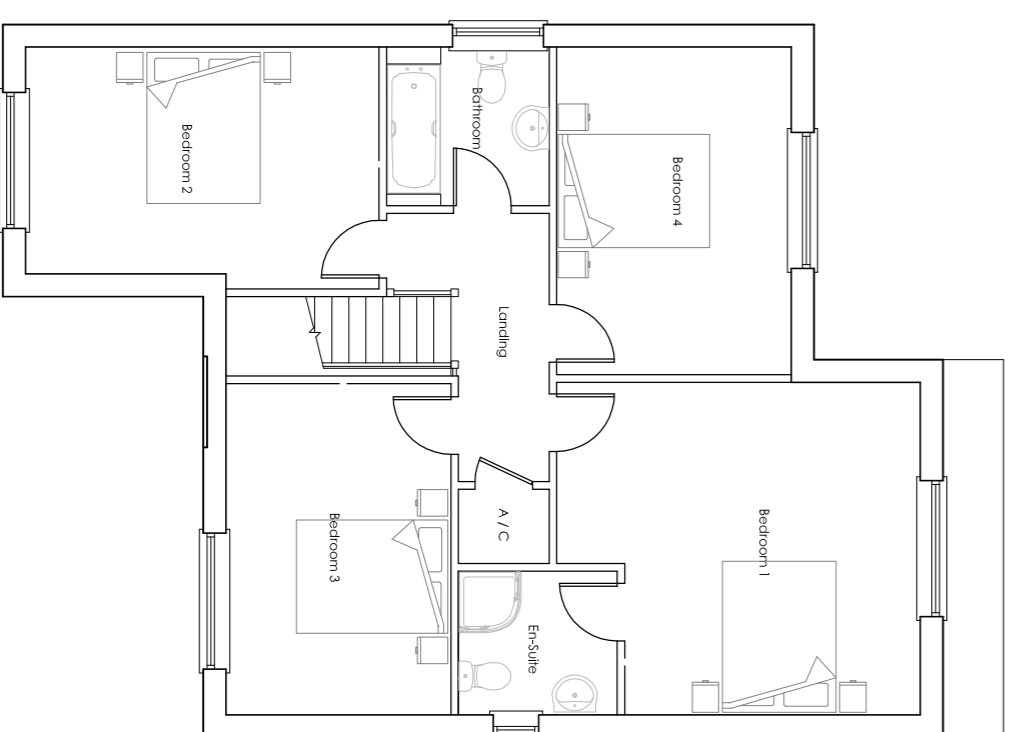
REAR ELEVATION



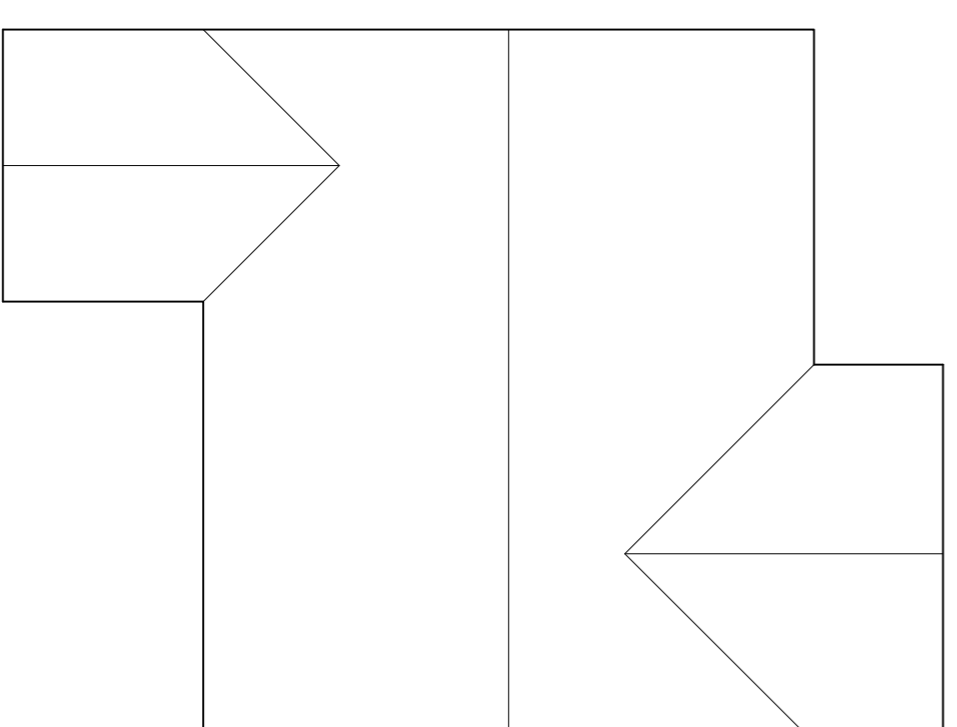
SIDE ELEVATION



GROUND FLOOR PLAN

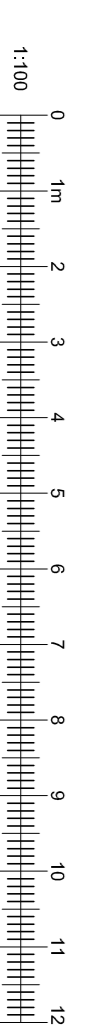


FIRST FLOOR PLAN

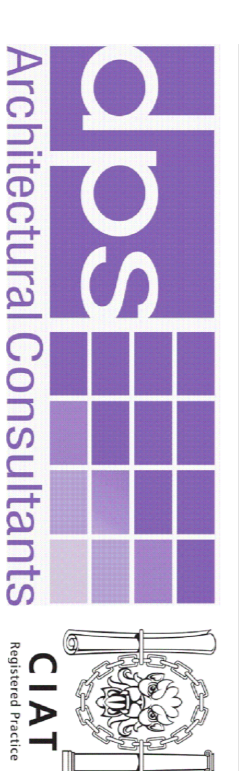


ROOF PLAN

GLAs
Ground Floor - 67m²
First Floor - 81m²
Total - 148m²



Rev.	Description.	Date.



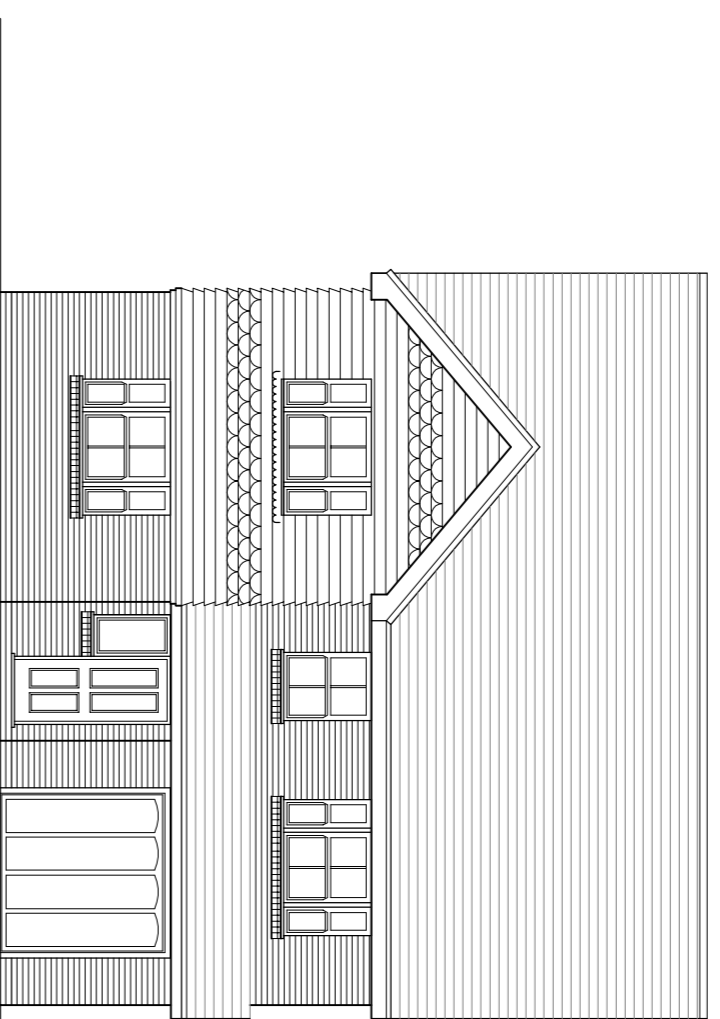
Site:
Land to the rear of
48 Massetts Road
HORLEY

Drawing Title:
**PLOT 2
PLANS AND
ELEVATIONS**

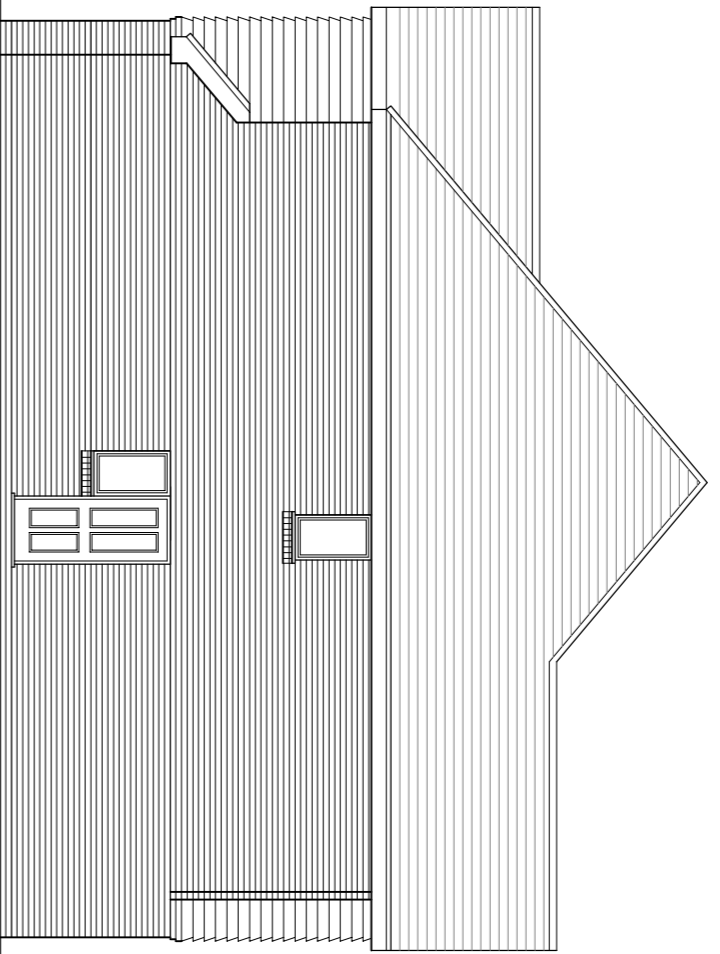
Drawing No. **722.MRH.111**

Scale: **1:100 - A1**

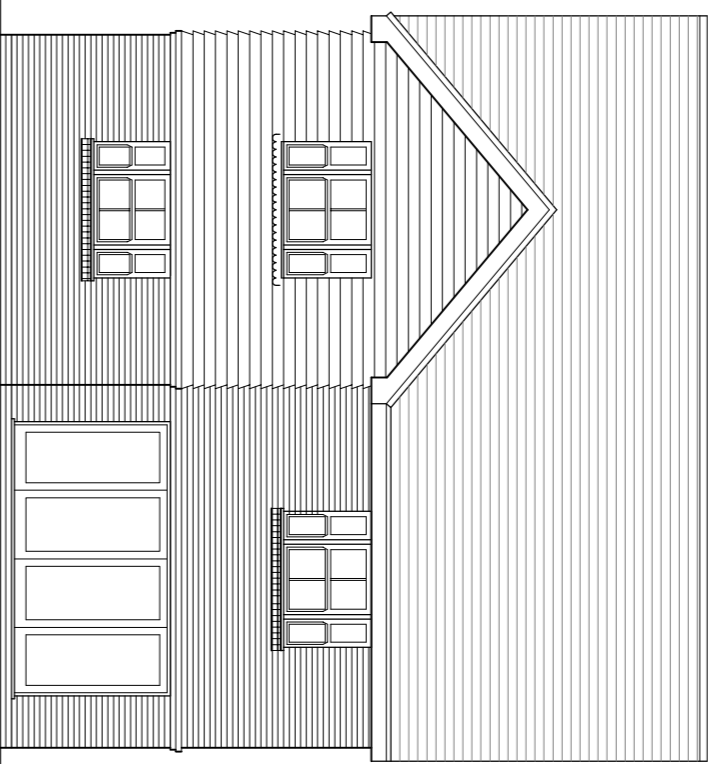
Date: **May 2017** Drawn: DPS Sussex Ltd



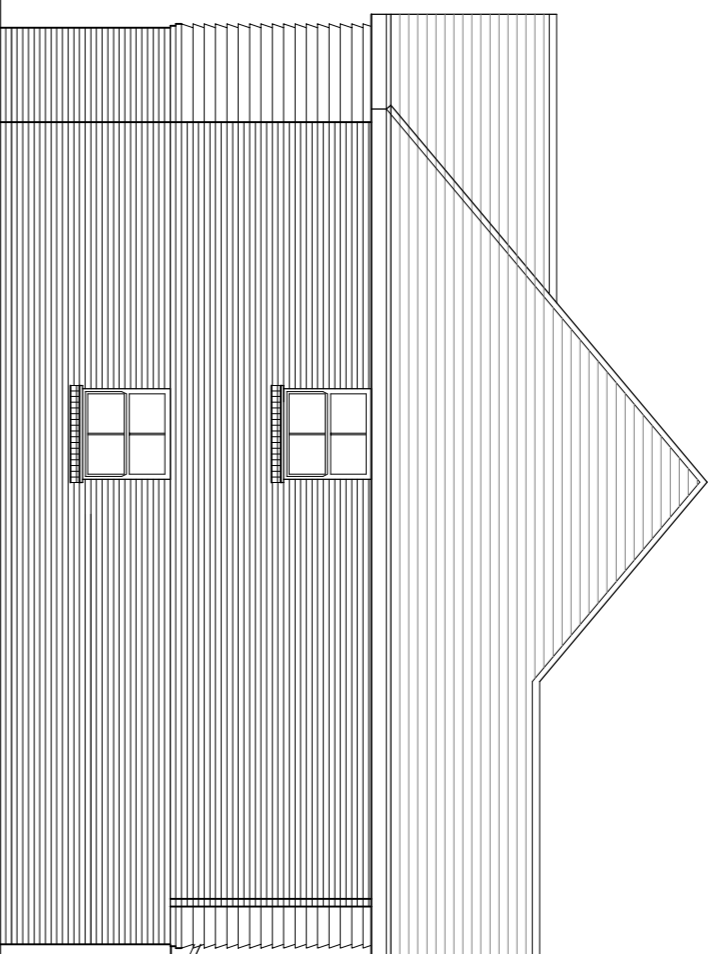
FRONT ELEVATION



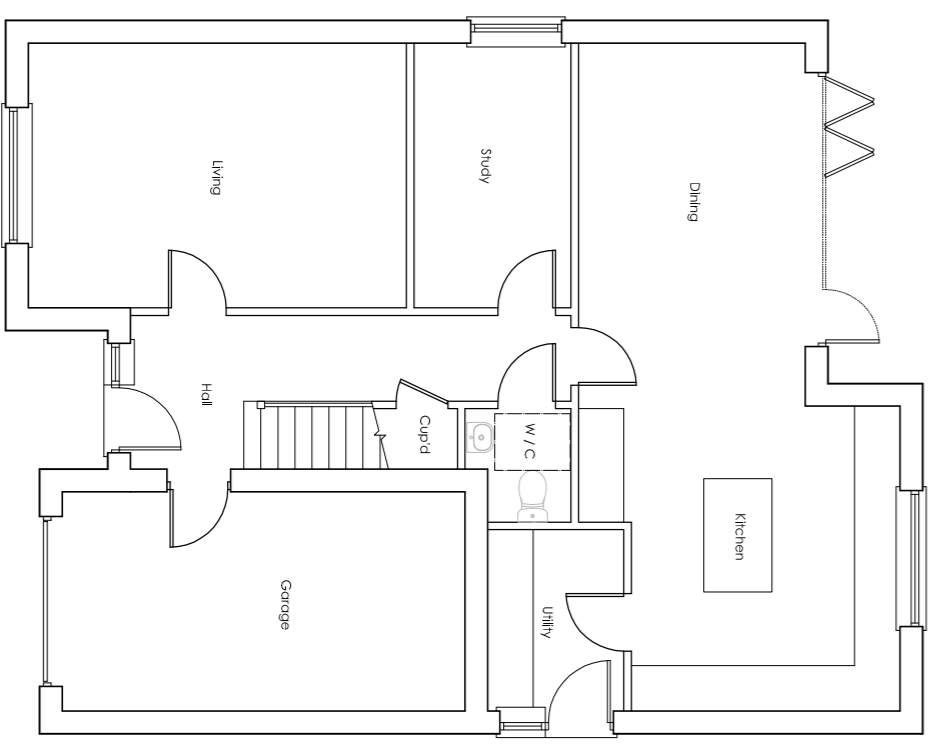
SIDE ELEVATION



REAR ELEVATION



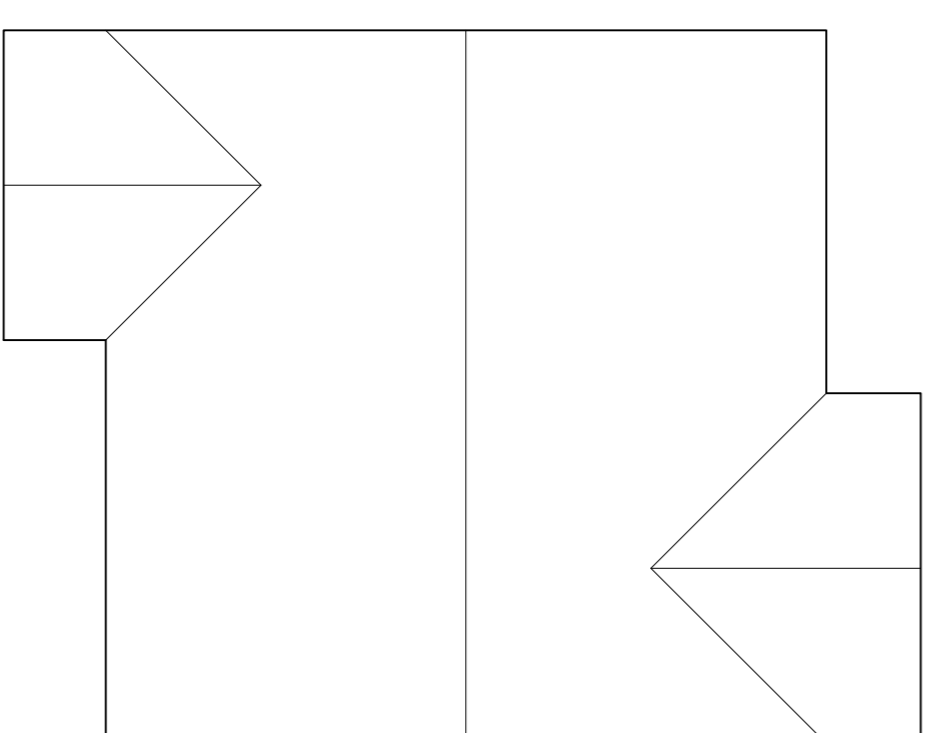
SIDE ELEVATION



GROUND FLOOR PLAN

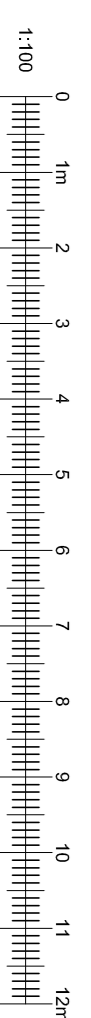


FIRST FLOOR PLAN



ROOF PLAN

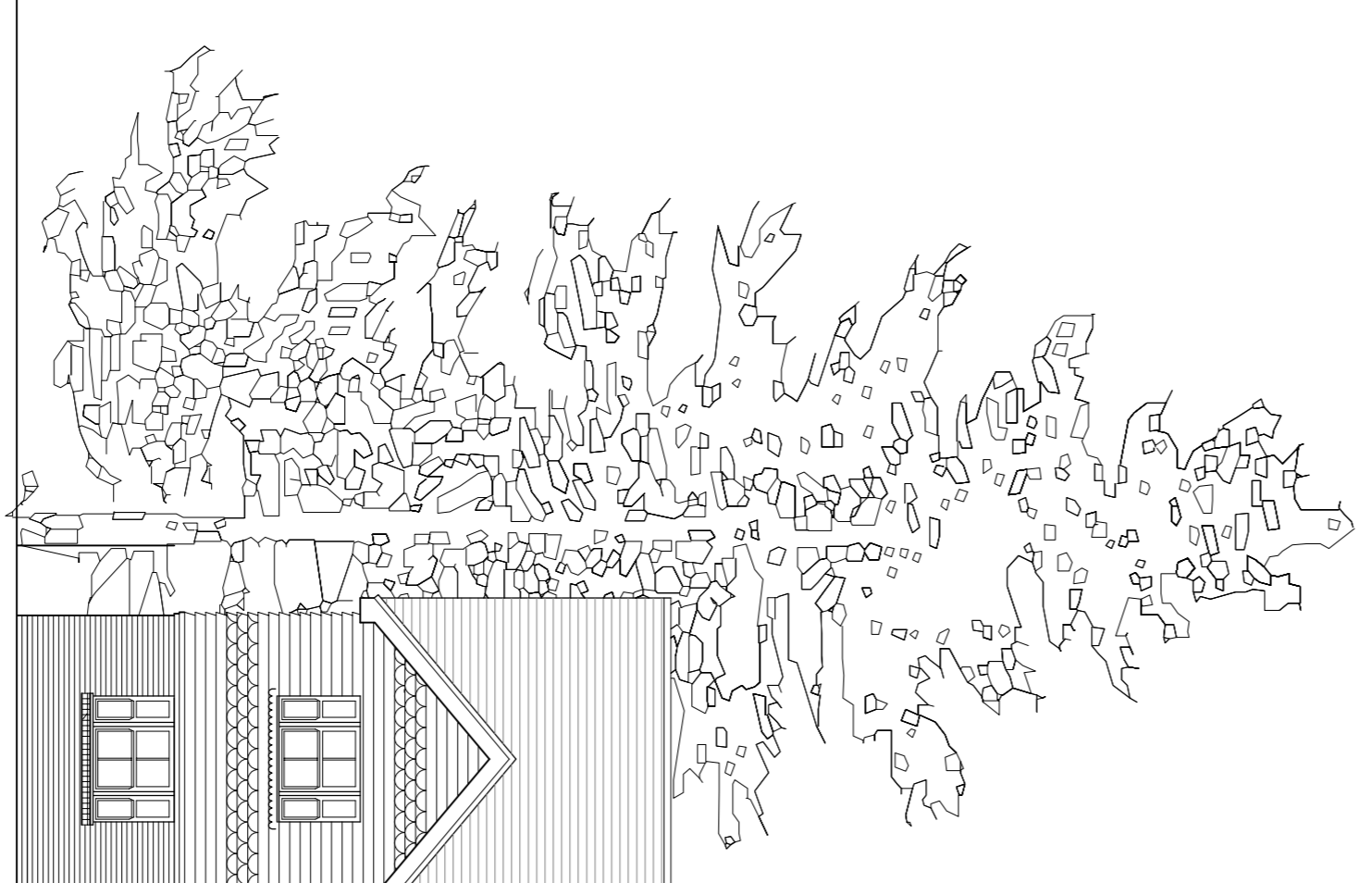
GIA's
 Ground Floor - 73m²
 First Floor - 88m²
 Total - 161m²



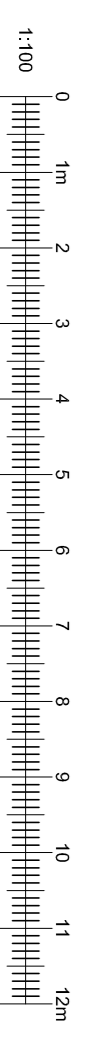
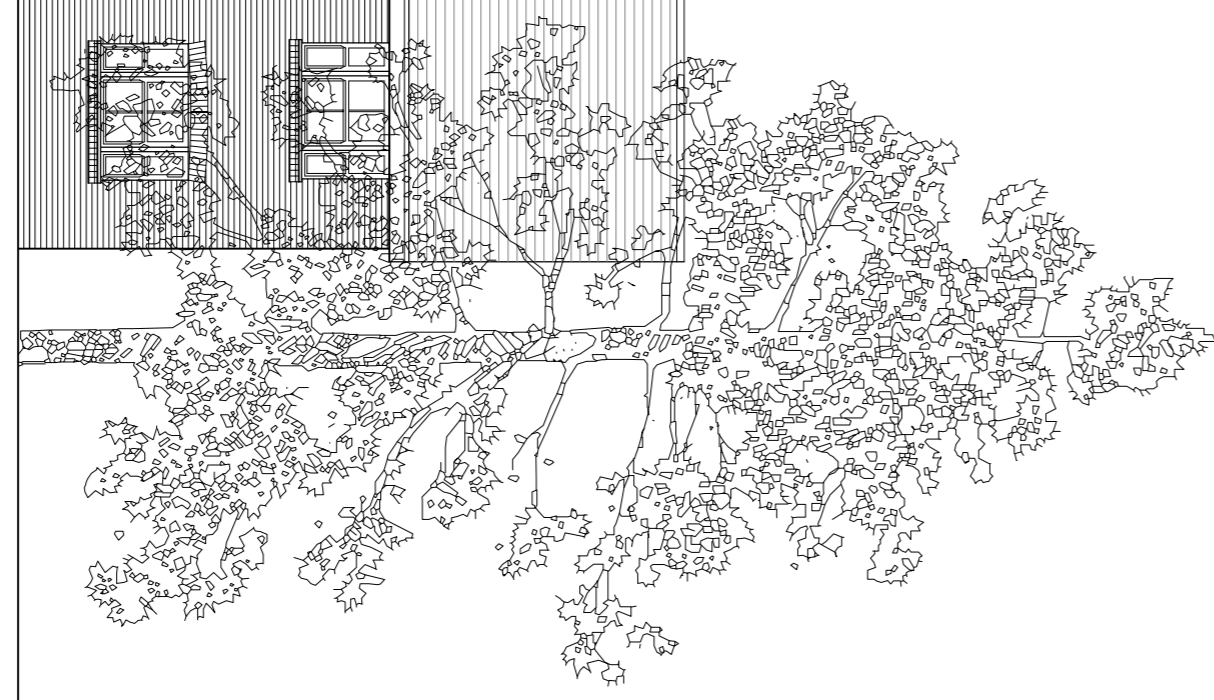
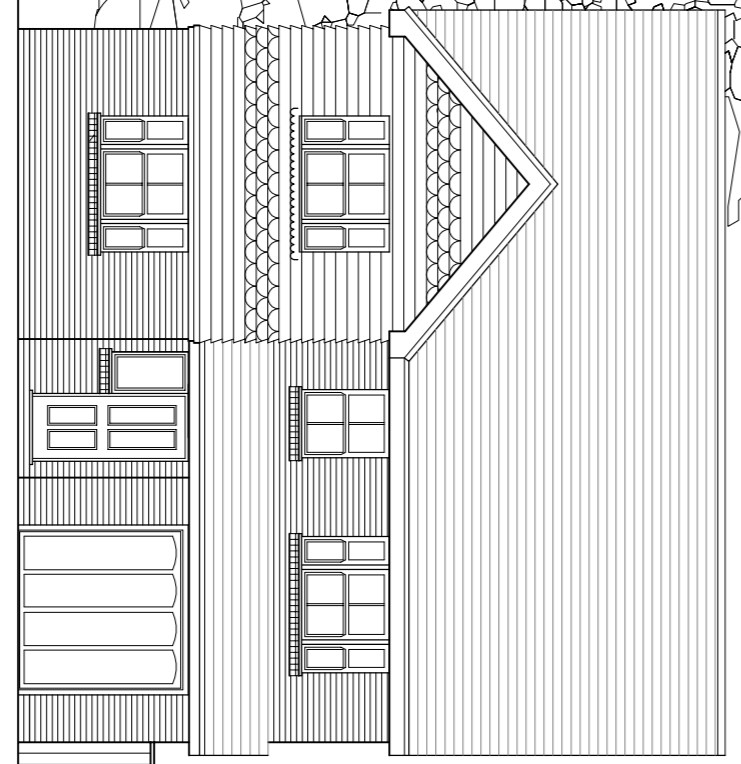
Architectural Consultants dps	CIAT Registered Practice
Rev. Description. Date.	Rev.
Site: Land to the rear of 48 Massetts Road HORLEY	Drawing Title: PLOT 1 PLANS AND ELEVATIONS
Drawing No. 722.MRH.110 Scale. 1:100 - A1 Date. May 2017	Rev. • Drawn. DPS Sussex Ltd



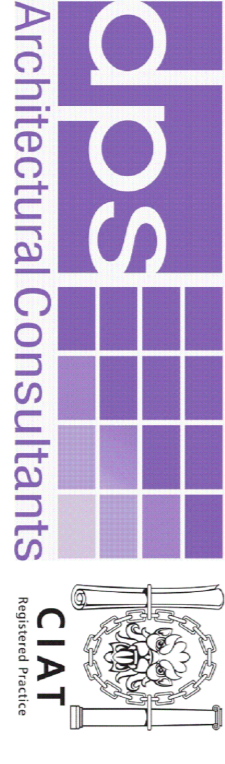
EXISTING STREET SCENE



PROPOSED STREET SCENE



Rev.	Description.	Date.



Site:
Land to the rear of
48 Massetts Road
HORLEY

Drawing Title:
**EXISTING AND
PROPOSED STREET
SCENES**

Drawing No. **722.MRH.112** Rev. **.**
Scale. **1:100 - A1**
Date. **May 2017** Drawn. **DPS Sussex Ltd**

