 Reigate & Banstead BOROUGH COUNCIL Banstead Horley Redhill Reigate	TO:	PLANNING COMMITTEE
	DATE:	20 th December 2017
	REPORT OF:	HEAD OF PLACES & PLANNING
	AUTHOR:	Hollie Marshall
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AGENDA ITEM:	5	WARD: Reigate Central

APPLICATION NUMBER:	17/01534/F	VALID:	5 July 2017
APPLICANT:	Colebream Estates Limited	AGENT:	Robert Davies John West Ltd
LOCATION:	REAR OF 4 - 10 CHURCH STREET REIGATE SURREY RH2 0AN		
DESCRIPTION:	Proposed demolition of part of the existing single storey rear extension to allow construction of a four storey block of 9 no. flats (3 x 2 bed and 6 x 1 bed) to the rear of 4-10 Church Street with a new access staircase, car parking, refuse storage and cycle store. As amended on 25/08/2017, and on 10/10/2017.		
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 was deferred from the last meeting for a Member's site visit.

To reflect the detailing and materials previously and still required by Condition 4, revised plans have been submitted to illustrate how the development would appear.

These are shown in the agenda papers and Condition 2 updated accordingly with changes shown in italics.

RECOMMENDATION

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

 Reigate & Banstead BOROUGH COUNCIL Banstead Horley Redhill Reigate	TO:	PLANNING COMMITTEE
	DATE:	29 th November 2017
	REPORT OF:	HEAD OF PLACES & PLANNING
	AUTHOR:	Hollie Marshall
	TELEPHONE:	01737 276010
	EMAIL:	Hollie.marshall@reigate-banstead.gov.uk
AGENDA ITEM:	7	WARD: Reigate Central

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APPLICANT:	Colebream Estates Limited	AGENT:	Robert Davies John West Ltd
LOCATION:	REAR OF 4 - 10 CHURCH STREET REIGATE SURREY RH2 0AN		
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SUMMARY

The site consists of land to the rear of 4-10 Church Street, which is located within the Reigate Town Centre Conservation Area. 4 -10 Church Street comprises shops at ground floor and four residential flats above. To the rear of the site is an unattractive and dated façade with a parking area, which is serviced by St Lawrence's Way. The application proposes demolition of part of the existing single storey rear extension to allow construction of a four storey block of 9 no. flats (3 x 2 bed and 6 x 1 bed) to the rear of 4-10 Church Street with a new access staircase, car parking at ground floor, refuse storage and cycle store.

There is an extant scheme on the site (16/00428/F) for a rear extension to lower ground, ground, first and second floors to extend the existing ground floor commercial units and create a total of 10 no. flats. The current application differs from the extant as it proposes a stand alone building. The overall depth is less than the extant scheme, with a visual break between the existing building and proposed, however it would extend further southwards at four storey level than the extant scheme, although this is not considered to result in harm to Conservation Area.

The design of the proposal offers a more contemporary design approach over that of the earlier planning application, however through the use of appropriate materials,

secured by condition, the proposal would reflect the character of this part of the Conservation Area.

The proposal would not impinge significantly upon neighbouring amenities and amendments have been sought to increase the separation distance between the proposal and the rear elevations of 4 – 10 Church Street. There is adequate separation from other surrounding properties to prevent any overbearing or overshadowing effects. The west side facing windows on the proposal would be obscure-glazed by condition, and the balconies would have obscured-screens to prevent any overlooking onto properties within Bell Street and at 12 Church Street.

The proposal would provide 17 parking spaces which is considered acceptable and compares favourably to the 12 spaces permitted for the 10 flats associated with the previous scheme 16/00428/F, although this included/incorporated flats converted within the existing building which are now separate to this application.

RECOMMENDATION(S)

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

Consultations:

Highway Authority: The County Highway Authority has undertaken an assessment in terms of the likely net additional traffic generation, access arrangements and parking provision and are satisfied that the application would not have a material impact on the safety and operation of the adjoining public highway. The County Highway Authority therefore has no highway requirements subject to conditions.

Environmental Health – no comments received

UK Power Networks – no objection

Reigate Business Guild – no comments received

The Reigate Society – no comments received

Contaminated Land Officer – no objection however recommends an informative given the historic commercial use of the site and surrounding area

The Reigate Society – no comment

Principal Archaeologist – no objection subject to a condition

Surrey Archaeological Society – no comments received

Representations:

Letters were sent to neighbouring properties on 19th July 2017, 25th August 2017 and 17th October 2017, a site notice was posted 24th July 2017 and advertised in local press on 3rd August 2017.

No (0) responses have been received

1.0 Site and Character Appraisal

- 1.1 The site consists of land to the rear of 4-10 Church Street, a three storey building of Georgian appearance that increases to four storeys at the rear due to the fall of the land away from Church Street. The area of land is presently used for car parking and demolition of part of the existing single storey rear extension is proposed. The ground floor is occupied by retail units that form part of the Secondary Shopping Area of Reigate Town Centre. It is also located within the Reigate Town Centre Conservation Area.
- 1.2 The building decreases in height with a two-storey and single storey protrusion, and is flanked by St Lawrence's Way on the western and southern sides. The adjoining building on the eastern side (number 12) protrudes further to the rear at full three storey level than 4-10, and is currently in use as a restaurant, with some residential accommodation above. The rear of the

building is relatively unattractive, with metal framed windows and a cluttered mix of fire escapes and drain pipes.

- 1.3 St Lawrence's Way (a private road) continues toward Bancroft Road, and separates the site from the Bancroft Road multi-storey car park. To the east and south of the application site are three-storey buildings that front onto Bell Street and form part of the shopping area, with a mix of commercial and residential uses on the floors above.
- 1.4 The locality is defined by typical town centre uses and as such is relatively busy, with St Lawrence's Way well-utilised as a thoroughfare for people walking from the car park to the shops within town centre.

2.0 Added Value

- 2.1 Improvements secured at the pre-application stage: The applicant did not approach the Council for pre-application advice therefore the opportunity to secure improvements did not arise.
- 2.2 Improvements secured during the course of the application: During the course of the application amendments have been secured to increase the separation distance between the proposal and existing flats above 4 – 10 Church Street.
- 2.3 Further improvements could be secured: A condition regarding materials would be attached to a grant of planning permission.

3.0 Relevant Planning and Enforcement History

- | | | | |
|-----|------------|---|---|
| 3.1 | 16/00428/F | Proposed rear extension to lower ground, ground, first and second floors to extend the existing ground floor commercial units and create a total of 10 no. flats. | Approved with conditions
10 August 2016 |
| 3.2 | 14/00407/F | Proposed rear extension to ground, first and second floors to extend the existing ground floor commercial units and create a total of 11 no. flats (6 no. 1 bed flats and 5 no. 2 bed flats). | Approved with conditions
06 June 2014 |
| 3.3 | 09/01210/F | Rear extension to ground, first and second floor comprising enlarged commercial units on the ground floor and six one-bedroom flats and five two-bedroom flats (including | Approved with conditions
5 th November 2009 |

reconfiguration of four existing flats)
at first and second floor levels.
Associated parking and bin and
cycle stores

4.0 Proposal and Design Approach

- 4.1 This is a full application for the proposed demolition of part of the existing single storey rear extension to allow construction of a four storey block of 9 no. flats (3 x 2 bed and 6 x 1 bed) to the rear of 4-10 Church Street with a new access staircase, car parking, refuse storage and cycle store.
- 4.2 The proposed building would be sited on an existing car park and would replace part of an existing single storey rear extension. The building would have a flat roof and would include parking at ground floor level and residential accommodation at first, second and third floor. The rear elevation would be staggered, reducing in depth towards the eastern and western flanks and would feature balconies to serve each flat. Access would be provided by way of an external staircase to the northern elevation. A replacement staircase is also proposed to provide access to the existing residential accommodation at 4 – 10 Church Street.
- 4.3 The design of the proposed block of flats would be of a more modern appearance than the frontage buildings of Church Street, and would adopt a more contemporary fenestration design that includes Juliet balconies. A mix of materials are proposed and would include brick and render.
- 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 a similar type, containing shops, offices and residential
	No site features worthy of retention were identified.
Involvement	No community consultation took place.
Evaluation	The applicant states ‘following the previous approvals’ the applicant ‘decided to explore other options which may be more appropriate for this site. The decision has been made to retain the existing structure as much as possible

	‘untouched’ and to reuse the rear of the site for a detached block which will be only linked to the existing property by a podium with staircases. Separating the block of flats allowed us to improve the layout of the flats for the benefit of the future occupants of the residential units.’
Design	The applicant’s reasons for choosing the proposal from the available options were ‘that the new building should not mimic the style and appearance of the front facade, and that the design of the existing structure will not be followed. A new modern block of flats is to be located at the back of the current building.’

4.6 Further details of the development are as follows:

Site area	0.05 hectares
Existing use	Car park (sui generis)
Proposed use	Residential
Existing parking spaces	12
Proposed parking spaces	17
Parking standard	24.5 (maximum)
Net increase in dwellings	9

5.0 Policy Context

5.1 Designation

Urban Area
Reigate Town Centre
Reigate Conservation Area
Site of High Archaeological Potential

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)
CS12 (Infrastructure Delivery)
CS14 (Housing Needs)
CS15 (Affordable Housing)

5.3 Reigate & Banstead Borough Local Plan 2005

Conservation Areas	Pc8, Pc13
Housing	Ho9, Ho9A, Ho13, Ho18
Utilities	Ut4
Movement	Mo5, Mo6, Mo7, Mo13
Reigate Town Centre	Rg1

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

6.0 Assessment

6.1 The application site is situated in the urban area where there is a presumption in favour of sustainable development and where the principle of such residential and commercial development is acceptable in land use terms.

6.2 The main issues to consider are:

- Design appraisal
- Neighbour amenity
- Amenity for future occupants
- Access and parking
- Infrastructure contributions
- Affordable Housing

Design appraisal

6.3 The application site is located within the Conservation Area and as such any development must cause no harm to the setting of the Conservation Area, in accordance with policy Pc13 of the local plan.

6.4 This application follows an approved proposal in 2016 for a rear extension to lower ground, ground, first and second floors to extend the existing ground floor commercial units and flats and create a total of 10 no. flats. This application differs as it would create a stand alone building to accommodate 9 flats. The design of the building would be of a more contemporary approach than that of those fronting Church Street, a 1930's parade of shops that follows the proportions and details of Georgian properties in the town. The building would be visible from Church Street and through the use of appropriate materials, secured by condition, the proposal would reflect the character of this part of the Conservation Area.

- 6.5 Although the proposed development would have a significant depth, it would be less than the total depth of the extant scheme, albeit extending further southwards at three storey level than the extant scheme, and would provide a visual break from the existing building fronting Church Street. The existing rear yard area which is already wholly hard-surfaced and used for parking, as characterises much of St Lawrence's Way, would be replaced by the building and the proposed parking would be incorporating beneath the proposal. Some landscaping is also proposed, which would help soften the impact and improve the character of the rear of the site.
- 6.6 The Conservation Officer has been consulted regarding the proposed development and has no objection to the proposal subject to conditions. As such, the proposed extensions are considered to cause no harm to the design and character of the locality, or setting of the conservation area.

Neighbour amenity

- 6.7 The proposed development has been assessed with regards to its impact on the amenity of neighbouring properties. The building would be sited to the rear of 4 – 10 Church Street. These properties are occupied by commercial uses at ground level and residential at first and second floor. The rear facing windows and outside amenity space would face the proposal and during the course of the application, amended plans have been sought to increase the separation distance between the existing and proposed dwellings. The separation distance between the rear elevation of the existing dwellings and north elevation of the proposed development would be between 8.5m and 9.2m. Such distances are considered to overcome initial concerns and are considered sufficient to prevent unacceptable overbearing effects, given the relatively high density nature of the locality. The proposal would pass the 25 degree assessment and therefore is not considered to result in a harmful impact in terms of loss of light.
- 6.8 The commercial premises to the west of the site are located approximately 14 metres from the flank elevation of the proposal and the residential elements within the roof space are slightly more than 14 metres away. Such distances are considered sufficient to prevent unacceptable overbearing or overshadowing effects. The side-facing windows on the proposal would be conditioned to be obscure-glazed, an obscure film to the bedroom windows and obscure glass screens on the west elevation of the balconies would be required by condition as to prevent mutual overlooking between the properties.
- 6.9 The proposed development would extend beyond the rear elevation of number 12 Church Street. The proposal would be set away from the shared side boundary by 1m and would extend 3m beyond No. 12 at this point. The building would then increase in depth in a staggered manner towards the west. Whilst extending significantly beyond No. 12 at its deepest point, this element of the proposal would be set away from the shared side boundary

by 10.4m. Given this relatively modest depth created along the boundary, with the significant separation at the deepest point of the proposal, it is considered it would not result in a harmful impact on this property by way of loss of light or overbearing impact. Number 12 currently extends significantly beyond the application site up to second floor level, in light of this; the impact of the proposal on this property would not be significant.

- 6.10 The parking area to the rear of the site would be similar to the existing situation and any comings and goings as a result of the proposal would not create any significant change. Some inconvenience may occur during the construction of the proposal. However this is part and parcel of development and would not warrant refusal of the application.
- 6.11 The proposed development is considered to cause no harm to the amenity of neighbouring properties and would comply with policies Ho9 and Sh2.

Amenity of future occupants

- 6.12 The application proposes an additional 9 flats – 6 x 1 bed units and 3 x 2 bed units. Policies Ho9 and Ho18 of the local plan seek to ensure that the amenity provided for future occupants is satisfactory.
- 6.13 The overall size of the units are considered to be acceptable and adequate light and outlook is provided throughout the apartments. Balconies are provided for the flats, which would provide some outside amenity space for the occupants of these properties. Due to the location of the site in close proximity to large communal amenity areas, such as Priory Park, no objection is raised to the proposal on this basis.
- 6.14 The western facing bedroom windows of the three units on the western side of the building would be conditioned to be covered with a film to control the view. This would provide an obscured view looking directly outwards or inwards, however would give an oblique view and therefore providing a level of outlook to future occupants and overcoming concerns of mutual overlooking to the existing building to the west.
- 6.15 The overall size of the units, light provision and outlook are considered to be acceptable, and as such the proposed development would comply with policies Ho9 and Ho18 in this regard.

Access and parking

- 6.16 The County Highway Authority has undertaken an assessment in terms of the likely net additional traffic generation, access arrangements and parking provision and are satisfied that the application would not have a material impact on the safety and operation of the adjoining public highway. The County Highway Authority therefore has no highway requirements subject to conditions.

- 6.17 The scheme provides 17 parking spaces for the 9 flats, existing 4 flats and 4 commercial units, one space to be allocated per unit. Given the sustainable, town centre location this is considered acceptable and compares to the 12 spaces for the 10 flats and four retail premises previously approved.

Community Infrastructure Levy

- 6.18 The Community Infrastructure Levy (CIL) is a fixed charge which the Council will be collecting from some new developments from 1 April 2016. It will raise money to help pay for a wide range of infrastructure including schools, roads, public transport and community facilities which are needed to support new development. This development would be CIL liable although, the exact amount would be determined and collected after a grant of planning permission. However, an informal assessment would indicate a contribution of around £83,375 being required.

Affordable Housing

- 6.19 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
- 6.20 In view of this, and subsequent local appeal decisions which have afforded greater weight to the Written Ministerial Statement than the Council's adopted policy, the Council is not presently requiring financial contributions from applications such as this resulting in a net gain of 10 units or less. The absence of an agreed undertaking does not therefore warrant a reason for refusal in this case.

CONDITIONS

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason:

To comply with Section 91(1) of the Town and Country Planning Act 1990 as amended by Section 51 (1) of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the following approved plans:

Plan Type	Reference	Version	Date Received
Location Plan	L2432/LP	A	03.07.2017
Survey Plan	L2432/08		03.07.2017
Elevation Plan	L2432/07	A	03.07.2017

Elevation Plan	L2432/06	A	03.07.2017
Elevation Plan	L2432/05	A	03.07.2017
Floor Plan	L2432/04	A	03.07.2017
Floor Plan	L2432/03	A	03.07.2017
Floor Plan	L2432/02	A	03.07.2017
Floor Plan	L2432/01	A	03.07.2017
Block Plan	L2432/17	B	10.10.2017
Floor Plan	L2432/10	C	10.10.2017
<i>Floor Plan</i>	<i>L2432/11</i>	<i>F</i>	<i>08.12.2017</i>
<i>Combined Plan</i>	<i>L2432/18</i>	<i>C</i>	<i>08.12.2017</i>
<i>Combined Plan</i>	<i>L2432/16</i>	<i>J</i>	<i>08.12.2017</i>
<i>Combined Plan</i>	<i>L2432/12</i>	<i>F</i>	<i>08.12.2017</i>
<i>Elevation Plan</i>	<i>L2432/15</i>	<i>D</i>	<i>08.12.2017</i>

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 external walls shall be of handmade sandfaced red brick of varied colour to match existing brickwork, in Flemish bond with closer bricks to corners and surrounds, including walls annotated as render or cladding. A sample of the brickwork shall be built on site before works commence for submission to and approved in writing by the LPA before works commence.
 - b) All doors and windows shall have gauged brick arches and no soldier brick arches shall be used.
 - c) All windows, except the front north church street elevation, shall be of white painted timber and all windows annotated with a mid rail, shall be vertically sliding sashes, all windows being set back behind the reveal at one brick depth. The false window shall also be set back behind the reveal at one brick depth, details of the section of which shall be submitted to and approved in writing by the LPA before works commence.
 - d) The top parapet stringcourse and base stringcourse and any window architraves or surrounds shall be of natural wealden sandstone or bathstone, with any coping cladding to the top parapet be of lead colour.
 - e) All doors shall be set back behind the reveal at one brick depth and be of white painted finish.

- f) All hard landscaping shall be of fixed gravel, natural stone paving or granite sets.
- g) All handrails, balustrades and railings shall be of dark grey finish.
- h) The front north Church Street elevation shall have white painted timber vertically sliding sashes with architraves exposed box sashes set back behind the reveal at one brick depth and external glazing bars of width and profile to match existing.
- i) The front elevation paintwork to the windows, keystones, stringcourse, cornices and architraves shall be repainted white before the extension is occupied.

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, Ho13 and Pc13

5. No development shall commence on site until a scheme for the landscaping of the site 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.

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

6. 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 area shall be retained and maintained for its designated purpose.

Reason:

In order that the development should not prejudice highway safety or cause inconvenience to other highway users and is required in order to meet the objectives of the NPPF (2012), and to satisfy policy Mo7 of the Reigate and Banstead Borough Local Plan (2005), and policy CS17 of the Core Strategy (2014).

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) vehicle access to and from the site
 - (e) measures to prevent the deposit of materials on the highway
- has been submitted to and approved in writing by the Local Planning Authority. Only the approved details shall be implemented during the construction of the development.

Reason:

In order that the development should not prejudice highway safety nor cause inconvenience to other highway users and is required in order to meet the objectives of the NPPF (2012), and to satisfy policy Mo7 of the Reigate and Banstead Borough Local Plan (2005), and policy CS17 of the Core Strategy (2014).

8. The development hereby approved shall not be first occupied unless and until the following facilities have been provided in accordance with the approved plans for:
- (a) The secure parking of bicycles within the development site, and thereafter the said approved facility shall be provided, retained and maintained to the satisfaction of the Local Planning Authority.

Reason:

In recognition of Section 4 "Promoting Sustainable Transport" in the National Policy Planning Framework (NPPF) 2012 and is required in order to meet the objectives of the NPPF (2012), and to satisfy policy Mo7 of the Reigate and Banstead Borough Local Plan (2005), and policy CS17 of the Core Strategy (2014).

9. The ground, first and second floor windows in the north and west elevation, except the bedroom windows in the west elevation, of the development hereby permitted shall be glazed with obscured glass which shall be fixed shut, apart from a top hung opening 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.

10. The ground, first and second floor bedroom sash windows in the west (side) elevation of the development hereby permitted shall be glazed with obscured glass or a lumisty view control film (ref: MFX -1515) or equivalent) applied to the window and the bottom sash shall be permanently fixed shut and the top sash openable no lower than 1.7m 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

11. No development shall commence until details of screening to the western and eastern elevation of the proposed first floor balconies on the western and eastern side of the proposed development, have been submitted and approved in writing by the Local Planning Authority. The development shall be completed in full accordance with the approved scheme, prior to occupation of the development and maintained thereafter.

Reason:

To ensure no harm occurs to the amenity of neighbouring properties with regards to policy Ho9 of the Reigate and Banstead Local Plan 2005.

12. No development shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a Written Scheme of Investigation which has been submitted by the applicant and approved by the Planning Authority.

Reason:

The site covers an area in which it is considered necessary to preserve for future reference any archaeological information before it is destroyed by the development with regard to the Reigate and Banstead Borough Local Plan 2005 policy Pc8.

13. No development shall take place until a surface water drainage scheme for the site based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development, has been submitted to and approved in writing by the local planning authority. The drainage strategy should demonstrate the surface water run-off generated up to and including the 1 in 100 inclusive of Climate Change critical storm will not exceed the run-off from the undeveloped site following the corresponding rainfall event. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed. The scheme shall include details of how the scheme shall be maintained and managed after completion.

Reason:

To prevent the increased risk of flooding both on and off site with regards to policy Ut4 of the Reigate and Banstead Local Plan 2005.

14. No development shall take place until details of the implementation; maintenance and management of the sustainable drainage scheme have been submitted to and approved by the local planning authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details. Those details shall include:

- (i) a timetable for its implementation, and
- (ii) a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to

secure the operation of the sustainable drainage scheme throughout its lifetime.

Reason:

To ensure that the SuDS are adequately planned, delivered and that the development is served by an adequate and approved means of drainage to comply with Policy Ut4 of the Reigate and Banstead Borough Local Plan 2005 and Policy CS10 of the Core Strategy 2014, as well as the requirements of the Non-statutory technical standards.

INFORMATIVES

1. Your attention is drawn to the safety benefits of installing sprinkler systems as an integral part of new development. Further information is available at www.firesprinklers.info.
2. The applicant is encouraged to provide renewable technology within the development hereby permitted in order to reduce greenhouse gas emissions.
3. The applicant is advised that prior to the initial occupation of any individual dwelling hereby permitted, a 140 litre wheeled bin conforming to British Standard BSEN840 and a 60 litre recycling box should be provided for the exclusive use of the occupants of that dwelling. Prior to the initial occupation of any communal dwellings or flats, wheeled refuse bins conforming to British Standard BSEN840, separate recycling bins for paper/card and mixed cans, and storage facilities for the bins should be installed by the developer prior to the initial occupation of any dwelling hereby permitted. Further details on the required number and specification of wheeled bins and recycling boxes is available from the Council's Neighbourhood Services on 01737 276501 or 01737 276097, or on the Council's website at www.reigate-banstead.gov.uk. Bins and boxes meeting the specification may be purchased from any appropriate source, including the Council's Neighbourhood Services Unit on 01737 276775.
4. You are advised that the Council will expect the following measures to be taken during any building operations to control noise, pollution and parking:
 - (a) Work that is audible beyond the site boundary should only be carried out between 08:00hrs to 18:00hrs Monday to Friday, 08:00hrs to 13:00hrs Saturday and not at all on Sundays or any Public and/or Bank Holidays;
 - (b) The quietest available items of plant and machinery should be used on site. Where permanently sited equipment such as generators are necessary, they should be enclosed to reduce noise levels;
 - (c) Deliveries should only be received within the hours detailed in (a) above;
 - (d) Adequate steps should be taken to prevent dust-causing nuisance beyond the site boundary. Such uses include the use of hoses to damp down stockpiles of materials, which are likely to generate airborne dust, to damp down during stone/slab cutting; and the use of bowsers and wheel washes;
 - (e) There should be no burning on site;

- (f) Only minimal security lighting should be used outside the hours stated above; and
- (g) Building materials and machinery should not be stored on the highway and contractors' vehicles should be parked with care so as not to cause an obstruction or block visibility on the highway.

Further details of these noise and pollution measures can be obtained from the Council's Environmental Health Services Unit.

In order to meet these requirements and to promote good neighbourliness, the Council recommends that this site is registered with the Considerate Constructors Scheme - www.ccscheme.org.uk/index.php/site-registration.

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

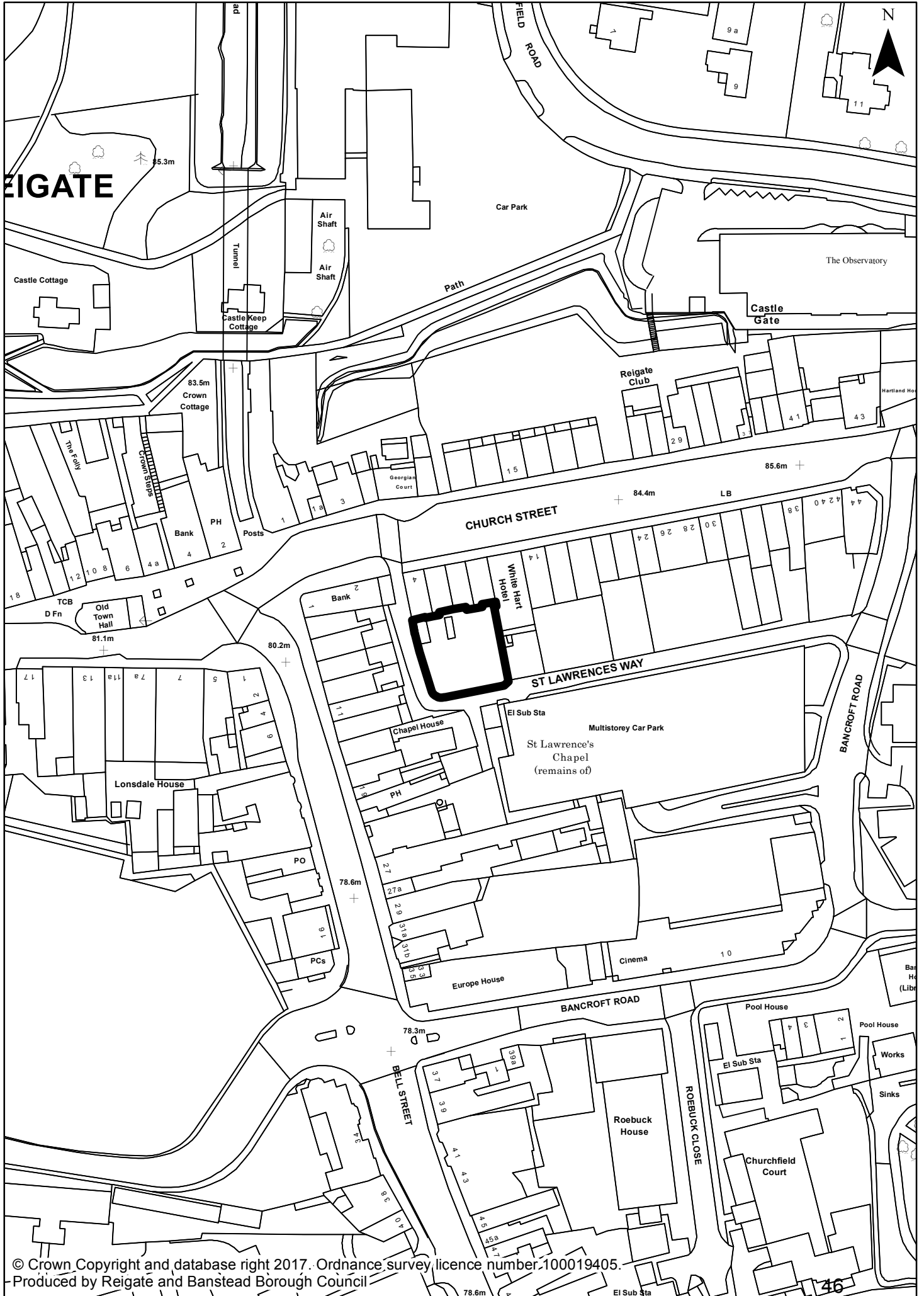
REASON FOR PERMISSION

The development hereby permitted has been assessed against development plan policies Pc8, Pc13 Ho9, Ho9a, Ho13, Ho18, Ut4, Mo5, Mo6, Mo7, Mo13, and Rg1 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.

17/01534/F - Rear of 4-10 Church Street, Reigate





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EXISTING BLOCK PLAN



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PROPOSED BLOCK PLAN




ROBERT DAVIES JOHN WEST LIMITED
 RIBA Chartered Practice
 The Courtyard 59 Church Street
 Staines upon Thames Middx TW18 4XS
 Tel: 01784 459211 E-mail: info@rdjwlimited.com

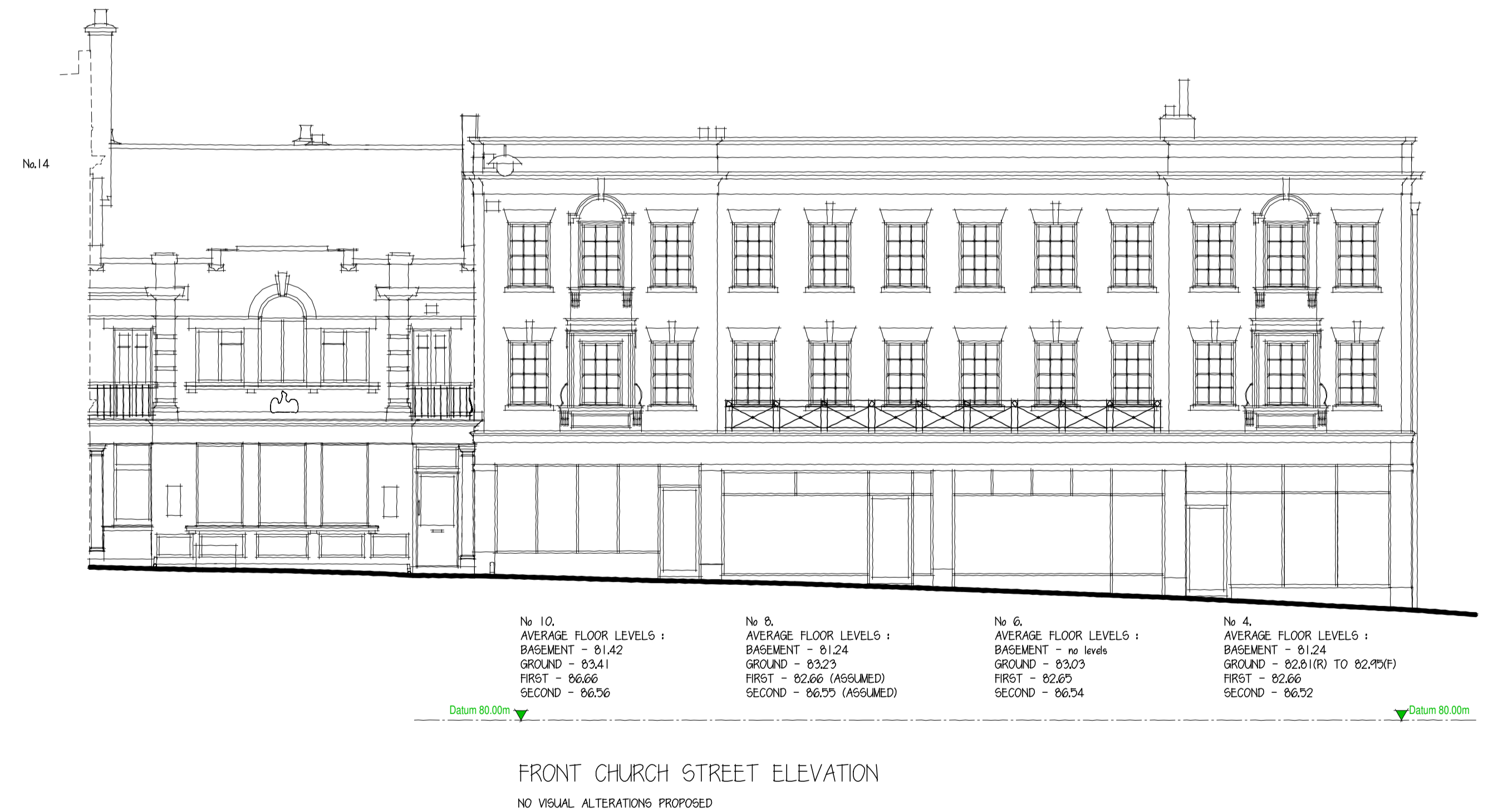
DATE
 04/10/17
 SCALE
 1:500 @ A3
 DRAWN / CHKD
 AJ / KMD

PROPOSED DEVELOPMENT,
 4-10 CHURCH STREET,
 REIGATE, SURREY
 BLOCK PLAN



DRWG No **L2432/17** REV **B**

- NOTES
- 1 THE CONTRACTOR IS RESPONSIBLE FOR ALL GETTING OUT AND MUST CHECK DIMENSIONS ON SITE BEFORE WORK IS PUT IN HAND
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EXTERNAL MATERIALS:

ROOF - FLAT ROOF FINISH SINGLE PLY MEMBRANE


RAINWATER GOODS - POWDER COATED STEEL COLOUR BLACK

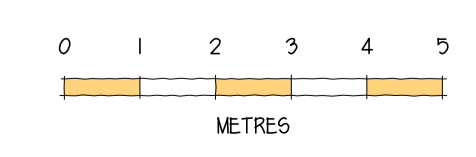
WALLS - MIX OF RED BRICK AND 'WHITE' RENDER AS INDICATED

WINDOWS AND DOORS - SLIM LINE ALUMINUM WINDOWS AND DOORS COLOUR OLIVE YELLOW (RAL 1020)

WINDOW SURROUNDS - CLADDING COLOUR OLIVE YELLOW

BALCONIES - POWDER COATED STEEL COLOUR OLIVE YELLOW (RAL 1020), FRAMELESS GLASS BALUSTRADING WITH STAINLESS STEEL TRIM

OBSCURED GLAZING SHADED THUS 



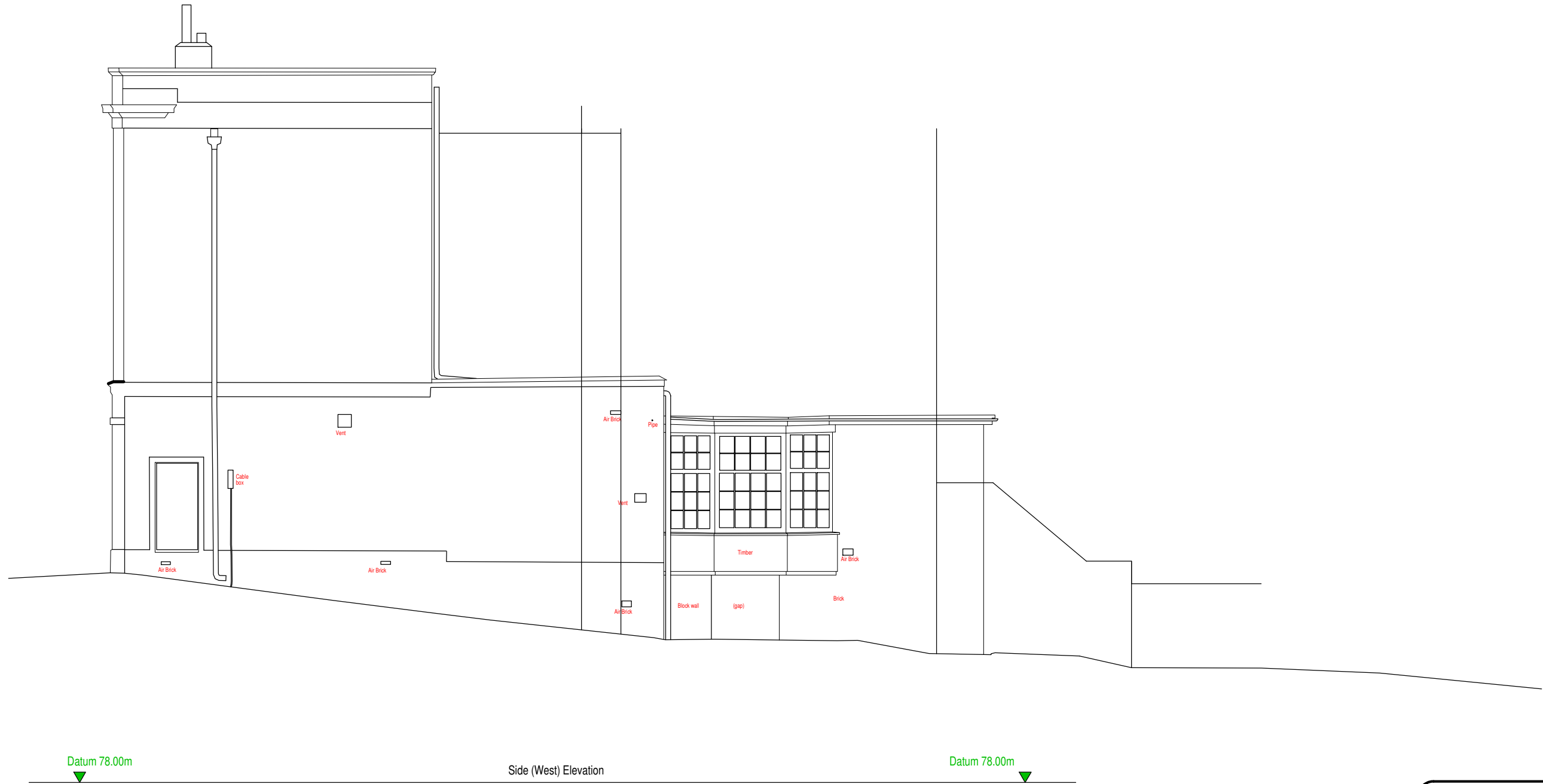
B	AMENDMENTS TO THE ELEVATIONS FINISH	AJ	06/10/17
A	AMENDMENTS TO FENESTRATION	AJ	18/08/17
REVISION	CHECKED	DATE	

ROBERT DAVIES JOHN WEST LIMITED
 RIBA Chartered Practice
 The Courtyard 59 Church Street
 Staines upon Thames Middx TW18 4XS
 Tel: 01784 459211 E-mail: info@rdjwtd.com

DATE 29/06/17
 SCALE 1:100 @ A1
 DRAWN AJ
 CHECKED KMD

PROPOSED FRONT & REAR ELEVATIONS

DWG NO **L2432/15** REV B



Datum 78.00m

Side (West) Elevation

Datum 78.00m

LOCATION 4-10 Church Street Reigate		
TITLE Side (West) Elevation Surveyed 2/05/07.		
SCALE 1:100	DRAWING No REI02507	
DATE May 2007		
DRAWN JR	REVISED A	SURVEYED JR

Drawings produced by
C.H.Surveys Ltd.
11, Chandos Road, Staines
Middlesex, TW18 3AJ
Telephone (01784) 455880
Facsimile (01784) 455883.

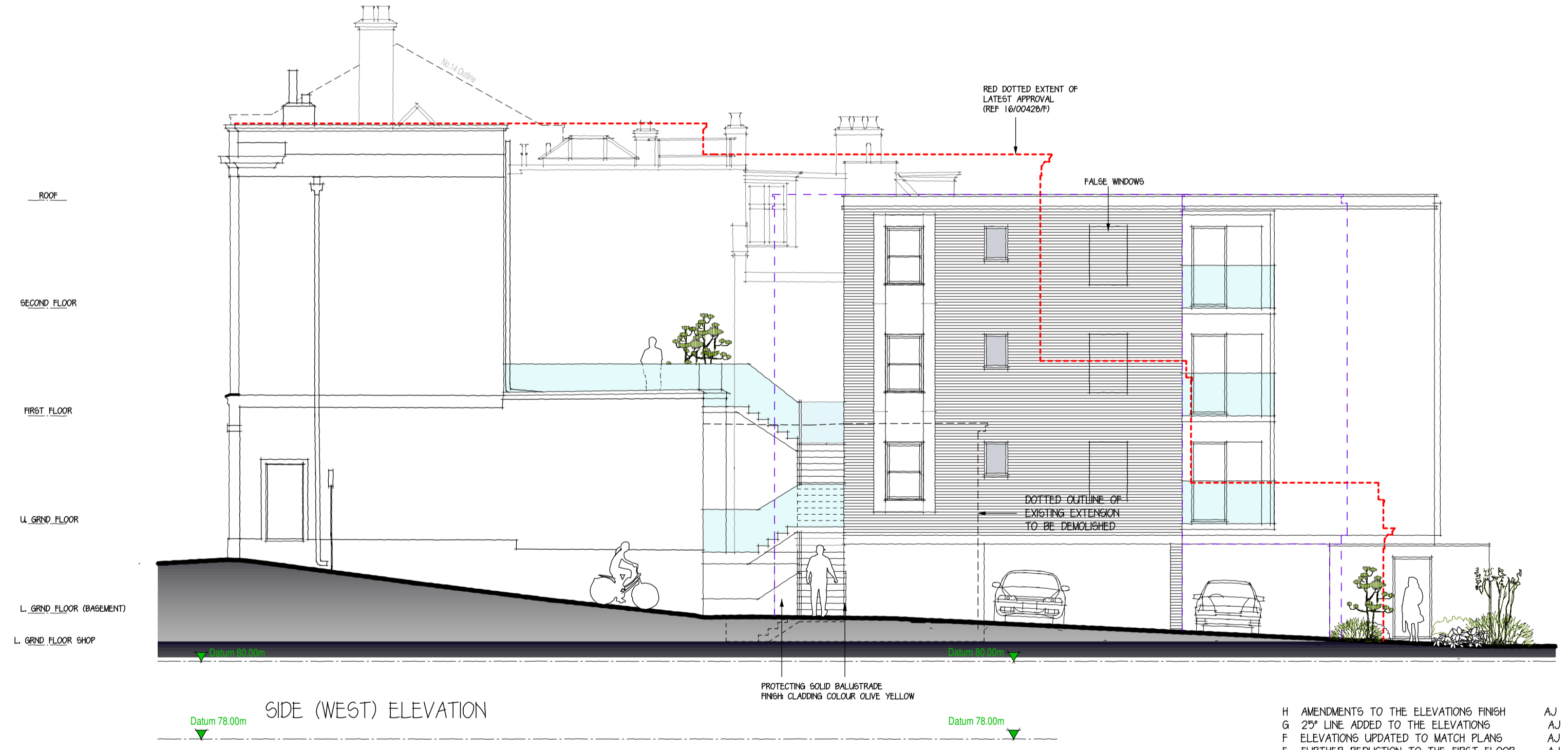
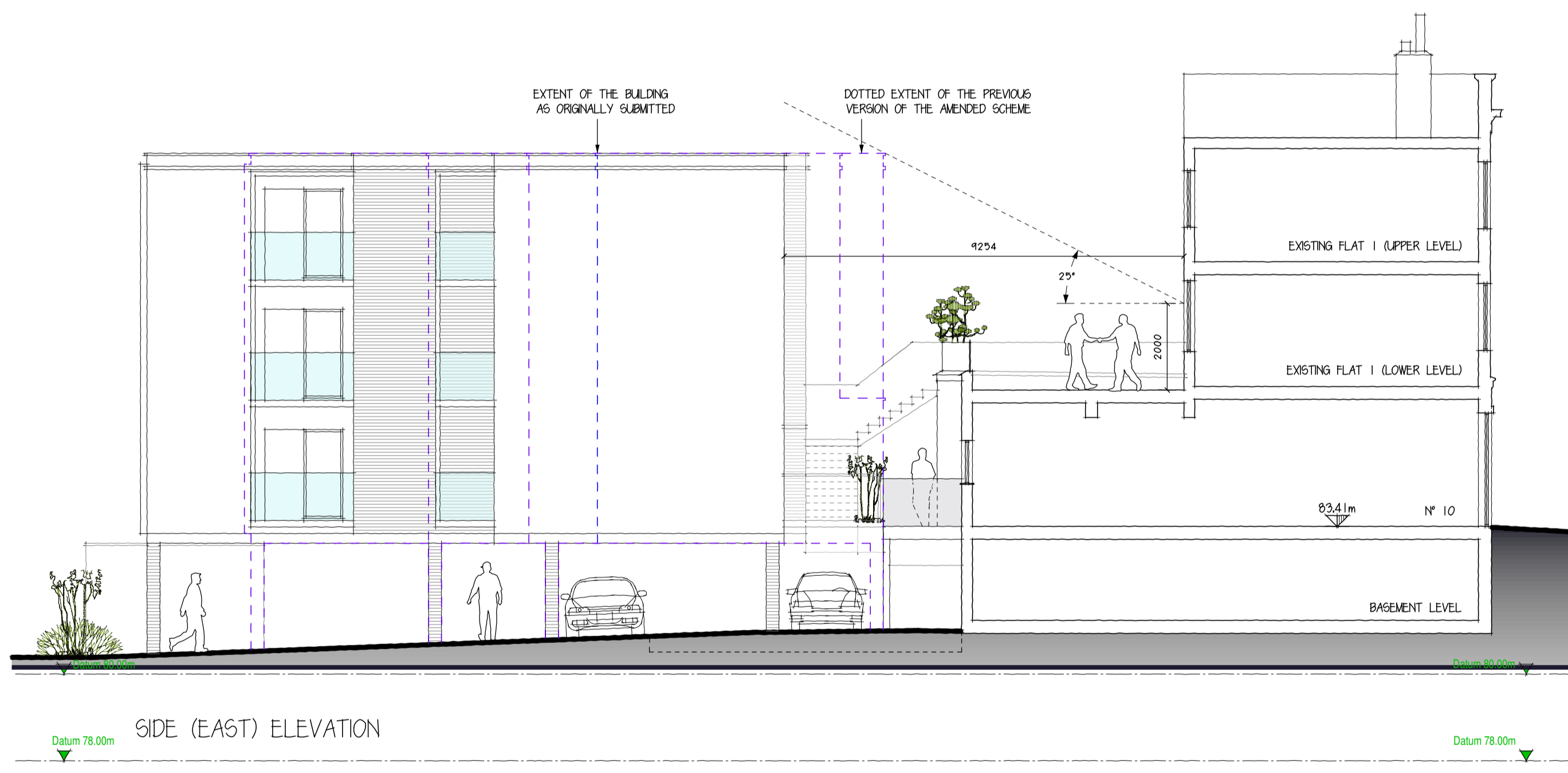
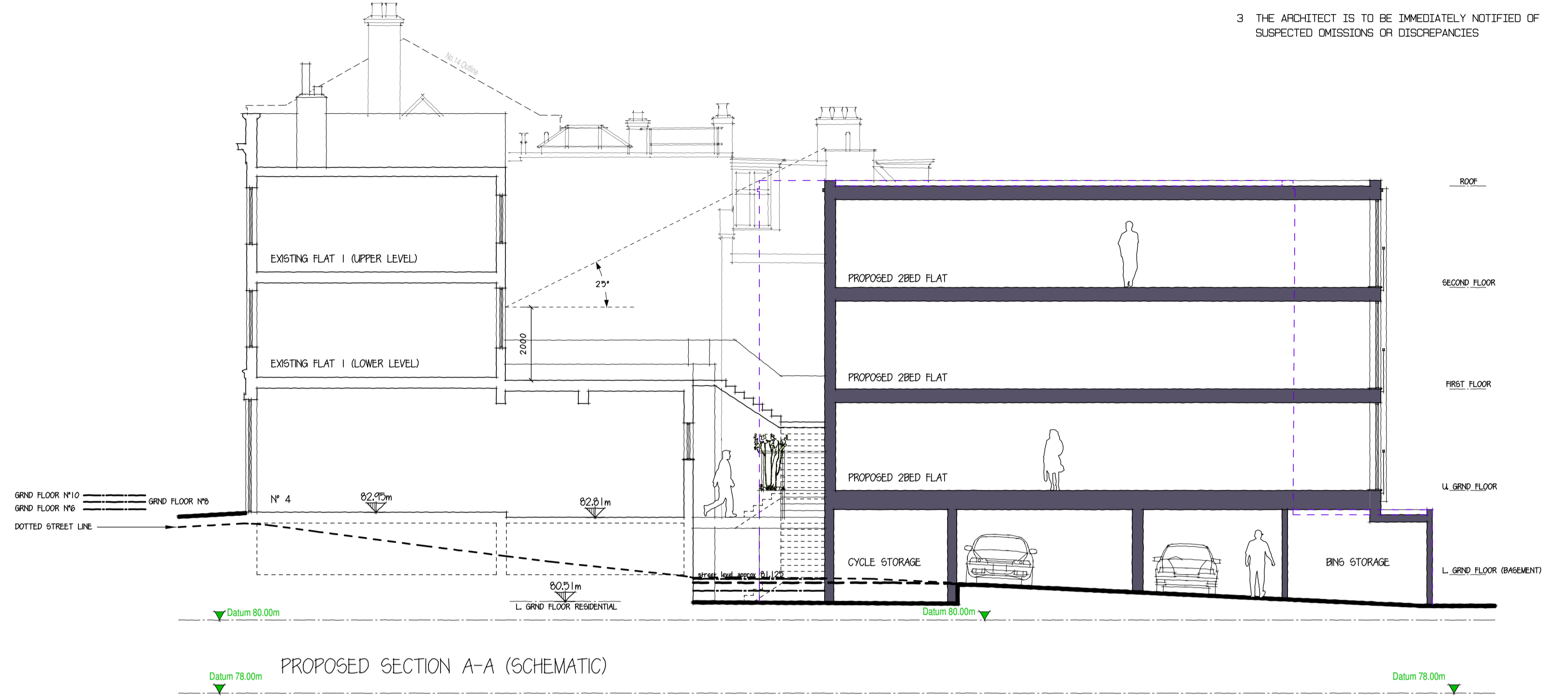
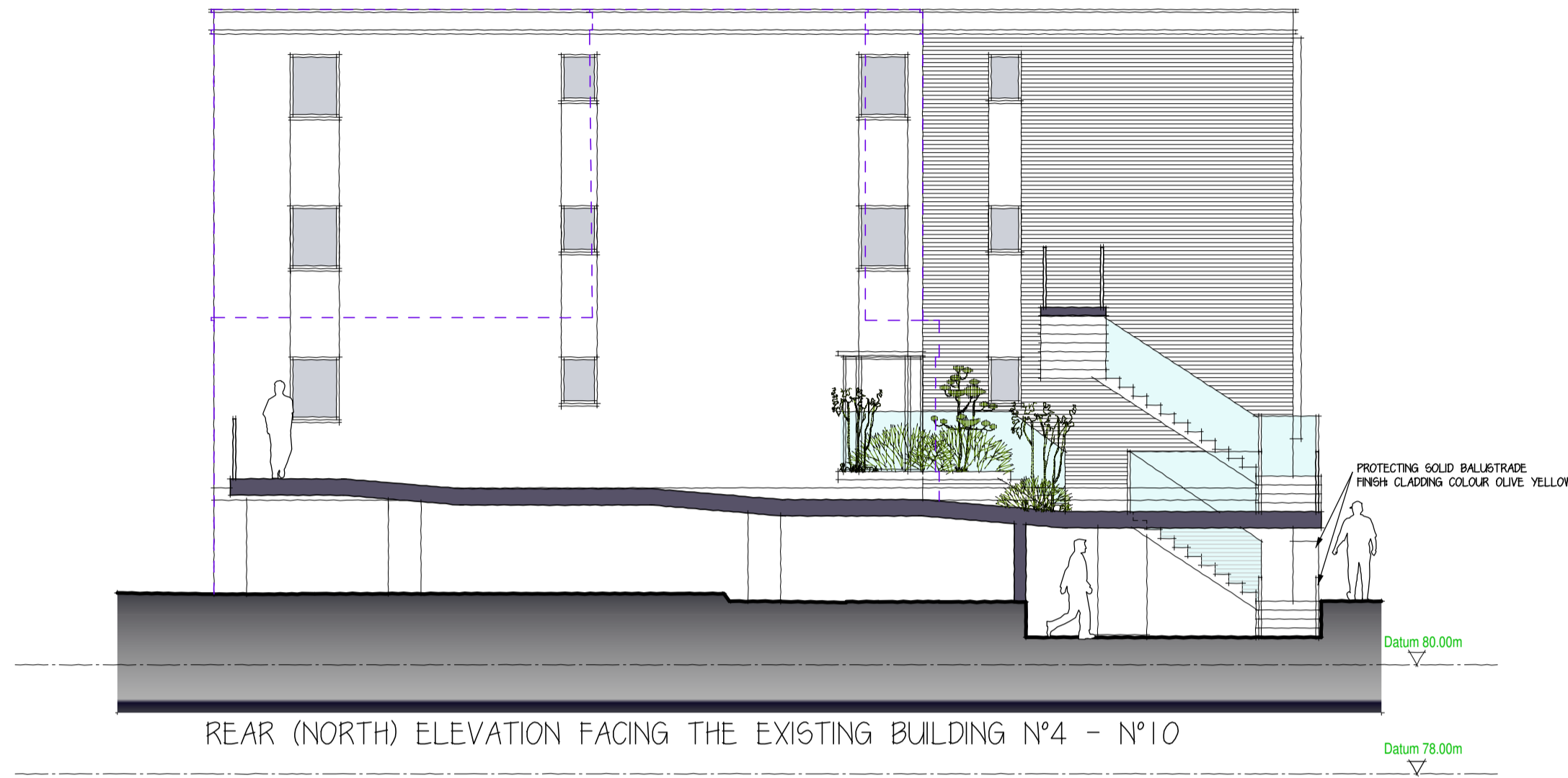
L2432106



LOCATION 4-10 Church Street Reigate		
TITLE Rear (South) Elevation Surveyed 30/04/07.		
SCALE 1:100	DRAWING No REI30407	
DATE May 2007		
DRAWN JR	REVISED A	SURVEYED JR

Drawings produced by
C.H.Surveys Ltd.
 11, Chandos Road, Staines
 Middlesex, TW18 3AJ
 Telephone (01783) 293724
 Facsimile (01784) 455883.

- NOTES
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EXTERNAL MATERIALS

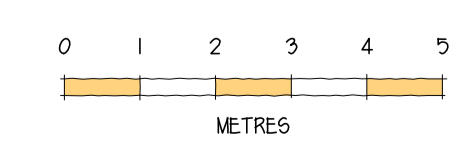
- ROOF - FLAT ROOF FINISH SINGLE PLY MEMBRANE
- RAINWATER GOODS - POWDER COATED STEEL COLOUR BLACK
- WALLS - MIX OF RED BRICK AND 'WHITE' RENDER AS INDICATED
- WINDOWS AND DOORS - 6MM LINE ALUMINIUM WINDOWS AND DOORS COLOUR OLIVE YELLOW (RAL 1020)
- WINDOW SURROUNDS - CLADDING COLOUR OLIVE YELLOW
- BALCONIES - POWDER COATED STEEL COLOUR OLIVE YELLOW (RAL 1020), FRAMELESS GLASS BALUSTRADE WITH STAINLESS STEEL TRIM
- OBSOLETE GLAZING SHADED THIS ■

REVISION	CHECKED	DATE
H	AJ	06/10/17
G	AJ	05/10/17
F	AJ	04/10/17
E	AJ	14/09/17
D	AJ	13/09/17
C	AJ	24/08/17
B	AJ	18/08/17
A	AJ	03/07/17

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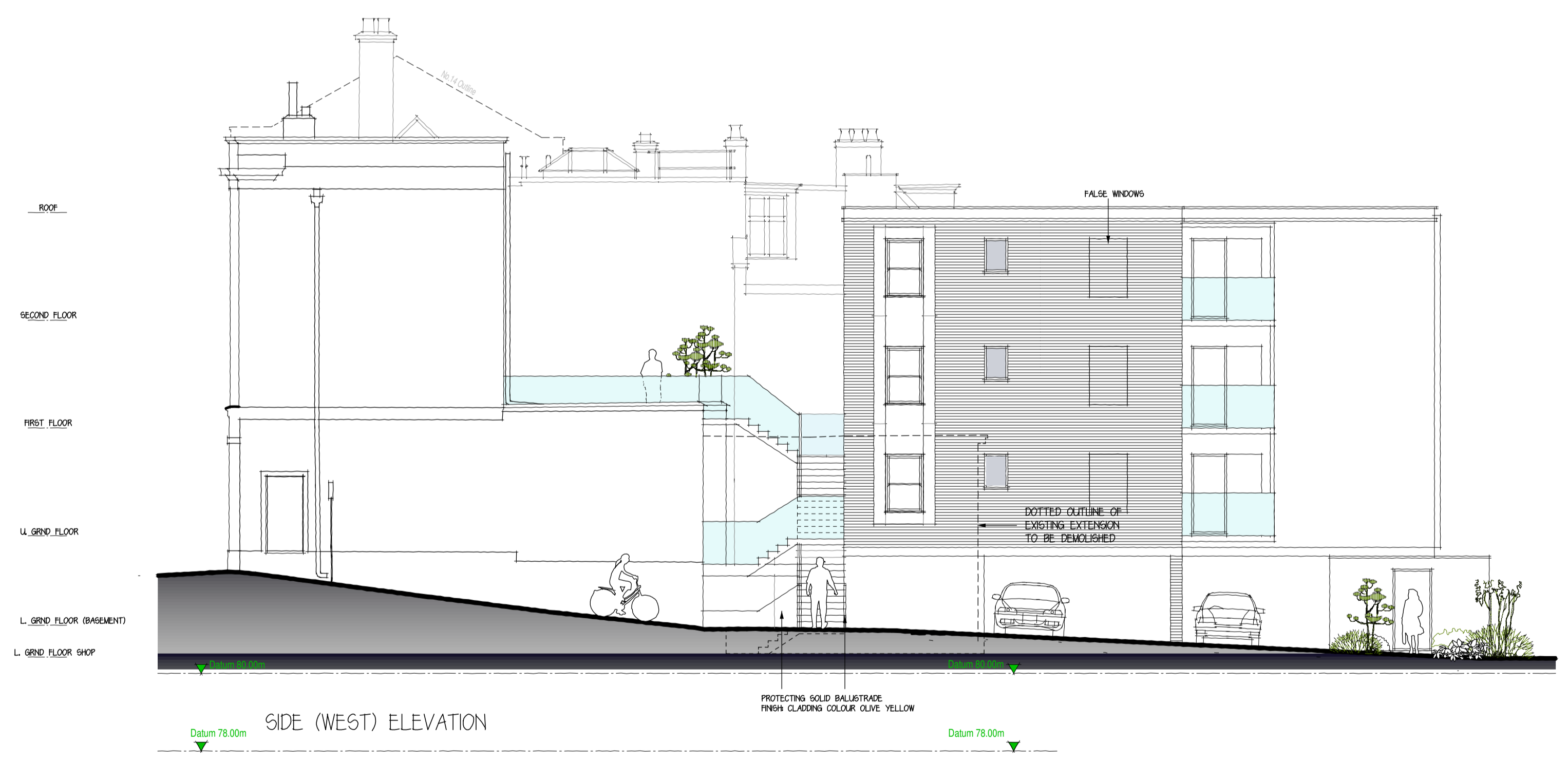
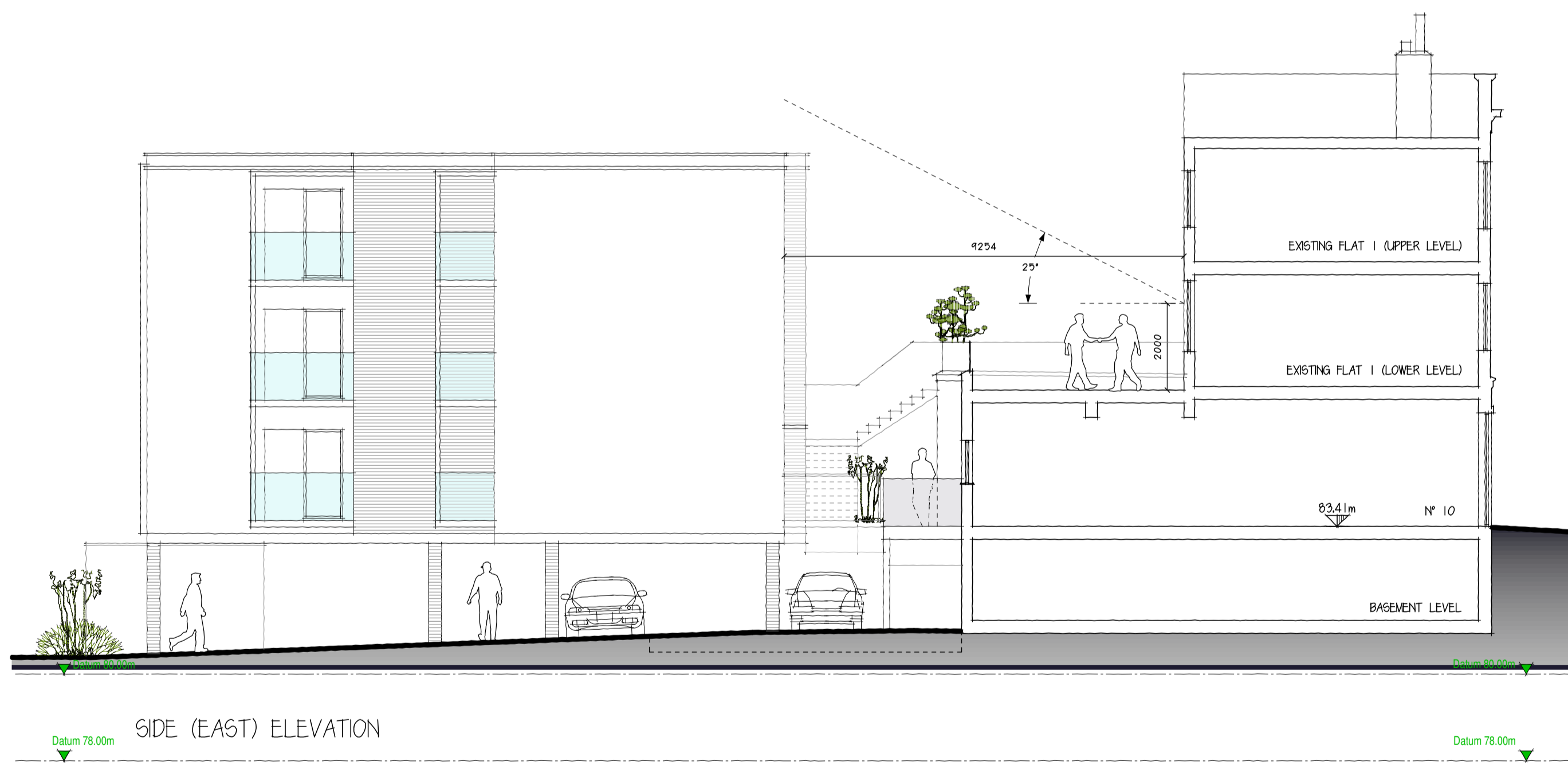
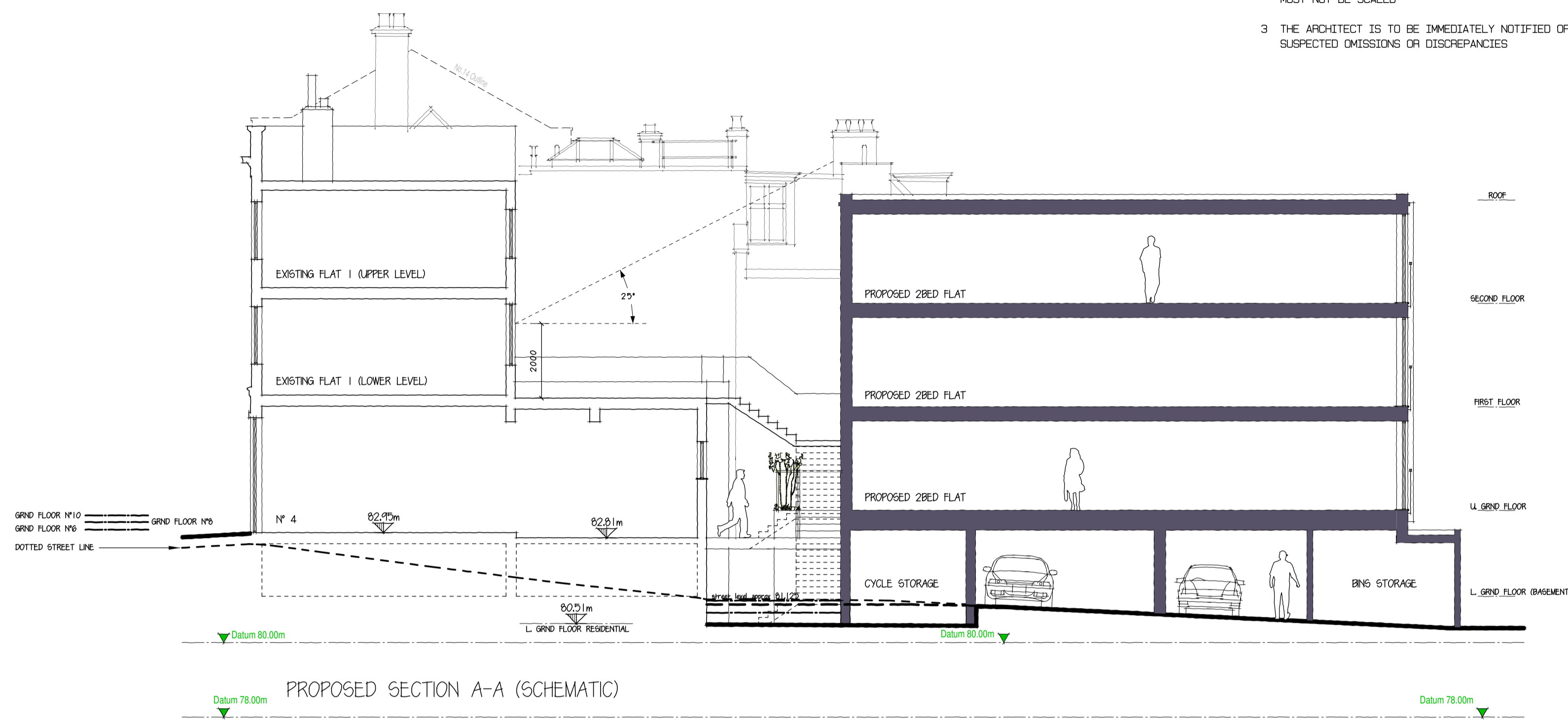
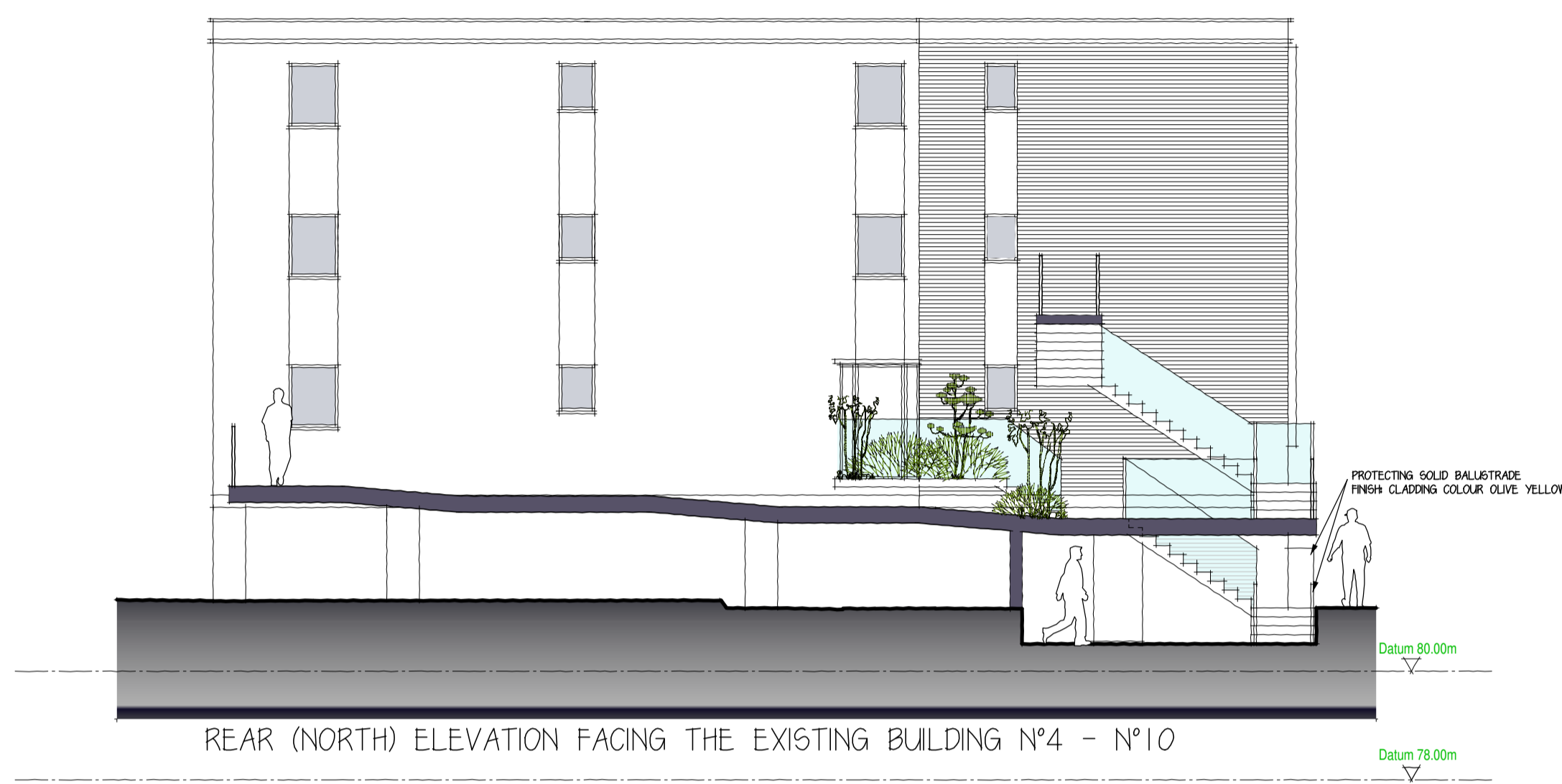
DATE: 29/06/17
 SCALE: 4-10 CHURCH STREET, REIGATE, SURREY.
 DRAWN: AJ
 CHECKED: KMD

PROPOSED SIDE ELEVATIONS AND SECTION A-A



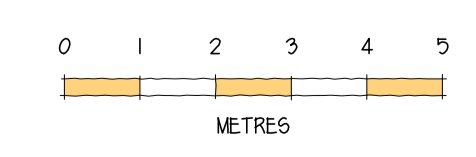
DWG NO: **L2432/16** REV: H

- NOTES
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EXTERNAL MATERIALS

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- BALCONIES - POWDER COATED STEEL COLOUR OLIVE YELLOW (RAL 1020), FRAMELESS GLASS BALUSTRADING WITH STAINLESS STEEL TRIM
- OBSOLETE GLAZING SHADED THIS ■



REVISION	CHECKED	DATE
A	AJ	06/10/17

ROBERT DAVIES JOHN WEST LIMITED
 RIBA Chartered Practice
 The Courtyard 59 Church Street
 Staines upon Thames Middx TW18 4XS
 Tel: 01784 459211 E-mail: info@rdjwtd.com

DATE: 29/06/17
 SCALE: 1:100 @ A1
 DRAWN: AJ
 CHECKED: KMD

PROPOSED DEVELOPMENT,
 4-10 CHURCH STREET,
 REIGATE, SURREY.

PROPOSED SIDE ELEVATIONS
 AND SECTION A-A

DWG NO: **L2432/18** REV: A