 Reigate & Banstead BOROUGH COUNCIL Banstead Horley Redhill Reigate	TO:	PLANNING COMMITTEE
	DATE:	24 th January 2018
	REPORT OF:	HEAD OF PLACES & PLANNING
	AUTHOR:	Hollie Marshall
	TELEPHONE:	01737 276010
	EMAIL:	Hollie.Marshall@reigate-banstead.gov.uk
AGENDA ITEM:	9	WARD: Horley Central

APPLICATION NUMBER:	17/00131/F	VALID:	8 th November 2017
APPLICANT:	Portland Vets	AGENT:	WS Planning & Architecture
LOCATION:	SANGERS HOUSE HORLEY ROW, HORLEY, SURREY, RH6 8DJ		
DESCRIPTION:	Extension and alteration to Building 1 to provide a veterinary surgery at ground floor and 2 flats on the first floor and external alterations to Building 2 to provide 3 flats and 2 outbuildings and Termination Cabinet. As amended on 10/11/2017.		
All plans in this report have been reproduced, are not to scale, and are for illustrative purposes only. The original plans should be viewed/referenced for detail.			

SUMMARY

The proposal is for the conversion and adaptation of existing staff accommodation buildings upon the site to form 5 residential units and a veterinary surgery. The present use of the site does not fall within a protected land use, it is located within the urban area and as such the redevelopment to a mixed use and the principal of sustainable development is acceptable, subject to the preservation of the two existing locally listed buildings .

The application follows a similar proposal (15/02681/F) for the redevelopment of the site, including a building to the north of the application site to form 8 residential units. This planning permission is extant. The building to the north would create two new flats and the parking for these flats would be included within the parking area of this application site.

The proposal is similar to that previously approved with the main change being the use of Building 1 as a vets practice instead of a building of 3 flats.

The development has been well designed to respect the character of Horley Row, and the character buildings on the site and is not consider to differ significantly from the previous approval in this regard. The development would retain and enhance a locally listed building, bring the presently vacant buildings back into use and subject to suitable landscaping would retain the characteristic heavy set back frontage of the site/Horley Row and produce an acceptable appearance.

The development would provide an additional 5 residential units and a veterinary surgery with adequate living standards and amenity spaces. Planning conditions are proposed to secure appropriate details, quality of materials and secure parking facilities.

RECOMMENDATION

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

Consultations:

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

Horley Town Council – no objections however concern raised over hazard to highway safety

Conservation Officer – no objections subject to conditions

Tree Officer – no objection subject to compliance condition

Representations:

Letters were sent to neighbouring properties on 2nd March 2017 and 23rd November 2017 a site notice was posted 6th March 2017.

4 responses have been received raising the following issues:

Issue	Response
Hazard to highway safety	See paragraph 6.15 – 6.16
Inadequate parking	See paragraph 6.15 – 6.16
Increase in traffic and congestion	See paragraph 6.15 – 6.16
No need for the development	See paragraph 6.1
Out of character with surrounding area	See paragraph 6.6 – 6.11
Overdevelopment	See paragraph 6.6 – 6.11
Noise and disturbance	See paragraph 6.12 – 6.13, 6.20
Alternative location/proposal preferred	See paragraph 6.1

1.0 Site and Character Appraisal

1.1 The application site is situated to the north of Horley and comprises a series of detached single and two storey buildings. This site contains a locally listed building, which is the oldest building on the site, an early 18th century or earlier tile hung shop house (the 18th century or earlier timber elements have been unfortunately lost in the recent works but some Victorian brickwork survives), with a Victorian brick building to the north east at the back and a 20th century tearoom to the east. The buildings form a group with the locally listed Chequers hotel, next door, and also form part of the historic settlement of Horley Row. Horley Row consists of a series of historic cottages along the Row with a substantial set back from the road, the

land between being common land until 1812 and afterwards continued to have this character or vestiges of it in some parts.

- 1.2 The previous use of the buildings was for staff accommodation, office and storage serving the former Menzies Chequers Hotel which is presently closed.
- 1.3 The site is prominent being located to the north of local open space adjoining the Chequers Roundabout. Land to the west of the application site comprises an access drive to the parking area for the Chequers Hotel. Houses back on to the access drive further to the west of the application site (104-112 Benhams Drive).
- 1.4 The character of the area is mixed with a Petrol station occupying the centre of the Chequers roundabout and a mix of detached, semi-detached dwellings and flatted developments in close proximity of the site.

2.0 Added Value

- 2.1 Improvements secured at the pre-application stage: No in principle objection raised to the mixed use proposal, however issues of parking, landscaping and materials details were raised.
- 2.2 Improvements secured during the course of the application: Improvements to the landscaping and detailing of the building have been secured.
- 2.3 Further improvements could be secured: The use of materials would be secured by conditions.

3.0 Relevant Planning and Enforcement History

- | | | | |
|-----|------------|--|---|
| 3.1 | 15/00023/F | Demolition of existing buildings and erection of 12 apartments | Refused
22 April 2015 |
| 3.2 | 15/02681/F | Conversion of existing buildings to provide 8 flats | Approved with
conditions
03 June 2016 |

4.0 Proposal and Design Approach

- 4.1 This is a full application for extension and alteration to Building 1 to provide a veterinary surgery at ground floor and 2 flats on the first floor, external alterations to Building 2 to provide 3 flats, and 2 outbuildings and Termination Cabinet.
- 4.2 A first floor extension is proposed to building one. The ground floor would be used as a veterinary surgery that would include a waiting area, reception/pharmacy, 2 consultation rooms, treatment room, cleaning area, cat ward, wash area, kennels and operating theatre and an area for two storage sheds to the rear of the building. At first floor level one x 1 bedroom flat and one x 2 bedroom flat is proposed.

- 4.3 Building two would see the removal of an existing single storey front and side addition and the creation of one x 1 bedroom and two x 2 bedroom units.
- 4.4 A total of 15 parking spaces are proposed, 8 parking spaces would serve the veterinary surgery and the remaining 7 spaces would serve the residential units, 1 space would be provided per unit. This includes 5 parking spaces to serve the five residential units proposed under this planning application, and 2 parking spaces to serve the building to the north of the application site, granted consent for conversion to two residential units under application 15/02681/F.
- 4.5 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.
- 4.6 Evidence of the applicant's design approach is set out below:

Assessment	The character of the surrounding area is assessed as mixed with the Little Waitrose and Petrol station occupying the centre of the Chequers roundabout and a mix of detached, semi-detached dwellings and flatted developments in close proximity of the site. The site lies adjacent to the former Menzies Chequers Hotel
	Site features meriting retention are listed as the Locally listed building upon the site
Involvement	No community consultation took place.
Evaluation	The other development options considered were the conversion of the buildings to form 8 residential units
Design	The applicant's reasons for choosing the proposal from the available options were to relate to the existing surrey vernacular at the site and surroundings. A veterinary surgery, which will provide employment opportunities and much needed veterinary services to Horley.

- 4.7 Further details of the development are as follows:

Site area	0.13ha
Existing use	Hotel Staff Accommodation
Proposed use	Residential (C3 flats) and veterinary surgery (D1)

Existing parking spaces	20
Proposed parking spaces	15
Parking standard	5 residential units - 6.5 spaces 2 residential units (outside application site (15/02681/F)) – 3.5 spaces Veterinary surgery – 8 spaces Total = 18
Net increase in dwellings	5

5.0 Policy Context

5.1 Designation

Urban Area
Locally Listed Building

5.2 Reigate and Banstead Core Strategy

CS1(Sustainable Development)
CS2 (Valued Landscapes and Natural Environment),
CS5 (Valued People/Economic Development),
CS10 (Sustainable Development),
CS11 (Sustainable Construction),
CS14 (Housing Needs)

5.3 Reigate & Banstead Borough Local Plan 2005

Landscape & Nature Conservation	Pc4
Heritage Sites	Pc 10
Housing	Ho9, Ho13, Ho16, Ho18
Movement	Mo4, Mo5, Mo6, Mo7
Community facility	Cf2

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
-------	--

6.0 Assessment

- 6.1 The application site is within the urban area where there is a presumption in favour of sustainable development and where the principle of residential development and a veterinary surgery is acceptable in this case.
- 6.2 There are no objections in principle to a redevelopment of the site to retain the heritage assets on the site and reuse them for residential properties. Such a redevelopment would help the Council meet some of the Borough's identified housing need and would be welcomed as a contribution to housing supply.
- 6.3 The main issues to consider are:
- Principle of change of use
 - Design appraisal
 - Neighbour amenity
 - Amenity of future occupants
 - Access and parking
 - Infrastructure contributions
 - Affordable Housing

Principle of change of use

- 6.3 Policy Ho1 of the Reigate and Banstead Local Plan 2005 seeks to resist the loss of residential properties within the Borough. Where the loss of residential use is necessary replacement residential accommodation will normally be required.
- 6.4 It is noted that a recent planning application 15/02681/F granted permission for a redevelopment of the site to provide 8 apartments. The current proposal would introduce a veterinary surgery in place of one of the dwellings previously proposed and, as such, would notionally result in the loss of one potential dwelling.
- 6.5 However, whilst this is the case, the residential units proposed through the previous scheme were a windfall and the site is not specifically allocated within the Local Plan for residential development. The site, taken as a whole, would still yield a reasonable net increase in units compared to its previous use and would still therefore make a positive contribution to housing needs and housing land supply.
- 6.6 The loss of the single potential dwelling would not compromise the Council's Five Year Supply position nor would it materially affect the overall availability of housing land in the borough. Offset against this, the new veterinary surgery would create a mixed use of the site and would provide space for a new business whilst also offering potential employment. Taken in the round, and mindful of the overall balance of sustainable development, it is not therefore considered that refusal would be warranted on this point.

Design appraisal

- 6.7 This site contains locally listed buildings, the oldest building on the site is an early 18th century or earlier, tile hung shop house, with a Victorian brick to the north east at the back and a 20th century tearoom to the east. The buildings form a group with the locally listed Chequers hotel, next door, and also form part of the historic settlement of Horley Row. This consists of a series of historic cottages along Horley Row with a substantial set back from the road, the land between being common land until 1812 and afterwards continued to have this character or vestiges of it in some parts.
- 6.8 In 2015 an application was lodged to demolish the building, but the starting point of a redevelopment of this site should be an evaluation and retention of the heritage asset. Accordingly this was refused. Approval was however subsequently given for a scheme to retain and convert the existing buildings to provide 8 flats.
- 6.9 By and large, the current proposals are similar in design terms to the previous approval. The introduction of a veterinary surgery to building one would not materially alter the appearance of the building to that approved under application 15/02681/F. The front elevation would maintain a residential appearance and would be finished in materials that would complement the site.
- 6.10 Overall, the development removes inappropriate outbuildings/extensions, replaces later alterations, improves the appearance of the non-heritage buildings retained and would improve landscaping to the extensively hard surfaced area facing onto Horley Row, helping to soften the development. The proposal would maintain the set-back position of the buildings and setting of Horley Row and retain the transition to a more rustic and lower density street scene.
- 6.11 Given the presence of locally listed buildings, the Conservation Officer was consulted on the application. He has considered the proposals and revised plans and raises no objection subject to conditions to secure appropriate finishes to fenestration, fascias, rainwater goods, doors, chimney details, external joinery, use of natural slate, hanging tiles, rainwater goods, finishes to boundary treatment and external surfaces. Subject to these conditions, it is considered that the proposals would help to preserve and enhance the locally listed buildings.
- 6.12 The Tree Officer has reviewed the application and has confirmed that the proposed landscaping scheme is acceptable and has therefore recommended a compliance condition.
- 6.13 Overall, the proposal is considered well-designed – largely consistent with the existing consent – and would strike an appropriate balance between securing and enhancing the locally listed building. Consequently, it complies with policies Pc10, Ho9, Ho13 and Ho16 of the Local Plan and CS4 of the Core Strategy.

Neighbour amenity

- 6.14 The proposal would re-use and adapt and extend existing buildings upon the site. The proposed buildings by reason of their siting, comparable massing and bulk would have a similar impact to that of the existing development on the site. As such

the proposal by reason of its siting, design, orientation, height and massing is not considered unduly harmful to the amenities of the adjacent and nearby occupiers.

- 6.15 The proposal is sited across a highway from the properties opposite and therefore sufficiently distant from them such that it would maintain an appropriate and acceptable relationship with them in terms of outlook, daylight/sunlight and privacy.

Access and Parking

- 6.16 The proposal seeks to maintain the current vehicular access from Horley Row and would provide 15 parking bays and cycle storage. 8 parking spaces would be used in conjunction with the veterinary surgery and 7 would be for the flats (5 as per this application and the additional 2 used for two flats consented under application 15/02681/F that granted 8 flats on the wider site). The proposed level of parking on site is considered consistent with policy for such a development within this location.
- 6.17 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. I concur with this especially when comparing the proposal to the previous hotel use.
- 6.18 A Construction Management Plan was provided with the application. This has been reviewed by the County Council who have advised that it is satisfactory and meets the requirements they would normally impose. The condition therefore reflects this and requires compliance with the submitted CMP.

Amenity of future occupiers

- 6.19 The proposed dwellings in terms of their layout, size, accessibility and access to facilities are considered acceptable.
- 6.20 The site is constrained in terms of layout and opportunities for amenity space due to the heritage interest of the site, the existing retained buildings and tight nature of the buildings. The proposed units when judged from a living standard perspective are considered acceptable. Each have a reasonable internal floor space and layout and each unit would have access to private amenity space and/or communal gardens.
- 6.21 The introduction of a veterinary surgery is not considered to result in a harmful impact upon the amenity of future occupants. The site is located in an edge of town centre location where it is not uncommon for commercial and residential uses to be sited in buildings of mixed use. The veterinary surgery would provide space for overnight accommodation of cats and dogs; however these spaces are relatively small resulting in a limited number of animals staying overnight that would be comparable to householders owning pets. On this basis, it is not considered that the surgery would give rise to a level of noise and disturbance which would be

detrimental to the amenity of the proposed flats. The proposal therefore complies with Policy Ho9 in this respect.

Affordable Housing and infrastructure contributions

- 6.22 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
- 6.23 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.
- 6.24 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.

Other matters

- 6.25 The site is located Flood Zone 1 (the lowest risk of flooding) and is not identified as an area which is area liable to surface water flooding, albeit the EA modelling does suggest some surface water flooding risk on Horley Row itself. The site however falls below the threshold for requiring sustainable urban drainage systems (as set out in the Written Ministerial Statement of 18 December 2014) and thus matters of drainage and sewerage would be dealt with through Building Control.
- 6.26 Given the historic uses on the site and based on information provided by the applicant, there is evidence of ground contamination which needs to be addressed during the development in order to ensure a safe residential environment. The applicant has provided a Remediation Plan which the Council's Contaminated Land Officer considers to be adequate. The development will therefore be required through condition to be carried out in accordance with this plan and verification/validation to be provided prior to occupation.

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
Other Plan	LP03	B	09.01.2018
Site Layout Plan	LP03	C	09.01.2018
Location Plan	PL01	A	27.04.2017
Elevation Plan	PL06		18.01.2017
Combined Plan	PL17		18.01.2017
Block Plan	PL02 A		27.04.2017
Floor Plan	PL05		18.01.2017
Floor Plan	PL03		18.01.2017
Elevation Plan	PL04		18.01.2017
Floor Plan	DD02		18.01.2017
Site Layout Plan	PL20	B	27.04.2017
Floor Plan	DD05	A	27.04.2017
Floor Plan	DD03		18.01.2017
Proposed Plans	110517-01		16.12.2017
Block Plan	J002476/DD01	D	09.01.2018
Elevation Plan	J002476/DD04	A	10.11.2017
Elevation Plan	J002476/DD06	B	10.11.2017
Proposed Plans	J002168/DD21		10.11.2017

Reason:

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

3. 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 clay sandfaced tiles.
 - b) All external joinery shall be of painted timber with architraved bargeboards with box ends omitted.
 - c) All slates shall be of natural slate, with handmade hogsback clay ridge tiles.
 - d) All casement windows shall be of white painted timber with casements in each opening.
 - e) All sash windows shall be of white painted timber with glazing bars of traditional profile, set back behind the reveal at one brick depth where located in brickwork.
 - f) All fascias shall be no more than two bricks depth.
 - g) All front windows to Building 2 (former shop house) shall be white painted timber vertically sliding sashes 3 panes wide by 4 panes high.
 - h) All rainwatergoods shall be of painted cast metal or cast metal profile.

- i) All footpaths, parking spaces and hardstandings and drives shall be of fixed gravel.
- j) The rooflights shall be black painted conservation rooflight with double vertical glazing bar.
- k) The refuse collection point enclosure shall be of brown stained timber with timber posts and frame.
- l) All windows in brickwork shall have gauged brick arches.
- m) All making good of brickwork shall be in Flemish bond handmade sandfaced of size and colour to match existing including handmade traditional stock brick with burnt headers for Building 2 (former shop house).
- n) Building 3 (rear stable block) shall have a natural slate roof.
- o) Building 2 (former shop house) shall have a natural slate roof to front two planes and tile to rear two planes.
- p) The ground floor of Building 2 (former shop house) shall have Front beaded weatherboarding below the tile hanging to match existing of 16cm height.
- q) Front porch hood details showing a traditional painted timber flat porch hood with classical cornice.
- r) All doors shall be of painted vertically boarded timber.
- s) Building 1 (former tea room) shall have a natural slate roof with hogsback clay ridge tiles.
- t) The chimney for Building 2 (former shop house) shall be a real brick slip chimney as per the details and specification supplied in the submitted materials schedule.

Reason:

To ensure that a satisfactory external appearance is achieved of the development with regard to Reigate and Banstead Borough Local Plan 2005 policies Pc10, Ho9 and Ho13.

4. All hard and soft landscaping work shall be completed in full accordance with the approved scheme compiled by David Archer and Associates, drawing number LP03 Rev C dated January 2018, prior to occupation or within the first planting season following completion of the development hereby approved.

Any trees shrubs or plants, planted in accordance the approved scheme which is removed, die or become damaged or diseased within five years of planting shall be replaced within one calendar year by trees and plants of the same size and species in the same location as the initial planting scheme.

Reason:

To ensure good landscape practice in the interests of the maintenance of the character and appearance of the area and to comply with policy Ho9, of the Reigate and Banstead Borough Local Plan 2005 and the recommendations guidelines and advice contained within British Standard 8545:2014 Trees: from nursery to independence in the landscape.

5. 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 and turning areas shall be retained and maintained for their designated purposes.

Reason:

In order that the development should not prejudice highway safety nor cause inconvenience to other highway users and to meet the objectives of the NPPF (2012), and to satisfy policies Mo5 and Mo7 of the Reigate and Banstead Borough Local Plan (2005), and policy CS17 of the Core Strategy (2014).

6. The development hereby approved shall be constructed in strict accordance with the details set out in the approved Construction Management Plan (drawing no. J002476/PL20 B).

Reason:

In order that the development should not prejudice highway safety nor cause inconvenience to other highway users and to meet the objectives of the NPPF (2012), and to satisfy policies Mo5 and Mo7 of the Reigate and Banstead Borough Local Plan (2005), and policy CS17 of the Core Strategy (2014).

7. The development hereby approved shall not be first occupied unless and until the following facility has been provided in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority for:

(a) The secure parking of a minimum of 5 bicycles within the site for the proposed flats, 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 Planning Policy Framework 2012 and to meet the objectives of the NPPF (2012), and to satisfy policies Mo5 and Mo7 of the Reigate and Banstead Borough Local Plan (2005), and policy CS17 of the Core Strategy (2014).

8. No development shall take place until details of proposed drainage works, including surface water attenuation facilities, have been submitted to and been approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved details concurrently with the carrying out of the development and permanently retained.

Reason:

To ensure that the site is satisfactorily drained with regard to Reigate and Banstead Borough Local Plan 2005 policies Ut3/4 and National Planning Policy Framework 2012: Technical Guidance.

9. The development shall be carried out in strict accordance with the Contamination Assessment: Remediation Plan by WK Elson (dated September 2017).

Only the proposed gas barrier membrane specified in the Remediation Plan shall be installed on the site and these shall be installed in strict accordance with the manufacturer’s instructions by appropriately qualified installers as per the details appended to the Remediation Plan. Any variation in the specification or installation of the gas membranes shall be subject to the prior written approval of the Local Planning Authority.

Contamination not previously identified by the site investigation, but subsequently found to be present at the site, shall be reported to the Local Planning Authority as soon as is practicable. If deemed necessary by the Local Planning Authority, development shall cease on site until an addendum to the remediation method

statement detailing how the unsuspected contamination is to be dealt with, has been submitted in writing to the Local Planning Authority.

Reason:

To ensure that the proposed development and any site investigations and remediation will not cause harm to human health or pollution of controlled waters with regard to Reigate and Banstead Borough Council Local Plan 2005 and the NPPF.

10. Prior to occupation of the development, a remediation validation report for the site shall be submitted to the Local Planning Authority in writing. The report shall detail evidence of the remediation, the effectiveness of the remediation carried out and the results of post remediation works, in accordance with the approved remediation method statement and any addenda thereto, so as to enable future interested parties, including regulators, to have a single record of the remediation undertaken at the site.

The validation report should also include details and evidence to demonstrate that the required gas membranes have correctly installed and results of the verification and testing of such systems should be in accordance with CIRIA C735 guidance document entitled 'Good practice on the testing and verification of protection systems for buildings against hazardous ground gases'. Such verification shall be carried out by suitably qualified persons.

Reason:

To demonstrate the effectiveness of remediation works and demonstrate that the proposed development will not cause harm to human health or pollution of controlled waters with regard to Reigate and Banstead Borough Council Local Plan 2005 Policy and the NPPF.

11. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development Order) (England) 2015 (or any order revoking and re-enacting that Order with or without modification) no fences, gates, walls or other means of enclosure shall be erected within the curtilage of the site.

Reason:

To preserve the open character of the and to preserve the historic interests of the site with regard to Reigate and Banstead Borough Local Plan 2005 policies Pc10, Ho9, Ho13 and Ho18

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

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.

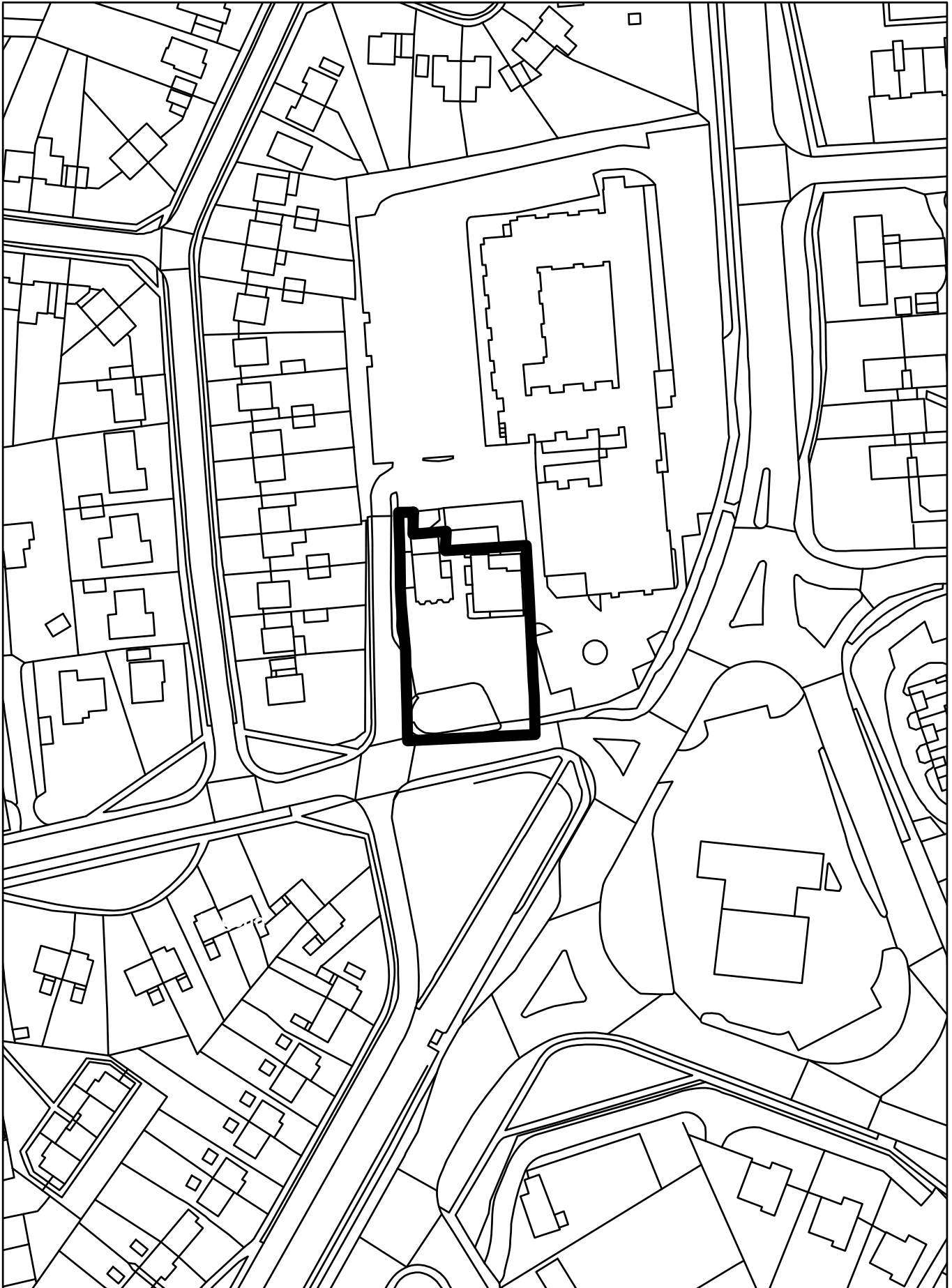
REASON FOR PERMISSION

The development hereby permitted has been assessed against development plan policies Pc4, Pc10, Ho9, Ho13, Ho16, Ho18, Mo4, Mo5, Mo6, Mo7 and Cf2 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.

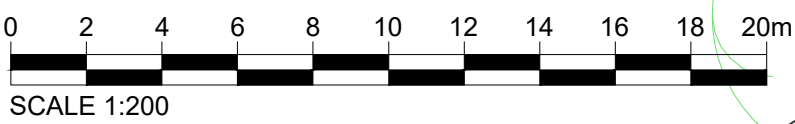
17/00131/F - Sangers House, Horley Row, Horley



Do not scale from this drawing, except for planning purposes.
 Any discrepancies are to be reported to WS Planning & Architecture.
 Refer to Structural Engineers details for structural design criteria.
 This drawing remains the copyright of WS Planning & Architecture.



Proposed Block Plan 1:200



Rev	Date	Description
C	27.10.17	Site Plan amended following client request. Vehicular, pedestrian gates, & piers omitted. Electricity meter added to side of bin store. Parking spaces are allocated.
B	24.04.17	Blue boundary added to Site Plan.
A	15.02.17	Site Plan updated

WS PLANNING & ARCHITECTURE

Europe House
 Boncroft Road,
 Reigate
 Surrey. RH2 7RP

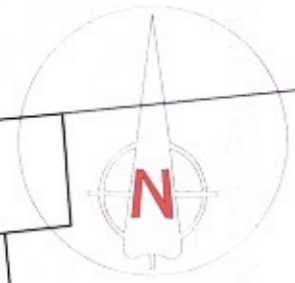
Date	Drawn By
November 2016	SZ
Scale	Checked
1:200@A3	LB

Client
PORTLAND VETS

Project
**Sangers House
 Horley Row, Horley
 RH6 8PH**

Title
Proposed Block Plan

Drawing No.
J002476/001 C



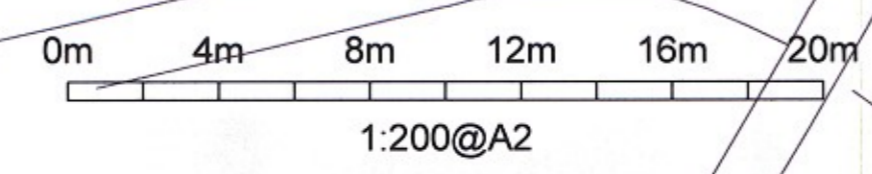
- Key
- Proposed Tree Planting
 - Proposed Shrub Planting
 - Proposed Hedge Planting
 - Proposed Lawns
 - Proposed Entrance Paving
 - Existing tarmac retained and coated with Adi Grip gravel
 - PCC Paving to private amenity areas
 - Pedestrian deterrent paving adjacent to building
 - Permeable block paving
 - 1.8m High Close Board Fence

112

LB

55.4m

HORLEY ROW



DAVID ARCHER ASSOCIATES
ARBORICULTURAL CONSULTANCY

Project: **Sangers House, Horley Row, Horley, Surrey**

Drawing: **LANDSCAPE PLAN**

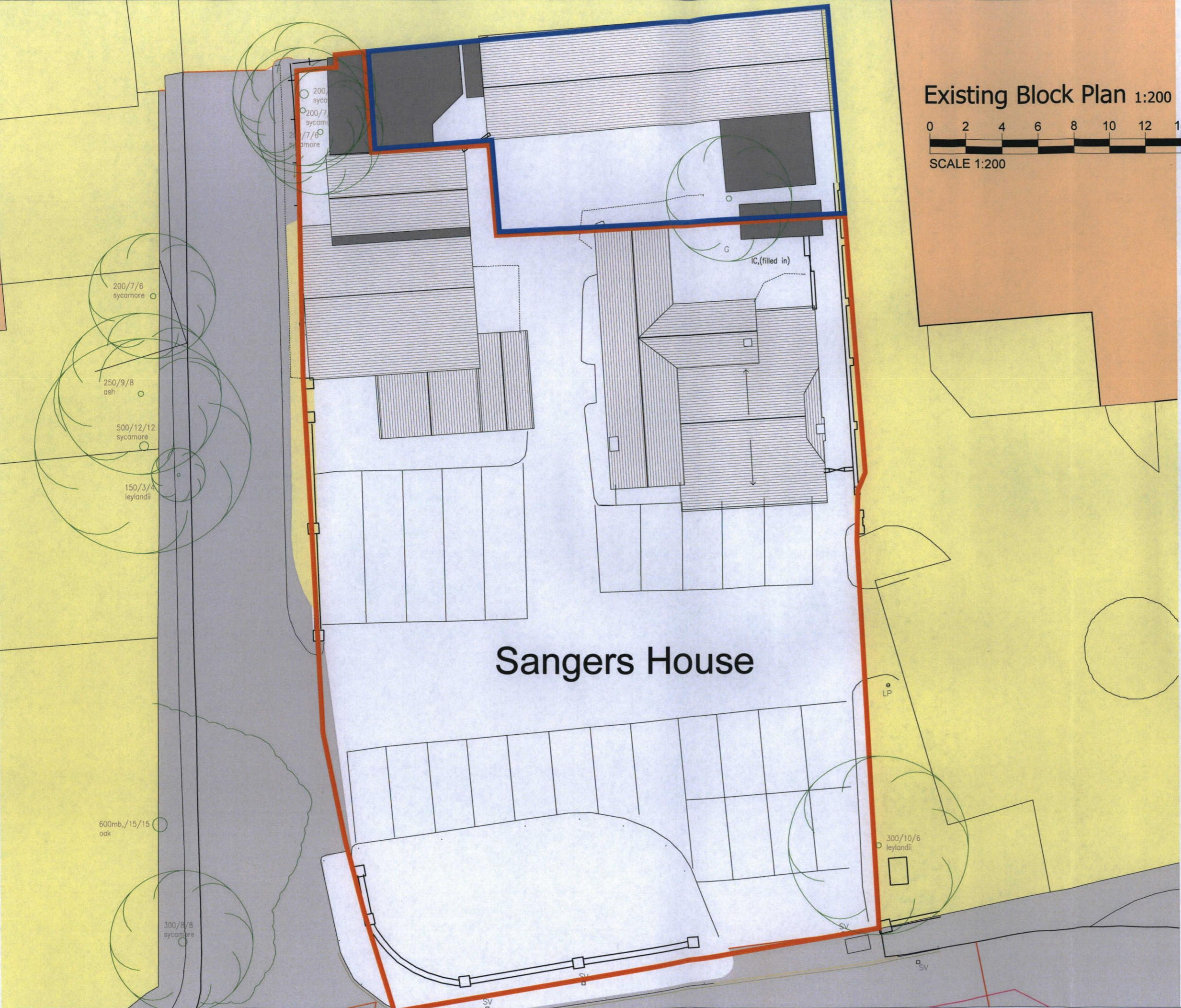
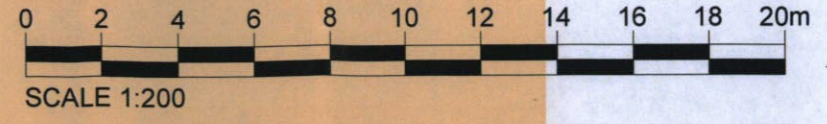
Based on: **Proposed Site Plan**

Drawing No: LP 03	Rev: B
Date: May 2017	Scale: 1:200 @ A2
Drawn: MR	

David Archer Associates 01293 597796 david@das-arboriculture.co.uk © This drawing is copyright & must not be reproduced without consent from David Archer Associates.

Do not scale from this drawing, except for planning purposes.
 Any discrepancies are to be reported to WS Planning & Architecture.
 Refer to Structural Engineers details for structural design criteria.
 This drawing remains the copyright of WS Planning & Architecture.

Existing Block Plan 1:200



Sangers House

Rev	Date	Description
A	24.04.17	Blue boundary added to Site Plan.

WS PLANNING & ARCHITECTURE

Europe House
 Bancroft Road,
 Reigate
 Surrey, RH2 7RP

T. 01737 225711
 F. 01737 226311
 www.wspa.co.uk

Date	November 2016	Drawn By	SZ
Scale	1:200@A3	Checked	LB

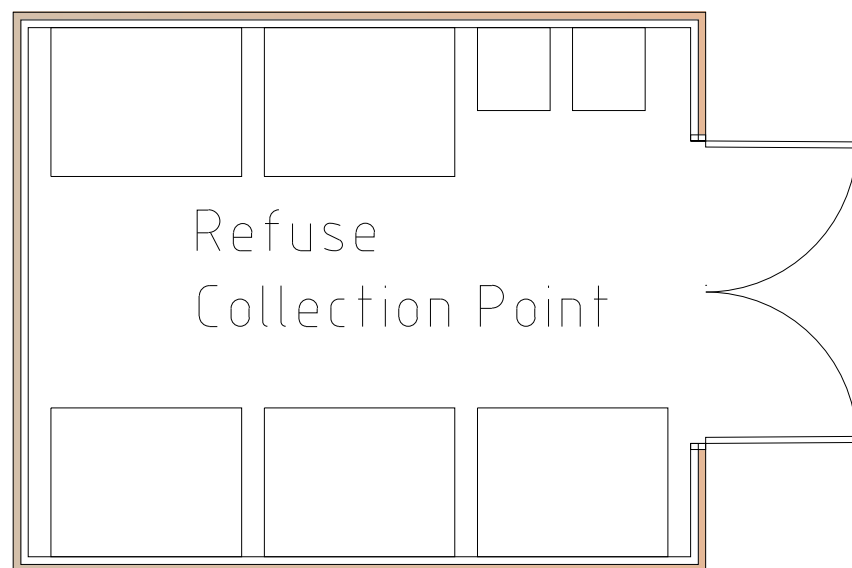
Client
PORTLAND VETS

Project
**Sangers House
 Horley Row, Horley
 RH6 8PH**

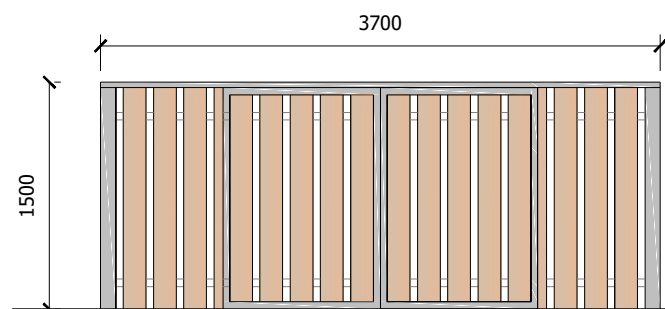
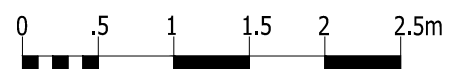
Title
Existing Block Plan

Drawing No.
J002476/PL03 A

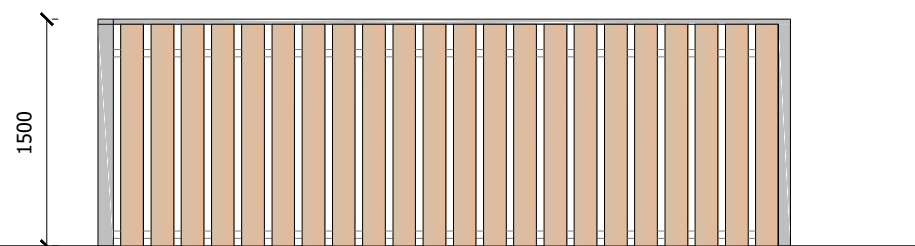
Do not scale from this drawing, except for planning purposes.
 Any discrepancies are to be reported to WS Planning & Architecture.
 Refer to Structural Engineers details for structural design criteria.
 This drawing remains the copyright of WS Planning & Architecture.



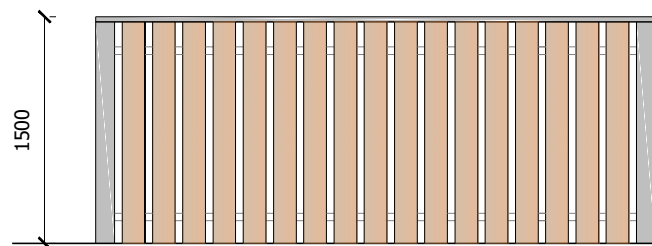
Proposed Collection Point Plan 1:50



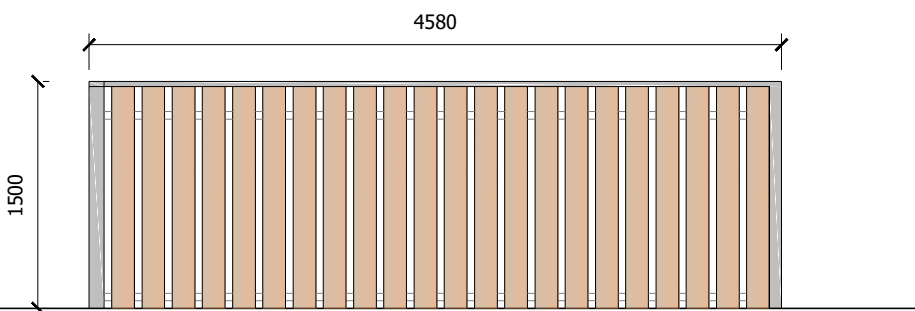
Proposed Front Elevation 1:50



Proposed Side Elevation facing to Horley Row 1:50



Proposed Rear Elevation 1:50



Proposed Side Elevation facing to car park 1:50

Rev	Date	Description

WS PLANNING & ARCHITECTURE

Europe House
 Bancroft Road,
 Reigate
 Surrey, RH2 7RP
 T. 01737 225711
 F. 01737 226311
 www.wspa.co.uk

Date	Drawn By
November 2016	SZ
Scale	Checked
1:50@A3	LB

Client
 PORTLAND VETS

Project
 Sangers House
 Horley Row, Horley
 RH6 8PH

Title
 Proposed Refuse
 Collection Plan
 and Elevations

Drawing No.
 J002476/R647

Building 1 Proposed Elevations

Do not scale from this drawing, except for planning purposes.
Any discrepancies are to be reported to WS Planning & Architecture.
Refer to Structural Engineers details for structural design criteria.
This drawing remains the copyright of WS Planning & Architecture.



PORTLAND VETS

Elevation AA 1:100



3A Flat

Elevation DD 1:100



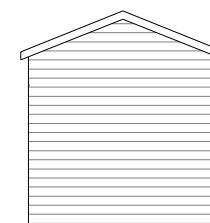
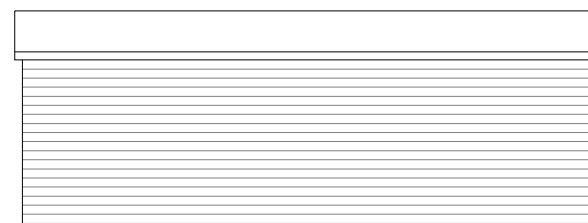
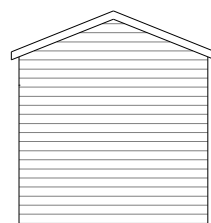
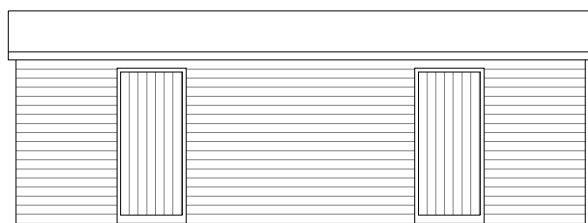
High Level Wall

Elevation BB 1:100

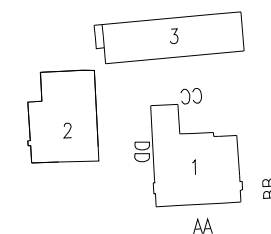


High Level Wall

Elevation CC 1:100



Shed Proposed Elevations



Rev	Date	Description
A	27.10.17	Material notes added

WS PLANNING & ARCHITECTURE

Europe House
Bancroft Road,
Reigate
Surrey, RH2 7RP

T. 01737 225711
F. 01737 226311
www.wspa.co.uk

Date: November 2016
Scale: 1:100@A3

Drawn By: SZ
Checked: LB

Client: PORTLAND VETS

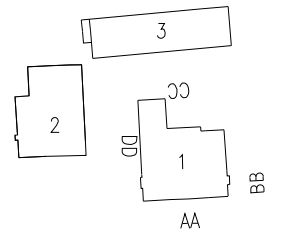
Project: Sangers House
Horley Row, Horley
RH6 8PH

Title: Building 1 Proposed Elevations

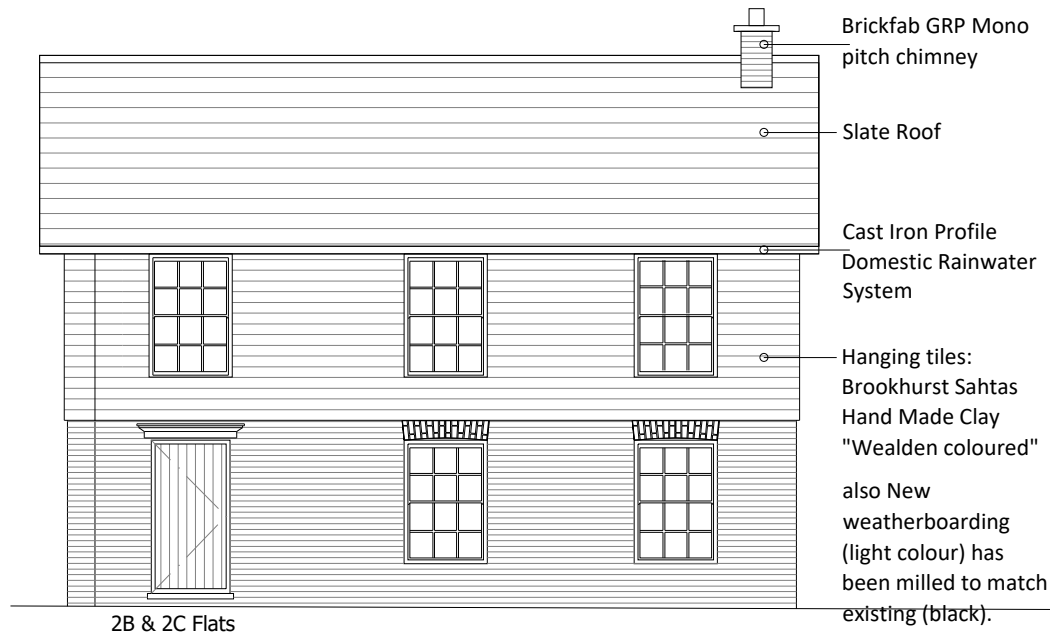
Drawing No.: J002476/0004 A

Building 2 Proposed Elevations

Do not scale from this drawing, except for planning purposes.
 Any discrepancies are to be reported to WS Planning & Architecture.
 Refer to Structural Engineers details for structural design criteria.
 This drawing remains the copyright of WS Planning & Architecture.



Key Plan



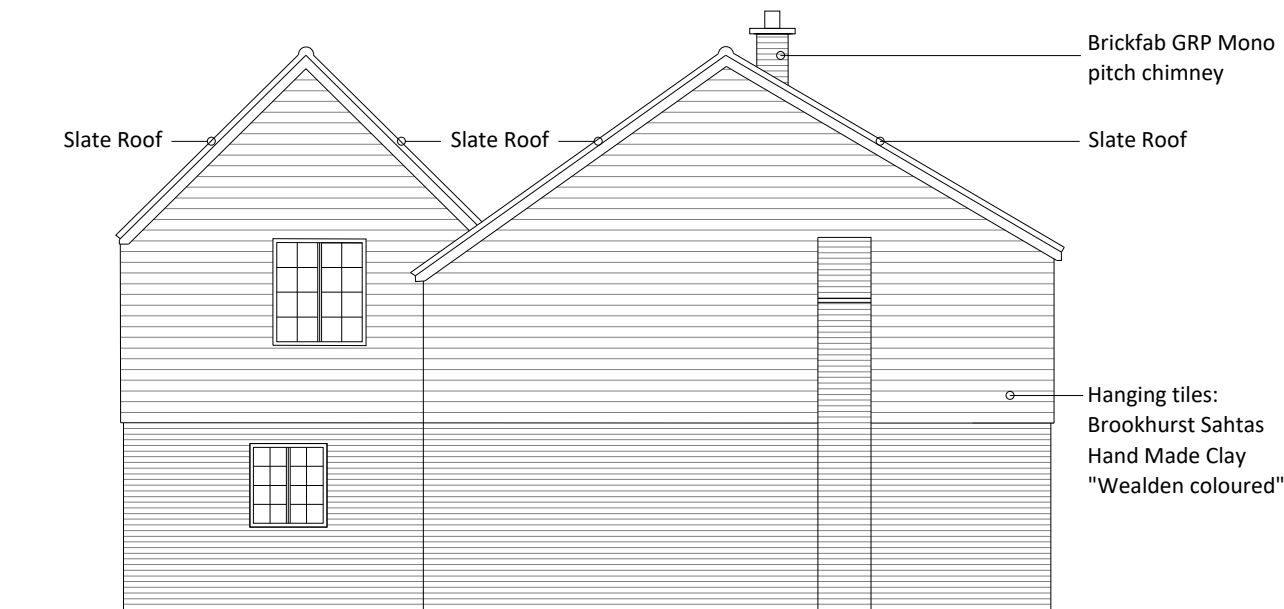
2B & 2C Flats
EE Elevation 1:100



Flat 2C
 back door
 2A 2 bed Coach House
FF Elevation 1:100



2A Coach House
 Back Door
GG Elevation 1:100



HH Elevation 1:100

Rev	Date	Description
B	27.10.17	Material notes added
A	15.02.17	Elevations amended

WS PLANNING & ARCHITECTURE

Europe House
 Bancroft Road,
 Reigate
 Surrey, RH2 7RP
 T. 01737 225711
 F. 01737 226311
 www.wspa.co.uk

Date	November 2016	Drawn By	SZ
Scale	1:100@A3	Checked	LB

Client
 PORTLAND VETS

Project
 Sangers House
 Horley Row, Horley
 RH6 8PH

Title
 Building 2 Proposed
 Elevations

Drawing, No.

J002476/DD06 B

