 Reigate & Banstead BOROUGH COUNCIL Banstead Horley Redhill Reigate	TO:	PLANNING COMMITTEE
	DATE:	24 January 2018
	REPORT OF:	HEAD OF PLACES & PLANNING
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AGENDA ITEM:	10	WARD: <i>South Park And Woodhatch</i>

APPLICATION NUMBER:	17/00276/F	VALID:	<i>14/03/2017</i>
APPLICANT:	Mr Tom Horner	AGENT:	ESJ Partnership
LOCATION:	KIMBERLEY, 1A CASTLE DRIVE, REIGATE, SURREY		
DESCRIPTION:	Demolition of existing building, erection of a two-storey building comprising 4 flats and associated parking. As amended on 23/05/2017, 27/07/2017 and 19/12/2017.		
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

SUMMARY

The application relates to a site on the north side of Castle Drive within the urban area in a residential neighbourhood consisting of two storey houses and three storey flat blocks. To the south of Castle Drive is the Metropolitan Green Belt. The site is occupied by a bungalow at present. To the immediate north and south of the site are residential properties, namely no. 142 the back garden of which extends along the entire northern boundary of the site; and no. 144, the western boundary of which abuts the site's eastern extremity.

It is proposed to demolish the bungalow and erect a two storey building comprising four flats with provision for outdoor amenity, landscaping, parking and bin storage. The proposal as now further amended represents a significant reduction in bulk and height to what was originally submitted, primarily to address the impact on the amenity of the rear garden to the north.

In terms of its local distinctiveness, impact on residential amenities and traffic/highways the proposal is considered acceptable.

RECOMMENDATION

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

Consultations:

Highway Authority: recommends conditions relating to access, car/cycle parking and Construction Transport Management Plan.

Representations:

Letters were sent to neighbouring properties on 7 April, 26 May, 28 July and 19 December.

Four responses have been received (from the same property: two other letters with no address have also been received) raising the following issues:

Issue	Response
Overlooking	See paragraph 6.8 and condition 11
Overbearing effect	See paragraph 6.7
Inadequate parking	See paragraph 6.12 and conditions 7 & 8
Inconvenience during construction	See paragraph 6.11 and condition 9
Increase in traffic and congestion	See paragraph 6.12
Loss of private view	There is no right to a view
Loss of/harm to trees	See paragraph 6.13 and conditions 4 & 5
No need for the development	Proposal to be considered on merit
Overshadowing	See paragraph 6.7
Property devaluation	Not a planning matter
Overdevelopment	See paragraph 6.3 and condition 10
Drainage/sewage capacity	Not a planning matter
Noise and disturbance	See paragraph 6.12
Out of character with locality	See paragraphs 6.3 & 6.4
Hazard to highway safety	See paragraph 6.12

1.0 Site and Character Appraisal

- 1.1 The site consists of a bungalow standing in a well stocked garden, on a corner site on the north side of Castle Drive. The site is within the urban area but on the opposite side of Castle Drive is countryside within the Metropolitan Green Belt (MGB). To the north is a residential neighbourhood composed of various dwelling types such as 3 storey flat blocks (Windsor House to the north-west, for example) and two storey detached, semi-detached and terraced houses.
- 1.2 The site is in an area identified in the Council's Local Distinctiveness Design Guide as 1930s-1950s Suburbia. Residential properties at nos. 142 and 144 Dovers Green Road are immediately to the east and north/north-east of the application site respectively. The rear garden of 142 runs the entire length of the application site.

2.0 Added Value

- 2.1 Improvements secured at the pre-application stage: front dormers and roof lights omitted and roof lowered so that building presents itself as two storey facing the adjoining MGB.
- 2.2 Improvements secured during the course of the application: all dormers omitted, height of building reduced leaving two storey structure with roof slopes uninterrupted part from a pair of obscured glazed rear roof lights. Reduction in rear eaves and amended siting.
- 2.3 Further improvements could be secured: conditions relating to external materials, landscaping, tree protection measures, means of access, car and cycle parking, Construction Transport Management Plan, boundary treatment and obscured glazing.

3.0 Relevant Planning and Enforcement History

- 3.1 None.

4.0 Proposal and Design Approach

- 4.1 The latest amended proposal is for the demolition of the existing bungalow and erection of a detached crown roofed (deeply hipped at east and west ends and with asymmetrical front and rear pitches) building to accommodate four flats on two floors, as indicated in the amended scheme. Each flat would have 2 bedrooms. The front (south) elevation presents windows at ground and first floor levels and features a south facing gable at either end and first floor balconies to a recessed central section. The rear roof slope would feature a pair of obscured glazed bathroom roof lights. to the rear elevation, facing the rear garden of 142 Dovers Green Road. One first floor window each to the west and east elevations would light bedrooms. There would be four parking spaces (including an invalid one) and a refuse/recycling store at

the east end of the site. Schematic planting on the peripheries and around the access drive is shown.

- 4.2 External materials consist of facing brickwork, plain clay roof tiles and uPVC fenestration.
- 4.3 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.
- 4.4 Evidence of the applicant's design approach is set out below:

Assessment	The character of the surrounding area is assessed as residential composed of various dwelling types.
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 would provide additional homes in a sustainable location and would not result in the loss of any protected use.

- 4.5 Further details of the development are as follows:

Site area	0.0612ha
Existing parking spaces	2
Proposed parking spaces	4
Parking standard	6 (recommended maximum)
Net increase in dwellings	3
Existing site density	16.3dph
Proposed site density	65.3dph
Density of the surrounding area	13.6dph (application location plan)

5.0 Policy Context

5.1 Designation

Urban Area

Opposite Metropolitan Green Belt

5.2 Reigate and Banstead Core Strategy

CS1(Sustainable Development)
CS4 (Valued Townscapes and Historic Environment)
CS10 (Sustainable Development),

5.3 Reigate & Banstead Borough Local Plan 2005

Landscape & Nature Conservation	Pc4
Housing	Ho9, Ho13, Ho16
Movement	Mo6, Mo7

5.4 Other Material Considerations

National Planning Policy Framework	
National Planning Practice Guidance	
Supplementary Planning Guidance	Local Distinctiveness Design Guide Parking Standards for Development
Other	Human Rights Act 1998

6.0 **Assessment**

6.1 The proposal is within the urban area in a residential neighbourhood, hence the principle of residential development of this site is acknowledged.

6.2 The main issues to consider are:

- Design appraisal
- Neighbour amenity
- Access and parking
- Community Infrastructure Levy (CIL)

Design

6.3 The proposal is of two storeys, in contrast to the single storey building on the site. The existing building has a "plain" roof uninterrupted by any fenestration; the proposed includes only a pair of obscured glazed roof lights at the rear. Moreover the proposed building's scale and appearance are not out of keeping with the design of the estate development to the north and north-west. The proposal has a larger footprint than the existing building but its north wall would be set approximately 0.3-1m southwards of the existing and the scheme has adequate space for amenity for each flat and landscaped area as well as parking provision. It would not amount to overdevelopment of the site when considering its surroundings, including three-storey flatted

blocks in the vicinity. A condition would require landscaping as shown schematically on the layout plan.

- 6.4 The two storey appearance and space to the front of the site would afford an appropriate transition from the urban area to the MGB to the south and its position on the site seeks to balance the impact on the street scene and on the neighbouring garden to the north, at no. 142. The roof is of such a scale and pitch as not to appear top heavy or visually dominant and the building's scale is commensurate with its surroundings.
- 6.5 The Council's Conservation Officer, in his role as advisor on local distinctiveness matters, commented that he had no objection from a design viewpoint but would recommend a condition to control some of the detail of the proposal including: tile hanging to be sandfaced plain tiles; detailing of the bargeboards; casement window and window arch design) to promote local distinctiveness in this sensitive edge of countryside location. This is endorsed and a suitable condition (No.3) is included in the recommendation.

Neighbour amenity

- 6.6 The properties directly affected by the proposal are those at 142 and 144 Dovers Green Road: the former has a rear garden which marches along the entire northern boundary of the site, the latter a common boundary with the site at the site's eastern end.
- 6.7 At the westernmost end of the rear garden of no. 142 the bungalow is clearly visible but has little amenity impact on 142 because little more than the bungalow's roof can be viewed. The proposed two storey high flat block, by virtue of greater height and massing, would have greater visual impact when viewed from the rear garden of no. 142 especially the garden's western extremity (the opposite end to the house itself): at this end of the garden is concentrated a large amount of domestic structures and paraphernalia including outbuildings, hot tub and trampoline and therefore where it might be expected that occupiers would most congregate. However because of the location and juxtaposition of the proposal (it has been repositioned westwards in the course of consideration of the application) and its modest scale, it would not have an unacceptable overbearing effect when viewed from any part of 142's garden. Likewise the proposed building's location on the site, scale and form would mitigate any overshadowing effect having the 'bottom end' of no.142's garden especially in mind. A condition would seek boundary treatment to ensure adequate screening of the bin store at the north-east corner of the site, another concern of the occupiers of no. 142. From the proposal as amended has emerged a a low pitched two storey structure marking a significant improvement to the original scheme which was of two and a half storey form with bulkier roof and rear dormers.
- 6.8 The occupiers of no. 142 raise concerns about overlooking but the first floor level obscured glazing as shown on the elevation facing into the rear garden of that property would be secured by condition. Further concern is raised with

regards the location of the refuse store which is considered could be improved, as required within the landscape condition.

- 6.9 The house at no. 144 is screened from the site by extensive mature planting and this together with the separation distance would mean that its residents' amenities would therefore not be materially affected.
- 6.10 The flats at Windsor House to the north west would not be significantly affected by the proposal in terms of overlooking, overshadowing or overbearing effect because of separation distances involved.
- 6.11 Residents may suffer disturbance from building activities and the comings and goings of contractors' vehicles. This however would be only a temporary aberration and a condition would be imposed requiring a Construction Transport Management Plan to ensure the orderly arrangement of development operations.

Access and parking

- 6.12 The site provides four parking spaces, one for each of the flats, accessed off a single access. Whilst this is slightly below the maximum permissible under the current standards, this is guidance only and, when considering the local road conditions where there is not a prevalence of on-street parking, the proposed parking provision is considered satisfactory. As such the proposal is considered acceptable from a parking and highway safety perspective.

Trees

- 6.13 The Council's Tree Officer reviewed the supporting arboricultural information in the form of a tree survey. The survey has been compiled in accordance with the guidelines, advice and recommendations contained with British Standard 5837, adopting the criteria from section 4 of the standard. The trees identified on and off site are mainly domestic plantings. The proposed development will result in some loss of smaller, domestic trees but these losses will not have any significant long lasting effects on the character and appearance of the locality and can be adequately mitigated by replacement planting secured by condition and with more suitable and appropriate structural landscape trees which will provide ongoing and long term tree cover and visual amenity in this locality, replacement trees and landscaping can be secured by condition.

CIL

- 6.14 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 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
Exg Gd FI Plan	16/0018 190		06.02.2017
Exg Roof Plan	16/0018 191		06.02.2017
Exg St Scenes	16/0018 192		06.02.2017
Exg Elevns	16/0018 193		15.03.2017
Site Location Plan	16/0018 200		06.02.2017
Prop Site Layout	16/0018 201	D	19.12.2017
Prop GF Plan	16/0018 202	C	19.12.2017
Prop FF Plan	16/0018 203	E	19.12.2017
Prop Roof Plan	16/0018 205	E	19.12.2017
Prop Elevations	16/0018 206	F	19.12.2017
Prop Elevations	16/0018 207	F	19.12.2017
Prop Street scenes	16/0018 208	D	19.12.2017
Tree Constraints Plan	TCP01		27.07.2017

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 development hereby permitted 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 ;
- The front and side elevations shall be tile hung above ground floor level with sandfaced plain tiles.
 - The box ends to the bargeboards shall be omitted.
 - All casement windows to the front elevation shall have casements in each opening to ensure equal sightlines.
 - All window arches to the front elevation shall be of gauged brick.

Reason:

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

4. No development shall commence on site until a scheme for the landscaping and replacement tree planting of the site including the retention of existing

landscape features and the relocation of the refuse store off the site boundary has been submitted and approved in writing by the local planning authority. Landscaping schemes shall include details of hard 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 programme.

All hard and soft landscaping work shall be completed in full accordance with the approved scheme, prior to occupation or use of the approved development 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, and 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 and Ho9 of the Reigate and Banstead Borough Local Plan 2005 and the recommendations within British Standard 5837.

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 commencement meeting with the LPA, ,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 and Ho9 of the Reigate and Banstead Borough Local Plan.

6. The development hereby approved shall not be first occupied unless and until the proposed modified vehicular access to Castle Drive has been constructed in accordance with the approved plans and thereafter shall be kept permanently maintained.

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.

7. 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 area 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.

8. The development hereby approved shall not be first occupied unless and until facilities have been provided in accordance with the approved plans for the secure parking of 5 bicycles within the development site, and thereafter the said approved facilities shall be provided, retained and maintained to the satisfaction of the Local Planning Authority.

Reason:

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

9. 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

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.

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 Pc4 and Ho9.

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

Reason:

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

INFORMATIVES

1. Your attention is drawn to the safety benefits of installing sprinkler systems as an integral part of new development. Further information is available at www.firesprinklers.info.
2. 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 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 highway Services Group (0300 200 1003), before any works are carried out on any footway, footpath, carriageway, or verge to form or modify a vehicle crossover to install dropped kerbs. Please see: www.surreycc.gov.uk/roads-and-transport/road-permits-and-licences/vehicle-crossovers-or-dropped-kerbs
7. 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.
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 use of a landscape/arboricultural consultant is considered essential to provide acceptable submissions in respect of the above relevant conditions.

Replacement planting of trees and shrubs shall be in keeping with the character and appearance of the locality. There is an opportunity to incorporate structural landscape trees into the scheme to provide for future amenity and long term continued structural tree cover in this area. It is expected that the replacement structural landscape trees will be of Advanced Nursery Stock sizes with initial planting heights of not less than 4.5m with girth measurements at 1m above ground level in excess of 16/18cm.

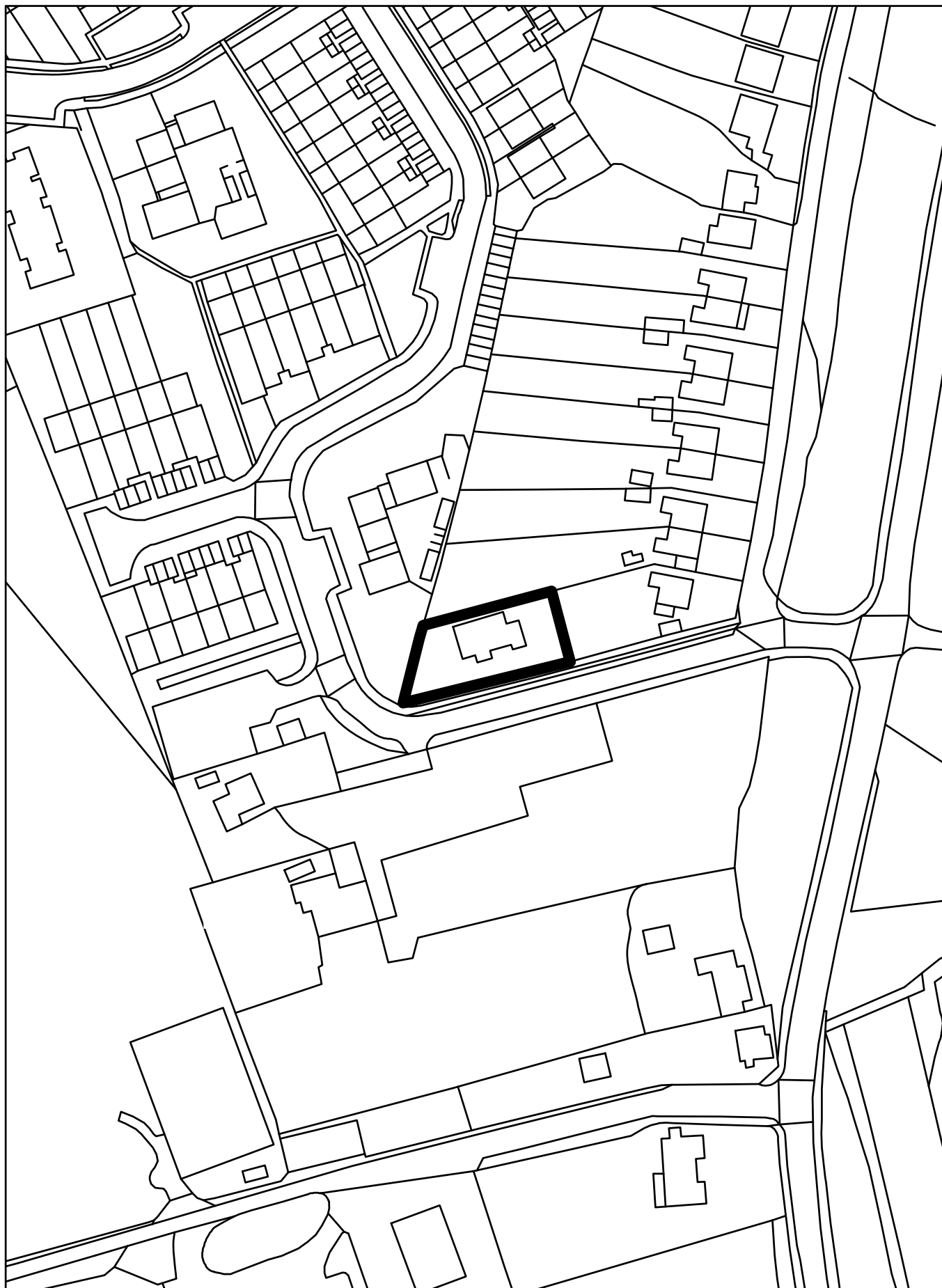
10. The use of a suitably qualified arboricultural consultant is essential to provide acceptable submissions in respect of the arboricultural tree condition above. All works shall comply with the recommendations and guidelines contained within British Standard 5837.

REASON FOR PERMISSION

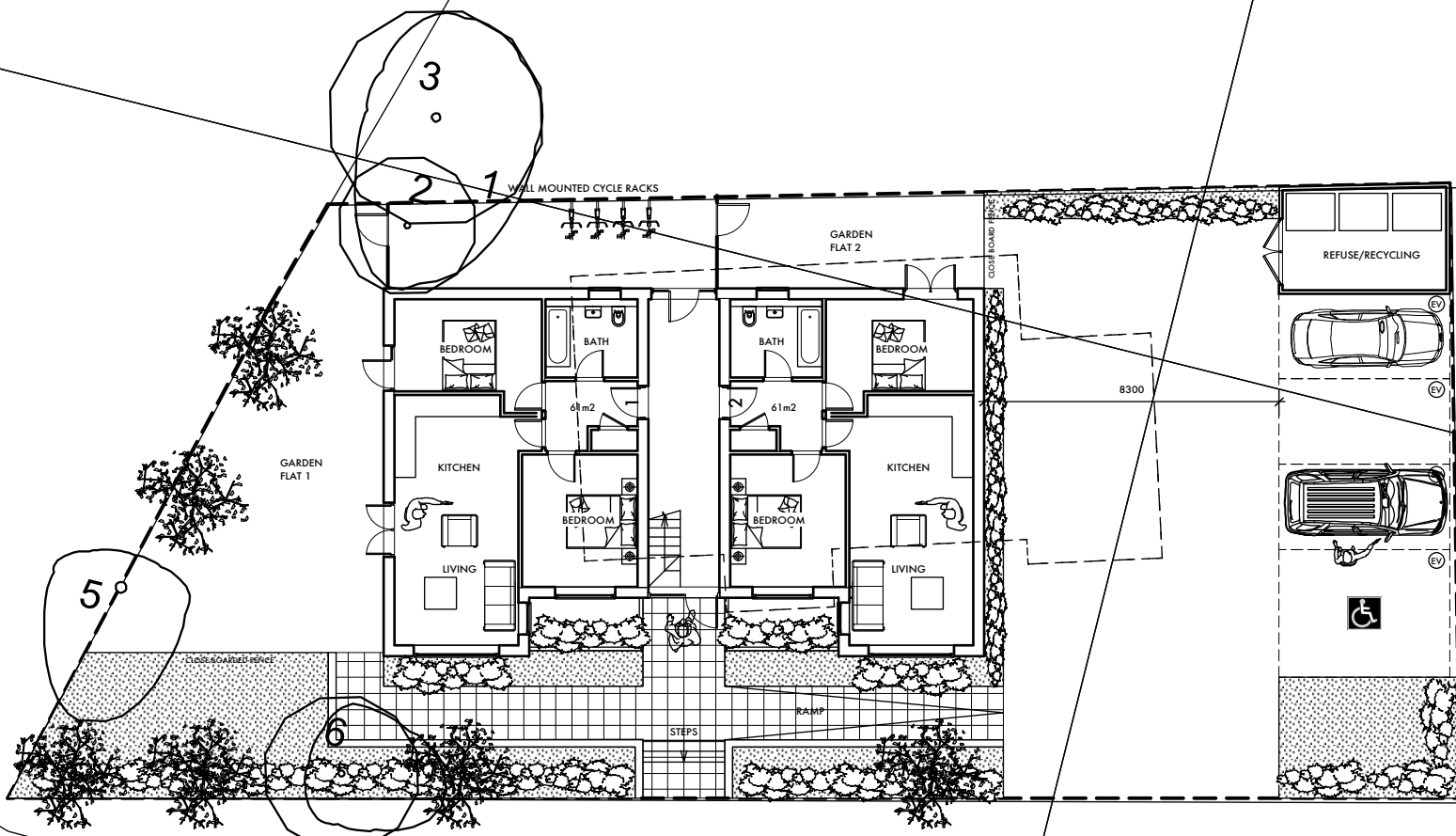
The development hereby permitted has been assessed against development plan policies CS1, CS4, CS10, Pc4, Ho9, Ho13, Ho16, Mo6, Mo7 and material considerations, including third party representations. It has been concluded that the development is in accordance with the development plan and there are no material considerations that justify refusal in the public interest.

Proactive Statement

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.



179



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COMMENCES.
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INFERIOR TO CURRENT BRITISH
STANDARD OR CODE OF PRACTICE



KEY:

 ELECTRIC VEHICLE
CHARGING POINT

Revision notes:
D. 8/12/17. Garden layouts amended.
C. 3/10/17. Rear eaves lowered, roof height
reduced, building reduced in width and moved
to Western boundary.
B. 14/7/17. 1 no parking space removed,
planting increased.
A. 15/1/17. Building reduced in width,
hard-landscaping reduced and planters added.
First issue. 9/1/17 For planning submission.

PROJECT:

1a CASTLE DRIVE
REIGATE RH2 8DQ

DRAWING TITLE:

PROPOSED
SITE PLAN

JOB NO:

16/0018

DRAWING NO:

201

SCALE:

1:200@A4

REVISION:

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DATE: 28/8/2016

DRAWN BY: TV

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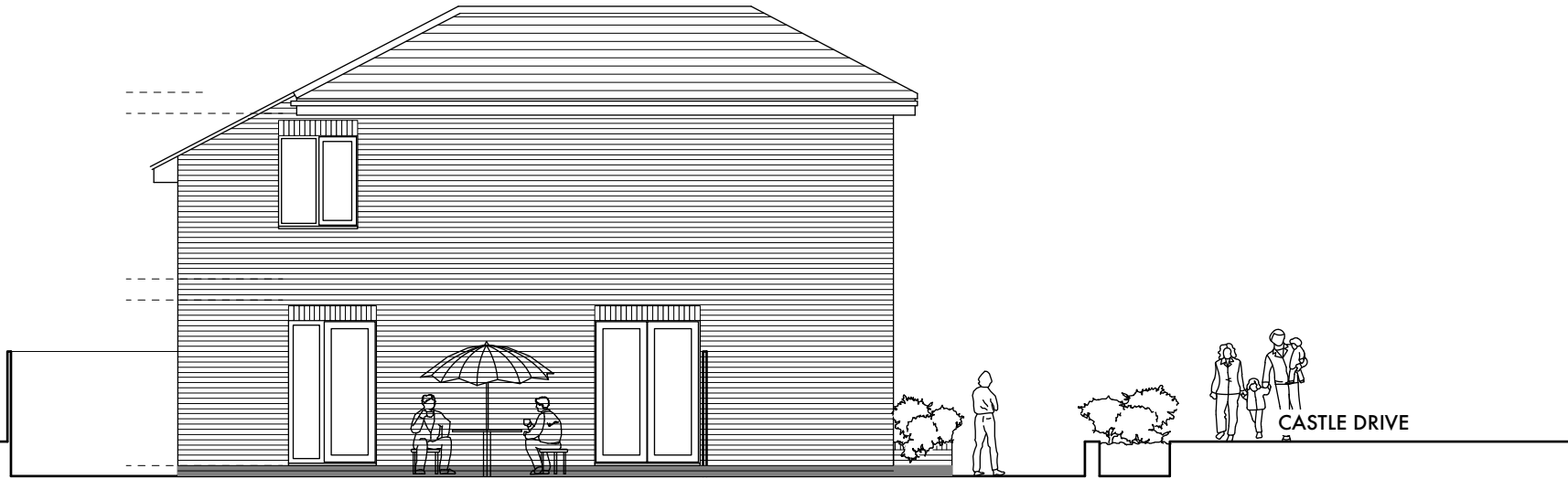
DESIGN AND PLANNING

31 BRIXTON STATION ROAD LONDON SW9 8PB
TEL: 020(3)2863571 MOB: 07957606694
EMAIL: avadesign@me.com

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CASTLE DRIVE

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WEST ELEVATION

Revision notes:
 F. 14/11/17. Front gables changed to hipped ends, dormers omitted, ridge reduced and windows added to flanks.
 E. 3/10/17. Dormers shown to rear elevation.
 D. 3/10/17. Rear eaves lowered, roof height reduced, building reduced in width and moved to Western boundary.
 C. 20/7/17. Height of previously submitted building shown.
 B. 14/7/17. Roof accommodation omitted, roof pitch lowered and dormers removed.
 A. 15/1/17. Building reduced in width, roof changed to hipped ends.
 First issue. 9/1/17 For planning submission.

PROJECT:
**1a CASTLE DRIVE
 REIGATE RH2 8DQ**

DRAWING TITLE:
**PROPOSED
 ELEVATIONS SHEET 2 OF 2**

JOB NO: **16/0018** DRAWING NO: **207**

SCALE: **1:100@A4** REVISION: **F**



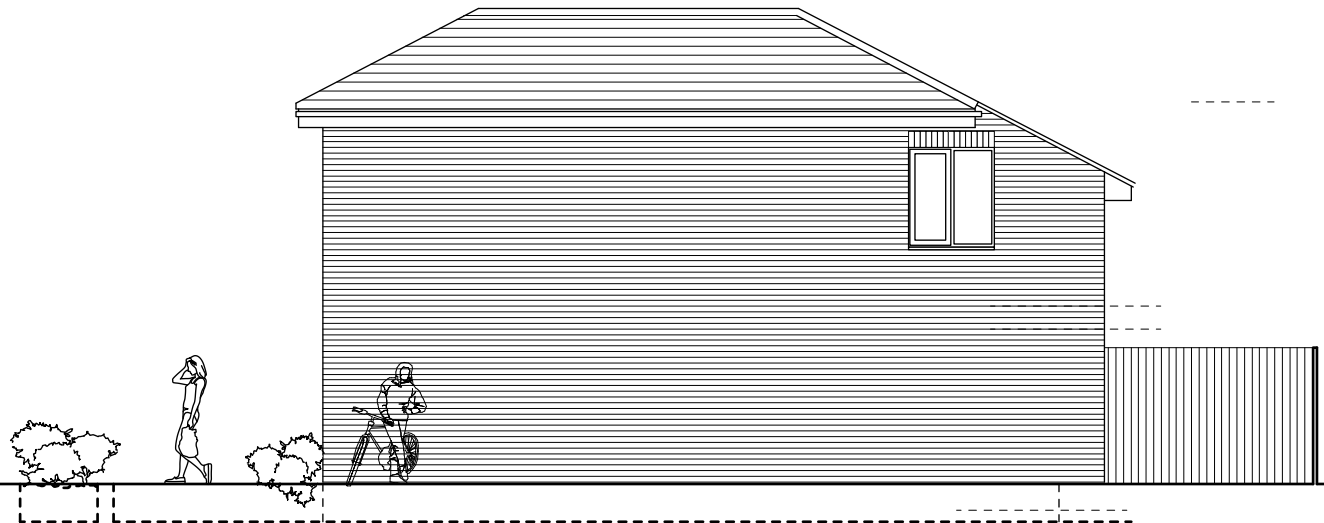
DATE: **28/8/2016** DRAWN BY: **TV**

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DESIGN AND PLANNING

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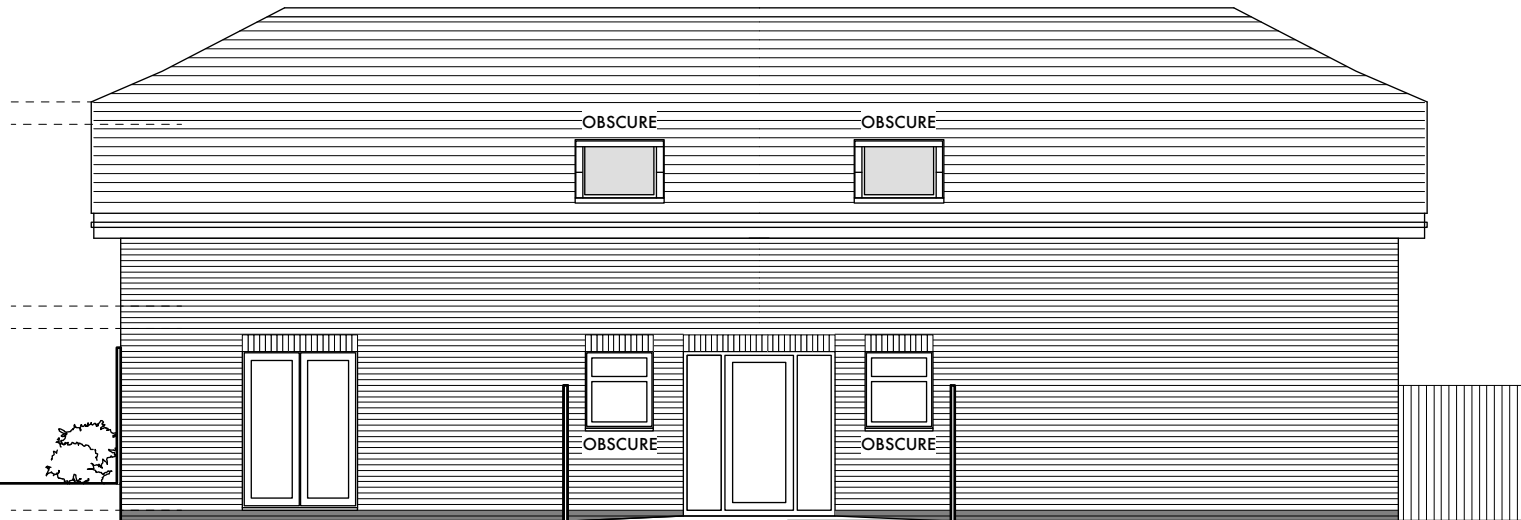
EAST ELEVATION

DO NOT SCALE FROM THIS DRAWING
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 CHECKED ON SITE BEFORE WORK
 COMMENCES.
 NO MATERIALS OR WORKMANSHIP TO BE
 INFERIOR TO CURRENT BRITISH
 STANDARD OR CODE OF PRACTICE



SOUTH ELEVATION

Revision notes:
 F. 16/11/17. Front gables changed to hipped ends, dormers omitted, ridge reduced and windows added to flanks.
 E. 3/10/17. Dormers shown to rear elevation.
 D. 3/10/17. Rear eaves lowered, roof height reduced, building reduced in width and moved to Western boundary.
 C. 20/7/17. Height of previously submitted building shown.
 B. 14/7/17. Roof accommodation omitted, roof pitch lowered and dormers removed.
 A. 15/1/17. Building reduced in width, roof changed to hipped ends.
 First issue. 9/1/17 For planning submission.



NORTH ELEVATION

PROJECT:
**1a CASTLE DRIVE
 REIGATE RH2 8DQ**

DRAWING TITLE:
**PROPOSED
 ELEVATIONS SHEET 1 OF 2**

JOB NO: 16/0018	DRAWING NO: 206
SCALE: 1:100@A4	REVISION: F

0 2 3 M

DATE: 28/8/2016 DRAWN BY: TV

AVA
 DESIGN AND PLANNING

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WESTERN STREET ELEVATION



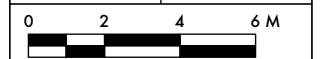
SOUTHERN STREET ELEVATION

Revision notes:
D. 16/11/17. Front gables changed to hipped ends.
C. 3/10/17. Rear eaves lowered, roof height reduced, building reduced in width and moved to Western boundary.
B. 14/7/17. Roof accommodation omitted, roof pitch lowered and dormers removed.
A. 15/1/17. Building reduced in width, roof changed to hipped ends.
First issue. 9/1/17 For planning submission.

PROJECT:
**1a CASTLE DRIVE
REIGATE RH2 8DQ**

DRAWING TITLE:
PROPOSED STREET SCENES

JOB NO: 16/0018	DRAWING NO: 208
SCALE: 1:200@A3	REVISION: D



DATE: 28/8/2016	DRAWN BY: TV
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