

Planning Committee Agenda

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18 October 2019

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To the Members of the PLANNING COMMITTEE

Councillors: D. Allcard (Chairman)

M. S. Blacker

J. S. Bray

H. Brown

P. Harp

J. Hudson

F. Kelly

J. P. King

S. A. Kulka

S. McKenna

R. Michalowski

S. Parnall

C. Stevens

R. S. Turner

S. T. Walsh

Substitutes

Councillors:

Conservatives:

Residents' Group:

Green Party:

Liberal Democrats

R. Absalom, N. C. Moses, J. Paul and K. Sachdeva

G. Adamson, R. J. Feeney, R. Harper, N. D. Harrison and
C. T. H. Whinney

J. C. S. Essex, S. L. Fenton, R. Ritter and S. Sinden

D. A. Ross

For a meeting of the **PLANNING COMMITTEE** to be held on **WEDNESDAY, 30 OCTOBER 2019** at **7.30 pm** in the New Council Chamber - Town Hall, Reigate.

John Jory
Chief Executive

1. MINUTES (Pages 5 - 8)

To confirm as a correct record the Minutes of the previous meeting.

2. APOLOGIES FOR ABSENCE

To receive any apologies for absence.

3. DECLARATIONS OF INTEREST

To receive any declarations of interest.

4. ADDENDUM TO THE AGENDA (To Be Tabled)

To note the addendum tabled at the meeting which provides an update on the agenda of planning applications before the Committee.

PLANNING APPLICATIONS:

NOTES:

1. The order in which the applications will be considered at the meeting may be subject to change.
2. Plans are reproduced in the agenda for reference purposes only and are not reproduced to scale. Accordingly dimensions should not be taken from these plans and the originals should be viewed for detailed information. Most drawings in the agenda have been scanned, and reproduced smaller than the original, thus affecting image quality.

To consider the following applications :

5. 18/02324/F - MOUNT PLEASANT, COPPICE LANE, REIGATE (Pages 9 - 46)

Demolition of existing care home (use class C2) and erection of replacement apartment building comprising 10 No. apartments, plus associated hard and soft landscaping measures.

6. 19/00439/S73 - PLOT 2, 35, THE AVENUE, TADWORTH, KT20 5DG (Pages 47 - 62)

Erection of one 5 bed house on two floors with one en-suite bedroom within the roof space. The house is designed with an integrated double garage. Variation of conditions 1,4 & 10 of permission 17/01149/F - changes to windows, doors landscaping, increase in size of rear garden by acquisition of strip of land from 37 The Avenue and re-positioning of dwelling closer to The Avenue. As amended on 03/04/2019 and 30.05.2019 and 17/06/2019 and on 04/09/2019.

7. 19/01067/F - REAR OF 86-90 PARTRIDGE MEAD, BANSTEAD (Pages 63 - 84)

Erection of 4 dwellings. As amended on 08/10/2018.

8. 19/01665/F - BUILDING ADJACENT TO PUMPING STATION, HORLEY SEWAGE WORKS, LEE ROAD, HORLEY (Pages 85 - 104)

Erection of 4 no. 1 bedroom dwellings with associated hard and soft landscaping.

9. 19/00559/OUT - LAND TO REAR OF 57 MASSETTS ROAD, HORLEY, RH6 7DT (Pages 105 - 130)

Demolition of existing detached garage and erection of 2 no. semi-detached houses (3 Bed 5 Person dwellings) on land to the rear of 57 Massetts Road, with associated access. As amended on 29/03/2019 and on 17/05/2019.

10. 19/01667/F - LAND TO REAR OF 63-65 HILLSIDE, BANSTEAD, SM7 2BH (Pages 131 - 154)

Proposed 2 no. 3 bedroom semi-detached houses. As amended on 23/09/2019.

11. DEVELOPMENT MANAGEMENT PERFORMANCE (Q2, 2019/20) (Pages 155 - 158)

To inform members of the 2019/20 Q2 Development Management performance against a range of indicators.

12. ANY OTHER URGENT BUSINESS

To consider any item(s) which, in the opinion of the Chairman, should be considered as a matter of urgency.

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Agenda Item 1

Planning Committee
2 October 2019

Minutes

BOROUGH OF REIGATE AND BANSTEAD

PLANNING COMMITTEE

Minutes of a meeting of the Planning Committee held at the New Council Chamber - Town Hall, Reigate on 2 October 2019 at 7.30 pm.

Present: Councillors D. Allcard (Chairman), M. S. Blacker (Vice-Chair), J. S. Bray, H. Brown, P. Harp, J. Hudson, J. P. King, S. A. Kulka, S. McKenna, S. Parnall, C. Stevens, R. S. Turner, S. T. Walsh, R. Absalom (Substitute) and K. Sachdeva (Substitute).

Also present: Councillors J. C. S. Essex and C. T. H. Whinney.

42. MINUTES

RESOLVED that the minutes of the previous meeting held on 4th September 2019 be approved and signed as a correct record.

43. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors F. Kelly (substituted by K. Sachdeva) and R. Michalowski (substituted by R. Absalom).

44. DECLARATIONS OF INTEREST

There were no declarations of interest.

45. ADDENDUM TO THE AGENDA

RESOLVED that the addendum be noted.

46. 18/02276/F - QUARRYSIDE BUSINESS PARK, TROWERS WAY, REDHILL

The Committee considered an application at Quarryside Business Park, Trowers Way in Redhill for the demolition of the existing buildings and erection of 83 dwellings together with open space, landscaping access and parking.

Mr Paul Whitehouse, a local resident and member of the Watercolour Residents' Association, spoke in objection to the application on the grounds that the proposed development would cause harm to the amenity of local residents because it did not include the provision of a community use.

Mr Whitehouse also sought further conditions to the construction management plan and further engagement with the highways authority to mitigate the impact on local residents during construction.

Mr Philip Allin, the applicant's agent, spoke in support of the application on the grounds that the proposed development would – by virtue of the form, scale and layout, complement the character of the area; contribute towards the housing requirement in the area; meet the parking standards within the Council's

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Development Management Plan (DMP); and, provide a new area of community space within the ground floor Block A of The Kilns, in accordance with policy RED1 of the DMP.

Councillor J. Essex, a Ward Member for Redhill East, raised concerns regarding the lack of a community use within the proposed development in relation to its cumulative impact with the neighbouring Watercolour development.

A motion to defer the application was proposed and seconded and upon a vote the Committee **RESOLVED** that determination of the application be **DEFERRED** for Members to attend a site inspection accompanied by officers.

47. 18/02477/F - THE LAW COURTS, HATCHLANDS ROAD, REDHILL

The Committee considered an application at the Law Courts, Hatchlands Road in Redhill for the demolition of a former Redhill County and Magistrates Court and the erection of a 2-form-entry primary school building, associated landscaping, car parking and servicing areas.

RESOLVED that planning permission be **GRANTED** subject to a Section 106 Agreement and with conditions, as per the recommendation incorporating the amended conditions / informatives from the Addendum.

48. 19/00935/F - THE CHEQUERS, BRIGHTON ROAD, HORLEY

The Committee considered an application at The Chequers, Brighton Road in Horley for a ground floor single storey rear extension to the car park and restaurant, entrance area; 3 storey extension to inner court yard to allow for 18 new rooms; 2 storey extension to allow for 2 additional rooms, further 2 storey extension to allow for 2 additional rooms; and additional parking spaces.

RESOLVED that planning permission be **GRANTED** with conditions, as per the recommendation and addendum.

49. 19/00715/F - REAR OF 4-10 CHURCH STREET, REIGATE, SURREY, RH2 0AN

The Committee considered an application at the rear of 4-10 Church Street in Reigate for the proposed demolition of the existing two storey rear extension and stand alone shed to allow construction of a four storey block of 6 no. 2 bed flats to the rear of 4-10 Church Street with a new access staircase, car parking, refuse and cycle stores in addition to other alterations including improvements to the rear elevation of the existing building.

RESOLVED that planning permission be **GRANTED** with conditions, as per the recommendation and addendum.

50. ANY OTHER URGENT BUSINESS

The Committee considered a report by the Head of Planning within the addendum which sought delegated authority to replace reference to the Borough Local Plan policies to the relevant policies of the Development Management Plan within those

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applications with a Committee resolution subject to Section 106 agreement where planning permission is yet to be issued.

RESOLVED that the Head of Planning be authorised to supersede all references to Borough Local Plan policies within the conditions and reasons for permission of those applications with a Committee resolution to grant which are awaiting decision due to the completion of a Section 106 legal agreement, and to replace such policies with their relevant Development Management Plan policy alternative.


The Meeting closed at 9.57 pm

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Agenda Item 5

Planning Committee
30th October 2019

Agenda Item: 5
18/02324/F

 <p>Reigate & Banstead BOROUGH COUNCIL Banstead Horley Redhill Reigate</p>	TO:	PLANNING COMMITTEE
	DATE:	30 October 2019
	REPORT OF:	HEAD OF PLACES & PLANNING
	AUTHOR:	James Amos
	TELEPHONE:	01737 276112
	EMAIL:	James.amos@reigate-banstead.gov.uk
AGENDA ITEM:	5	WARD: Reigate

APPLICATION NUMBER:	18/02324/F	VALID:	10/12/2018
APPLICANT:	Montreaux Ltd	AGENT:	
LOCATION:	MOUNT PLEASANT, COPPICE LANE, REIGATE		
DESCRIPTION:	Demolition of existing care home (use class C2) and erection of replacement apartment building comprising 10 No. apartments, plus associated hard and soft landscaping measures		
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 application relates to a large detached two storey building standing on the west side of Coppice Lane within the Metropolitan Green Belt, having a previous lawful C2 (Residential care home) use, understood to have been occupied by retired artists, with current permission for a C3 residential dwelling use. The appeal inspector determined that the lawful use is C2. Apart from the self-contained staff flat being occupied by security staff, the building is vacant. To the east and north-west of the site are tracts of Ancient Woodland, parts of which are also Sites of Nature Conservation Importance.

The proposal is for the erection of a detached building to accommodate 10 flats on three levels (the second floor being lit by dormers and roof lights) following demolition of the extant building: this has been identified in previous applications as plot 1, an approved detached house to the north of it being designated plot 2 (this is not included in this present application).

A house on plot 2 has the benefit of extant permissions granted under refs. 17/01061/F, 18/00172/F and 18/00640/F, the current site layout plan referring to the second of these. Applications nos. 17/01061/F and 18/00172/F for 6 flats on plot 1 were granted on appeal: the present proposal for an additional 4 flats is identical in terms of its design, siting, size, scale and height to these approvals.

Thus the principle has already been established and the scale, design and “envelope” of the proposed building is directly comparable with those of the permitted schemes for 6 flats on plot 1. The main discussion point here is whether the level of activity generated by a total of 10 rather than 6 flats would have an unduly adverse impact on the openness of the Green Belt than existing development, having regard to the inspector’s comments on

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the 6 flats proposal under applications nos. 17/01061/F and 18/00172/F. There is also to be taken into account the proposal's compatibility with the recent and previous lawful C2 use of the building, which by reason of its recent and lawful use remains a material consideration.

The site has an extensive recent planning and appeal history, which has resulted in four extant planning permissions for, in brief: (i) the conversion of the C2 use building to residential (Ref:17/00912/CU); (ii) the redevelopment of the site for six flats and a detached house (Ref:17/01061/F, allowed on appeal); (iii) redevelopment with six flats and a detached house (Ref: 18/00172/F, allowed on appeal) and (iv) the demolition of the building and erection of three dwellings (Ref: 18/00640/F) all with the associated works. Application no. 16/00544/F expired on 16 May 2019. The appeal decisions on applications ref: 17/01061/F and 18/00172/F are a material consideration in this current proposal.

The Inspector in allowing the appeal for the development of 7 dwellings in all (6 on plot 1), under application no. 17/01061/F concluded that the level of activity for that development would be no more than that of the recent and previous lawful C2 use of the building, which by reason of its recent use remains a material consideration. The appeal decision letter has this to say.

"...The transport statement suggests that the number of trips generated by the proposal would be similar to those which could be expected from the site operating as a care home with eight residents. The estimated increase of some 4-5 vehicular movements within a 12 hour period would be small and well below the number where any change should be expressed in terms of percentages. In my view this increase would not only be insignificant but would also be barely perceptible. Such variations in traffic flows can normally be expected to take place from day-to-day. There would therefore be a negligible impact on any associated noise and disturbance. Consequently, the intensity of activity on the site arising from the development would be no more than could legitimately occur if the building resumed its lawful C2 use at some point in the future..."

The Inspector also concluded that the land and its curtilage fell to be Previously Developed Land (PDL), for the purposes of the NPPF.

The site is in the Green Belt and it remains the view that the site at Mount Pleasant constitutes previously developed land (PDL) for the purposes of the revised NPPF 2019. In these circumstances, the provisions of paragraph 145(g) come into play; these allow for (as new buildings not inappropriate in the Green Belt) the *"...limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would ...not have a greater impact on the openness of the Green Belt than the existing development; or...not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the area of the local planning authority."*

The current proposal (plot 1 only) would represent a 9% floorspace decrease and 14% volume decrease compared to the existing development on the site. In allowing the appeal proposal the inspector concluded under the PDL policy that the development would have no greater impact on the openness of the Green Belt than the existing development.

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The current proposal is identical to the approved flat block (plot 1) approved under applications nos. 17/01061/F and 18/00172/F but comprises 10 rather than 6 flats projecting southwards of the footprint of the approved dwelling under 16/00544/F (plot 1 under that now expired permission). The overall scheme would have a neutral effect in terms of openness and other harm in comparison to the existing building. This is because the proposed dwellings would, in the separation distances one from another and from the site boundaries, maintain an adequate air of spaciousness to be expected in this locality as well as being respectful of scale and design.

With regards to traffic implications, the Highway Authority's writ does not run in Coppice Lane, which is a private road. Nonetheless the Authority does opine that, in the wider context, the proposal "*would not have a material impact on the safety and operation of the adjoining public highway.*" Moreover the proposal's traffic generation, it is considered, would not be such as to materially disturb the site's tranquil setting by reason of disturbance arising from comings and goings of vehicles and attendant noise. In the balance regarding this point is the development allowed on appeal for a total of 7 dwelling units where the inspector adjudged that intensity of activity would be no more than the existing building's C2 use.

On the basis of the planning history and the interpretation of PDL in relation to the proposed development it is concluded that the current development would not have a greater impact on the openness of the Green Belt, and the purpose of including land within it, than the existing development. The revised proposal is therefore considered to comply with local and national policy to protect the Green Belt.

The proposal would not result in any material harm to neighbour amenity by reason of the separation distances and proposed juxtaposition this together with an appropriate Arts & Crafts design approach to the three dwellinghouses would accord with the adopted housing policies and the associated guidance in the Local Distinctiveness Design Guide.

Since the previous applications/appeals the Borough Local Plan has been superseded by the Development Management Plan but this is not considered to have any bearing on the acceptability of the proposal. For this and the reasons explained above it is recommended that planning permission be granted.

RECOMMENDATION

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

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Consultations:

Highway Authority:

The application site is accessed via Coppice Lane, which is a private road and does not form part of the public highway; therefore it falls outside The County Highway Authority's jurisdiction. The County Highway Authority has considered the wider impact of the proposed development and considers that it would not have a material impact on the safety and operation of the adjoining public highway.

Surrey Wildlife Trust

The Trust would advise that the Preliminary Ecological Appraisal (PEA) Report dated 18th July 2017, Preliminary Roost Assessment Report dated 23rd July 2019 and Great Crested Newt Survey Report dated 23rd July 2019, all by The Ecology Consultancy, which the applicant has now provided in support of the above planning application, provides much useful information for the Local Authority to be able to assess the potential status of protected and important species on the proposed development site and the likely effect of the development on them.

We would therefore further advise the Local Authority, that should they be minded to grant this planning application for this site, the applicant should be required to undertake all the recommended actions in;

- The Constraints, Mitigation/Compensation section of the PEA Report, for habitat replacement/protection, badgers, breeding birds, hazel dormouse, reptiles, other wild animals, removal of Schedule 9 invasive species and including the 'Opportunities for Ecological Enhancements' 4.30 – 4.38.
- Section 6 of the Great Crested Newt Report with particular reference to the need for the applicant to; Obtain a European Protected Species (EPS) licence from Natural England following the receipt of planning permission and prior to any works which may affect Newts commencing and to; Undertake all the actions which will be detailed in the Method Statement (as outlined) which must support an EPS licence application.
- Section 5 of the Bat Survey Report (including Appendix 6) with particular reference to the need for the applicant to; Obtain a European Protected Species (EPS) licence from Natural England following the receipt of planning permission and prior to any works which may affect Bats commencing and to; Undertake all the actions which will be detailed in the Method Statement (as outlined) which must support an EPS licence application.

This will help prevent adverse effect to legally protected species resulting from the proposed development works and help to off-set adverse effects to the biodiversity value of the site resulting from the proposed development.

We would further advise the Local Authority to take the opportunity to approve a Landscaping Scheme for this site which incorporates all the habitat enhancement and ecological enhancements, including artificial animal shelters recommended in the three ecological Reports.

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We would also advise the Local Authority to take the opportunity to approve any exterior lighting scheme for the development, which should be guided by the recommendations on lighting made in the PEA and Bat Reports, to help prevent disruption to bat foraging and commuting activity.

The National Planning Policy Framework (Revised February 2019) (NPPF) (paragraph 170), requires the planning system to aim to conserve and enhance the natural and local environment by minimising impacts on biodiversity. Paragraph 174 of the revised NPPF also states that opportunities for securing measurable net gains for biodiversity should be identified and pursued.

The Natural Environment and Rural Communities (NERC) Act (2006) (Section 40) states, "Every public authority must, in exercising its functions, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity". Section 40(3) also states that, "conserving biodiversity includes, in relation to a living organism, or type of habitat, restoring or enhancing a population or habitat".

Representations:

Letters regarding the proposal were sent to neighbouring properties on 19 December 2018: a site notice was posted 2 January 2019.

Two letters of no objection were received together with eighty-seven letters of objection raising the following issues:

Issue	Response
Harm to Green Belt	See paragraph 6.7-6.11 incl
Harm to wildlife habitat	See paragraph 1.3
Loss of/harm to trees	See paragraphs 6.5 & 6.6
No need for the development	Proposal's individual merits
Out of character with locality	See paragraphs 6.3 & 6.4
Overdevelopment	See paragraphs 6.8-6.11 incl
Overlooking	See paragraph 6.14 & 6.15
Hazard to highway safety	See paragraph 6.23 & 6.24
Increase in traffic congestion	See paragraphs 6.23 & 6.24
Noise and disturbance	See paragraph 6.21 & 6.22
Overbearing effect	See paragraph 6.21 & 6.22
Overshadowing	See paragraph 6.21 & 6.22
Alternative location preferred	Examined on individual merits
Crime fears	See paragraph 6.22
Drainage/sewage capacity	Mains drainage: see para 6.28
Harm to Conservation Area	Site not in Conservation Area
Harm to listed building	Building is not listed
Poor design	See paragraph 6.4

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Inadequate parking	See paragraph 6.24
Loss of building	Not a listed building
Loss of private view	Not a material planning matter
Property devaluation	Not a material planning matter

1.0 Site and Character Appraisal

- 1.1 The application relates to a vacant large detached 2 storey building of traditional arts and crafts design standing on the west side of Coppice Lane. Area of the site is 1.39ha. The premises have most recently been used as a home occupied by retired artists inclusive of a self-contained flat (occupied at the moment by security staff) and a 3 bedroom staff accommodation unit. The lawful use of the building is therefore C2: residential care home although there is an extant permission for conversion to C3 use.
- 1.2 The building stands in generously sized grounds within the Metropolitan Green Belt (Green Belt). The site is open in character with built form being concentrated towards its northern end. There are historic gardens to the rear of the site. The building is not listed, either statutorily or locally.
- 1.3 The site is not within a Conservation Area nor is it identified as being of ecological or other wildlife significance (although there are Ancient Woodland and Site of Nature Conservation Importance to the north-west and east of the site) or within an area liable to flooding. Mount Pleasant is not listed, statutorily or locally and none of the trees on site is subject of a Tree Preservation Order (TPO). The site is within Flood Risk Zone 1 where there is low risk of flooding.
- 1.4 To the north and south of the site are substantial residential properties, The Coppice and The Red House respectively, in a neighbourhood composed of similarly scaled buildings. Between the south wall of the existing building and the northernmost wall of The Red House is an open gap of some 32m; the northernmost wall of the existing house and outbuildings runs along the northern boundary.

2.0 Added Value

- 2.1 Improvements secured at the pre-application stage: none.
- 2.2 Improvements secured during the course of the application: none
- 2.3 Further improvements could be secured: conditions relating to external materials, tree protection measures, landscaping, tree works, Construction Transport Management Plan, boundary treatment, no further upper floor windows and removal of PD rights.

3.0 Relevant Planning and Enforcement History

- | | | | |
|-----|-------------|---|----------------------------|
| 3.1 | 14/01748/CU | Change of use from C2 residential home to C3 dwelling | Granted
24 October 2014 |
|-----|-------------|---|----------------------------|

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- | | | | |
|-----|-------------|---|---|
| 3.2 | 16/00544/F | Demolition of vacant residential care home and two dwelling houses and erection of two single dwelling houses with associated garaging, landscaping and other related works | Granted
16 May 2016
Expired 16 May 2019 |
| 3.3 | 17/00912/CU | Change of use from residential care home (C2) to residential dwelling (C3) | Granted
29 June 2017 |
| 3.4 | 17/01061/F | Demolition of existing residential dwelling (Use Class C3) and erection of replacement buildings comprising 6 no. flats and 1 no. 5 bedroom dwelling house, plus associated hard and soft landscaping measures. | Refused
8 November 2017
Appeal allowed
4 July 2018 |
| 3.5 | 18/00172/F | Demolition of existing residential dwelling (Use Class C3) and erection of replacement buildings comprising 6 no. flats and 1 no. 5 bedroom dwelling house, plus associated hard and soft landscaping measures. | Refused
20 April 2018
Appeal allowed
10 June 2019 |
| 3.6 | 18/00640/F | Demolition of existing residential dwelling (Use Class C3) and erection of 3 x family dwellings plus associated hard and soft landscaping measures. | Granted 26
October 2018 |

4.0 Proposal and Design Approach

- 4.1 It is proposed to demolish the building and erect a two and a half storey (three floors) detached building containing 10 one and two bedroom flats (plot 1). The application does not include plot 2, location of an already approved detached house. The building would be identical to those approved on appeal under 17/01061/F and 18/00172/F to contain 6 flats.
- 4.2 The application includes a Design & Access Statement, which makes the following points.
- the proposal would be set back from Coppice Lane compared to the existing building and presence in the street scene reduced, compared to the existing;
 - the building line would be respected;
 - generous separation distances would prevail;

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- there would be a separate single vehicle access point;
- the flat block has same footprint to that of the building approved on appeal;
- open land would be retained to the south;
- the proposed flat block is identical in terms of its siting, scale, bulk, height and appearance to the approved development on Plot 1;
- as with the approved development on plot 1, the building is located in a central position within the site which allows for a significant area of open land to be retained to the south of the proposed flats and to maintain the openness of the Green Belt;
- as with the previous approval, the building is sited deeper into the site than the existing building: this enables a landscaped setting to be provided to the front of the building, and also effectively reduces its prominence when viewed from Coppice Lane;
- car parking would be in front of the flat block, 14 spaces arranged in two separate courtyards and screened by additional landscaping;
- amount of hard surfacing is as previously approved;
- built coverage is as already approved;
- existing boundary tree/hedge planting would be retained and enhanced;
- the proposed building is Arts & Crafts design with traditional features respecting local distinctiveness;
- the building would be of individual traditional design. External materials to be used are predominantly red face brickwork, red/brown tile hanging and clay roof tiles, specifically:
 - Michelmersh Hampshire Stock, Cobham Blend brick
 - Charnwood Hardwick – Farnham Blend contrast brick
 - Eternit Antique Brown roof tile
 - Taylor Maxwell – Portland Wet Cast Fire Etch Stone WP-01stone detailing;
- trees/hedges along Coppice Lane would be retained and supplemented by additional planting: existing planting along the side boundaries would be retained and supplemented wherever necessary: the more extensive tree cover on the western side of the site would be retained;
- the development is sustainable in terms of energy saving measures.

4.3 An Energy Statement accompanying the application recommends the incorporation of renewable technologies in the development.

4.4 A Flood Risk Assessment concludes that the risk of flooding from fluvial sources is very low; residential development is suitable at this location (Flood Zone 1); and the risk of flooding from other sources such as groundwater, sewers and pluvial sources is low and the risk from tidal or coastal flooding is negligible.

4.5 The application also includes an Arboricultural Impact Assessment which concludes that proposal would allow for the long-term viability of retained and appropriate tree cover, and would not result in harm to the wider treescape: the principle of the proposed development, this document continues, is therefore considered supportable from the arboricultural perspective and in terms of local policy where it relates to trees, subject to appropriate mitigation planting and the adoption of safeguards for protecting trees.

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4.6 A Transport Statement accompanying the application concludes that the proposed development is likely to generate only one or two vehicle trips during the highway peaks and 10 departures across the day, a negligible increase compared to the care home.

4.7 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.

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

Assessment	The character of the surrounding area is assessed as semi-rural bounded by large single dwellings, within the Metropolitan Green Belt (Green Belt)
	No site features worthy of retention were identified.
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 that it is based upon a scheme involving demolition of the building on site and construction of a flat block of similar design and layout (applications nos. 17/01061/F and 18/00172/F) but with the present proposal having four more units.

4.9 Further details of the development are as follows:

Site area	1.4ha
Existing use	C2
Proposed use	C3 (10 flats)
Existing parking spaces	11
Proposed parking spaces	16
Parking standard	10
Net increase in dwellings	10
Existing site density	1.4dph (on basis of 2 ancillary dwelling units in existing building)

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Proposed site density	7dph
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5.0 Policy Context

5.1 Designation

Metropolitan Green Belt

5.2 Reigate and Banstead Core Strategy

CS1(Sustainable Development)
CS2 (Valued Landscapes and Natural Environment),
CS3 (Green Belt)
CS10 (Sustainable Development),
CS11 (Sustainable Construction)

5.3 Reigate & Banstead Local Plan Development Management Plan 2019

DES1 (Design of New development)
DES2 (Residential garden land development)
DES4 (Housing Mix)
DES5 (Delivering High Quality Homes)
TAP1 (Access, Parking and Servicing)
CCF1 (Climate Change Mitigation)
NHE2 (Protecting and enhancing biodiversity and areas of geological importance)
NHE3 (Protecting trees, woodland areas and natural habitats)
NHE5 (Development within the Green Belt)
INF3 (Electronic communication networks)

5.4 Other Material Considerations

National Planning Policy Framework

National Planning Practice Guidance

Supplementary Planning Guidance

Surrey Design

Local Distinctiveness Design Guide

Other

Human Rights Act 1998

6.0 Assessment

6.1 The principle of new residential development on the site has been established with the grant of permission under 16/00544/F (now expired) and successful applications following, including 17/01061/F and 18/00172/F. The main issue to be assessed is the impact of 10 flats as opposed to the 6 approved flats (although the former proposal does not include the proposed detached house on plot 2).

6.2 The main issues to consider are:

- Design appraisal

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- Impact on trees
- Impact on the GREEN BELT
- Neighbour amenity
- Highway implications
- Community Infrastructure Levy (CIL)
- Affordable Housing
- Flooding Risk

Design

- 6.3 Local distinctiveness plays an important role in the application's assessment. The design of the proposed building derives from the Arts & Crafts school and in that sense sits comfortably with existing neighbouring properties of individual traditional design. The Council's Conservation Officer was consulted regarding 17/01061/F and 18/00172/F and raised no objection thereto, subject to detailed conditions relating to the detailed design, specifications, restoration of features (including statuary) and landscaping. The Conservation Officer has summarised the characteristics of the present house as follows:

"The existing house was built in 1934 for Sir Francis D'Arcy Cooper, the chairman of Unilever, to the designs of James Lomax-Simpson, the Unilever architect, responsible for the model village, Port Sunlight. The house bears a resemblance to his Port Sunlight buildings. The two sculptures at the north end of the west walk and the east end of the south lawn and the fountain statue on the lower pond fountain should be noted for retention on the garden layout, and will need protection during building works. They were all installed in the 1934. The lower pond fountain statue of a putto on a seahorse is by Gilbert Ledward.

- 6.4 The proposed building is of traditional design and materials (subject to condition), of individual appearance whilst following the arts and crafts genre and harmonising with the imposing residential properties of similar style in the locality. Hence the Conservation Officer's views are endorsed and the scheme is considered to accord with policy in terms of design and layout terms.

Trees

- 6.5 The site is distinguished by mature groups of trees and the application includes an Arboricultural Impact Assessment together with indication of additional planting of 21 trees, hedges and shrubs. The Assessment concludes that the proposal gives confidence in the long-term viability of retained and appropriate tree cover. The Council's Tree Officer's comments have been sought: these are as follows.

"The application has been supported by a detailed arboricultural impact assessment which contains a preliminary tree protection plan which provides information on the demolition and construction phases of the proposed development.

The information has been compiled in accordance with the advice, guidelines and recommendations contained within British Standard 5837:2012. Tree losses are minimal and are detailed within section 4.1.3 of the submitted documents. Trees

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losses will not result in any significant loss of visual amenity, nor will they have any adverse affect on the character and appearance of the conservation area.

The submitted information does not contain finalised arboricultural method statement (AMS) and recommends that this matter should be dealt with by condition should planning permission be granted. Sufficient qualified arboricultural information has been supplied to reach an informed and balanced decision on the arboricultural matters relating to this application site. The finalised AMS will therefore be a precedent condition and the agent/ applicant should be given due notice of this requirement. The Council will require the finalised AMS to contain a pre commencement meeting and qualified arboricultural supervision throughout the construction period at key stages, in addition the Council would require a monitoring regime to be in place and the frequency of the monitoring visits would be set at the pre commencement meeting.

Landscaping will also be secured by condition. There is an opportunity to add value and enhancement to the existing landscape as sufficient space is available to incorporate structural landscape tree to allow them to reach optimum mature sizes without management intervention. Tree species should have a strong native influence.

I have attached both arboricultural and landscape conditions in respect of this proposed development. It is important that the informative are placed on the decision notice in respect of the arboricultural and landscape matters.

- 6.6 The comments provide a similar approach to the previously approved development and with the required tree protection and landscaping the proposal would have an acceptable impact on the sylvan and landscaped character of the locality. The proposal in relation to the impact on present and proposed landscaping would therefore be consistent with adopted policies DES1 and NHE3 subject to conditions with regard to replacement planting, landscaping and tree protection measures.

Metropolitan Green Belt

- 6.7 The site is located within the Green Belt which calls for the proposal to be scrutinised under policies NHE5 of the Development Management Plan 2019 and CS3 of the Core Strategy and the provisions of in particular para 145(g) of the NPPF 2019. The NPPF counsels that construction of new buildings is inappropriate in the Green Belt, with certain exceptions. These exceptions include: *"...the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces..."* The site constitutes previously developed land (PDL) and the NPPF provides that: *"...limited infilling or the partial or complete redevelopment of previously developed land...which would not have a greater impact on the openness of the Green Belt than the existing development; or not cause substantial harm to the openness of the Green Belt, where the redevelopment would re-use previously developed land and contribute to meeting an identified affordable housing need within the area of the Development planning authority."*

Policy NHE5 contains similar provisions albeit in relation to replacement dwellings in particular and not buildings in general.

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- 6.8 In terms of sizes, the existing building on plot 1 has a volume of 4984cu m; the proposed scheme has a volume of 4270cu m which amounts to a volume decrease of 14.3% over the existing. Existing gross external area (GEA) is 1495sq m; that for 17/01061/F (plot 1) is 1273sq m and for 18/00172/F, 1224sq m, meaning that the current proposal's GEA is the same as for the 2018 approval, represents an increase of 3.9% over that approved but a decrease of 8.7% compared to the existing. The applicant stresses that this increase is verging on negligible at this point and is far outweighed by the provision of new homes.
- 6.9 The proposed flat block would result in four net additional dwellings (ten flats minus two dwellings in the existing building on plot 1). On the other hand the proposal involves the breaking up of the massing presented by the present building and creating a situation where, at the least, there would be no adverse impact on the openness of the Green Belt and, looked at in the most favourable light, arguably enhancing this quality.
- 6.10 The reduction of the building scale to that equivalent of the approved scheme as a single dwellinghouse and the reduction in the number of flats means that both the scale of the development is comparable to the extant permission and the level of activity would be commensurate with the lawful use of the building as a care home. The revisions to the current proposal mean that the proposal would not be an intensification of the use of the site in terms of its vehicular movements (as submitted in the applicant's revised Transport Note) and would be comparable to the extant permission. The proposal thereby would have no greater impact on the openness of the Green Belt than the existing situation or the approved development and is in accord with the appropriate provisions of paragraph 145(g) of the NPPF with its constituting PDL and of the DMP.
- 6.11 Overall, the proposal would bring about a reduction in the overall scale and volume present on the site with a comparable level of activity in terms of vehicle movements to that of the previous lawful use as a care home. It is therefore considered that, in accordance with paragraph 145(g) of the Framework, the development of this brownfield site would not have a greater openness on the openness of the Green Belt and the purpose of including land within it. For these reasons, the development would not be inappropriate development and would therefore accord with Policy NHE5 of the DMP, Core Strategy Policy CS3 and the NPPF.

Neighbour amenity

- 6.12 The proposal, given its scale and its reflecting the footprint and building line of the scheme for 6 flats approved on appeal, is not considered to have an adverse impact upon the amenities enjoyed by the occupants of neighbouring properties which are well spaced in generously sized plots and having mature boundary planting. The northern main flank wall of the house on plot 2 (which contains a first floor bedroom window) would be 5.75m from the boundary with The Coppice and some 22m from the flank wall of the latter; the southern main flank wall of the house on plot 1 would be 22m from the flank wall of The Red House.

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- 6.13 Local concerns have been raised about loss of privacy and the visual impact of the development. However, it is not felt that the proposal would lead to any undue harm on these counts to local residential amenities for the reasons set out above. Disturbance from construction activities would be by nature a temporary aberration but a condition regulating these through a Construction Transport Management Plan would be attached to any permission. As regards security matters, the development would be capable of adequate surveillance from neighbouring properties.
- 6.14 In terms of sizes of buildings, the respective figures for gross external area (GEA), volume and other data for the existing, approved, refused/allowed on appeal (twice) and proposed schemes are set out below. The GEA floorspace for application no. 18/00172/F (which includes Plot 1 only (1224 sq m) would be 10.2% greater than the scheme for the two more southerly of the three houses approved under ref. 18/00640/F (1110sq m for those two houses, reflecting exclusion of the more northerly house from the present scheme); the same as for Plot 1 of the development under ref. 18/00172/F (1224sq m); 4% less than the Plot 1 element in ref. 17/01061/F (1273sqm); and the same as for the Plot 1 element approved (permission now expired) scheme ref. 16/00544/F (1224sq m).
- 6.15 Floorspace increase over the existing building (1341sq m) of the current proposal as well as ref. 17/01061/F, 18/00172/F and 18/00640/F would be 20.7%, 24%, 20.7% and 21.5% respectively. The GEA for the current proposal would be 2.3% less than for the scheme allowed on appeal under ref. 17/01061/F (1668 sq m). Volume of the current proposal is 5435cu m, 9% greater than the existing development (of 4984cu m) but less than 17/01061/F (5616cu m, plots 1 and 2, 12.7%). Existing parking provision is indicated in the table as 14 spaces, reflecting the gravelled area that, while not formally laid out, could accommodate this number of vehicles.

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	Floorspace GEA (sq m)	Floorspace increase over existing (%)	Parking spaces	Number of dwellings	Height of building in metres	Dwellings per ha / volume (cu m)
Existing building (C2 use inc 2 ancillary residential units)	1495-154 1341	N/A	15	2 (ancillary to main C2 use)	10.27	1.4 (on basis of 2 ancillary dwellings) / 4984
Application No. 16/00544/F (GRANTED BUT NOW EXPIRED) (2 dwellings, Plots 1 & 2)	1224 (Plot 1) 395 (Plot 2) Total: 1619	20.7%	3+ (Plot 1) 2+ (Plot 2)	2	10.6 (Plot 1) 9.2 (Plot 2)	1.4 / 5608
Application no. 17/01061/F (REFUSED, ALLOWED ON APPEAL) (6 dwellings on Plot 1, 1 as approved on Plot 2)	1273 (Plot 1) 395 (Plot 2) Total: 1668	24%	14 (Plot 1) 2+ (Plot 2)	7 (including approved dwelling on Plot 2)	10.45 (Plot 1) 9.2 (Plot 2)	5.03 / 4270 (Plot 1), 1346 (Plot 2) Total: 5616
Application no. 18/00172/F (REFUSED, ALLOWED ON APPEAL) (6 dwellings on Plot 1, 1 as approved on Plot 2)	1224 (Plot 1) 395 (Plot 2) Total: 1619	20.7%	14 (Plot 1) 4 (Plot 2)	7 (including approved dwelling on Plot 2)	10.6 (Plot 1) 9.2 (Plot 2)	5.03 / 4180 (Plot 1), 1346 (Plot 2) Total: 5526
Application no. 18/00640/F (GRANTED) (3 dwellings, Plots 1-3 incl)	583 (Plot 1) 527 (Plot 2) 519 (Plot 3) Total: 1629	21.5%	4 (Plot 1) 4 (Plot 2) 4 (Plot 3)	3	9.8 (Plot 1) 9.2 (Plot 2) 9.2 (Plot 3)	2.14 / 5435
Application no. 18/02324/F (CURRENT) (10 dwellings on Plot 1)	1224 (Plot 1 only)	20.7%	14	10	10.45 (Plot 1 only, Plot 2 not included in application)	4270

6.16 The separation distances between the proposed buildings and their existing neighbours and between each of the proposed buildings, contrasting with the gap between the existing building on the site and The Red House, lends understanding to what extent the openness of the Green Belt is affected. Thus, the separation distance between the existing building and The Red House is some 32m; the distances between The Red House and the proposal on Plot 1, 16.7m; between the buildings on Plots 1 and 2, 5.57m; between the Plot 3 development and boundary with The Coppice, 2.4m; and between the side walls of the dwelling on Plot 2 and

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The Coppice, 22.4m. These gaps' dimensions would in total be less than the existing but the Green Belt's open qualities would be served and perceived by the breaking up of the bulk and mass of the existing building into three new buildings of a lesser scale.

- 6.17 The current proposal represents a 53% development density increase in the existing situation. The question to be posed is to what extent this level of density increase is harmful, in particular to the Green Belt. The proposed houses' traffic generation and domestic activities would be apparent but it is considered that this would not, based on the trip generation assessment, be materially different to the potential traffic generation of the site as a C2 Care home. The increase over existing floorspace would amount to 20.7%, cf 20.7% for the approved 2016 scheme and 24% and 20.7% for the developments allowed on appeal under 17/01061/F and 18/00172/F. Like the appeal schemes but pursuing a different design solution, the present proposal involves the breaking up of the massing presented by the present building and creating a situation where at the least there would be no adverse impact on the openness of the Green Belt and, looked at in the most favourable light, enhancing this quality.
- 6.18 The built form and scale of the development is comparable to the extant (17/01061/F and 18/00172/F) permissions and the change in the level of activity would be commensurate with the lawful use of the building as a care home which as a recent lawful use is a material consideration. The vehicular movements emanating from the proposal would not be such as to materially adversely affect the site's setting within the Green Belt and it is opined that the proposal would have no greater impact on the openness of the Green Belt than the existing situation or the approved development and is in accord with the appropriate provisions of para 145(g) of the NPPF, with its constituting PDL, and of the DMP.
- 6.19 In considering previous proposals on this site consideration was given to the interpretation of the re-development as constituting inappropriate development in the Green Belt where very special circumstances are required to outweigh the harm to openness and other harm. However, the Appeal decision makes it clear that the site is PDL and therefore this approach is adopted in this current case.
- 6.20 Overall the proposal would be commensurate with the overall building scale on the site, offering new if different vistas, set back from the road and breaking up of mass, with a comparable level of activity in terms of vehicle movements to that of the lawful use as a care home. It is therefore considered that, in accordance with paragraph 145(g) of the Framework, the development of this PDL site would not on balance have a greater impact on the openness of the Green Belt and the purpose of including land within it. For these reasons, the development is not considered to be inappropriate development and would therefore accord with Policy NHE5 of the DMP, Core Strategy Policy CS3 and the provisions of the NPPF 2018.

Neighbour amenity

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- 6.21 The proposal, given its scale commensurate with the existing building and its layout and notwithstanding increase in number of dwelling units by four on Plot 1 (in comparison with approved application no. 17/01061/F for six flats on the Plot), is not considered to have an adverse impact upon the amenities enjoyed by the occupants of neighbouring properties which are well spaced in generously sized plots and having mature boundary planting. Having regard to the various clearance distances between existing/proposed and proposed/proposed set out at 6.9, it is not considered, given this arrangement, that the living conditions of neighbouring properties or between proposed dwellings would be adversely affected in terms of overlooking, overshadowing or overbearing effect.
- 6.22 Local concerns have been raised about loss of privacy and the visual impact of the development. However, it is not felt that the proposal would lead to any undue harm on these counts to local residential amenities, for the reasons set out above. Disturbance from construction activities would, by their nature, be a temporary aberration but a condition regulating these through a Construction Transport Management Plan would be attached to any permission. As regards security matters, the development would be capable of adequate surveillance from neighbouring properties. The proposal, given its scale and its reflecting the existing footprint and building line exactly as the approved scheme under 16/00544/F and notwithstanding the increase in number of dwelling units, is not considered to have an adverse impact upon the amenities enjoyed by the occupants of neighbouring properties which are well spaced in generously sized plots and having mature boundary planting. To revisit the various dimensions: the northern main flank wall of the house on Plot 2 (which contains a first floor bedroom window) would be 5.75m from the boundary with The Coppice and some 22m from the flank wall of the latter; the northern flank wall of the proposed flat block on Plot 1 would be approximately 7m from the opposing flank wall of the flat block on Plot 2; and the southern main flank wall of the house on Plot 1 would be 22m from the flank wall of The Red House. It is not considered, given this arrangement, that the living conditions of neighbouring properties would be adversely affected in terms of overlooking, overshadowing or overbearing effect.

Highways

- 6.23 The Highway Authority has no remit for Coppice Lane which is a private road but, taking a wider view, does not adjudge that the development would give rise to highway safety or traffic flow problems. Notwithstanding that the Highway Authority thus makes no recommendations for conditions, it is considered appropriate to impose a condition relating to a Construction Transport Management Plan, as well for traffic safety as amenity justification.
- 6.24 Accompanying the application is a Transport Statement which identifies trip rate and travel demand figures for the existing C2 use and the proposal and concludes that that there would be no material intensification regarding traffic effects and no measurable harm. The Statement identifies that estimate average trip generation would be 14 trips between 0700 and 1900 and this compares to the 18 trips between 0700 and 1900 estimated for the approved appeal scheme. The impact and change would arguably be less than the extant appeal scheme and not therefore be materially harmful.

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- 6.25 The Council's adopted Car Parking standards note that this site has a medium level accessibility. The mix of flats on the site would result in a parking requirement of 12 spaces. The application currently proposes 14 spaces which would accord with the adopted standards. Furthermore, the applicants have offered to provide an additional 2 spaces if required. It is considered that, given the size and quality of the flats proposed, a total of 16 spaces would be appropriate for the development proposed. A condition is proposed which requires further details of the car parking to be provided prior to the commencement of development.

CIL

- 6.25 The Community Infrastructure Levy (CIL) is a fixed charge which the Council has been collecting from some new developments since 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.

Affordable Housing

- 6.26 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.
- 6.27 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.

Flood Risk

- 6.28 The application includes a Flood Risk Assessment (FRA). The site is within Flood Zone 1: land assessed as having a less than 1 in 1,000 annual probability of river or sea flooding (<0.1% Annual Exceedance Probability (AEP)). The risk of flooding from fluvial sources is therefore very low. Risk of flooding from other sources such as groundwater, sewers and artificial sources is negligible, the applicant argues. The Council's Drainage Consultant finds the FRA and drainage strategy to be acceptable.

Surrey County Council's Sustainable Drainage Team comments thus on this topic.

"We are satisfied that the proposed drainage scheme meets the requirements set out in the aforementioned documents and can recommend planning permission is

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granted. We would however recommend that should planning permission be granted, that suitably worded conditions are applied to ensure that the SuDS Scheme is properly implemented and maintained throughout the lifetime of the development. Suggested conditions are below:

1) The development hereby permitted shall not commence until details of the design of a surface water drainage scheme have been submitted to and approved in writing by the planning authority. The design must satisfy the SuDS Hierarchy and be compliant with the national Non-Statutory Technical Standards for SuDS, NPPF and Ministerial Statement on SuDS. The required drainage details shall include:

a) The results of infiltration testing completed in accordance with BRE Digest: 365 and confirmation of groundwater levels.

*b) Evidence that the proposed solution will effectively manage the 1 in 30 & 1 in 100 (+40% allowance for climate change) storm events and 10% allowance for urban creep, during all stages of the development (Pre, Post and during), associated discharge rates and storages volumes shall be provided using a maximum Greenfield discharge rate of **2.0 l/s** (as per the SuDS pro-forma or otherwise as agreed by the LPA).*

c) Detailed drainage design drawings and calculations to include: a finalised drainage layout detailing the location of drainage elements, pipe diameters, levels, and long and cross sections of each element including details of any flow restrictions and maintenance/risk reducing features (silt traps, inspection chambers etc.).

d) Details of how the drainage system will be protected during construction and how runoff (including any pollutants) from the development site will be managed before the drainage system is operational.

e) Details of drainage management responsibilities and maintenance regimes for the drainage system.

f) A plan showing exceedance flows (i.e. during rainfall greater than design events or during blockage) and how property on and off site will be protected.

Reason: To ensure the design meets the national Non-Statutory Technical Standards for SuDS and the final drainage design does not increase flood risk on or off site.

2) Prior to the first occupation of the development, a verification report carried out by a qualified drainage engineer must be submitted to and approved by the Local Planning Authority. This must demonstrate that the drainage system has been constructed as per the agreed scheme (or detail any minor variations), provide the details of any management company and state the national grid reference of any key drainage elements (surface water attenuation devices/areas, flow restriction devices and outfalls).

Reason: To ensure the Drainage System is constructed to the National Non-Statutory Technical Standards for SuDS.

Informative

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If proposed site works affect an Ordinary Watercourse, Surrey County Council as the Lead Local Flood Authority should be contacted to obtain prior written Consent. More details are available on our website.

If proposed works result in infiltration of surface water to ground within a Source Protection Zone the Environment Agency will require proof of surface water treatment to achieve water quality standards..."

Bio-diversity

- 6.29 The application is accompanied by a Bat Roost Assessment and Great Crested Newt Survey. The Roost Assessment confirms the presence of the day roosts of three bat species as well as foraging and commuting activities from at least seven species. The Great Crested Newt Survey reports that the application site contains a confirmed low value breeding pond and terrestrial habitats with foraging, commuting and hibernating potential for great crested newts. Eight waterbodies were recorded within 500m of the site.
- 6.30 An email has been received from SPARE (Swift Protection Association Reigate) who have noted from the Preliminary Ecological Assessment that a group of swifts were observed circling one of the buildings on the site and one was seen entering a building. SPARE recommend that in the event that planning permission is granted, provision should be made for the installation of swift nesting bricks in the new building. This matter is covered in the recommendations set out in the PEA and a condition is recommended requiring the mitigation measures to be completed as part of the development.
- 6.30 Surrey Wildlife Trust (SWT) has been consulted on these documents and advises the Local Authority, that should they be minded to grant this planning application for this site, the applicant should be required to undertake all the recommended actions. These are identified in the various reports as follows:
- The Constraints, Mitigation/Compensation section of the PEA Report, for habitat replacement/protection, badgers, breeding birds, hazel dormouse, reptiles, other wild animals, removal of Schedule 9 invasive species and including the 'Opportunities for Ecological Enhancements' 4.30 – 4.38.
 - Section 6 of the Great Crested Newt Report with particular reference to the need for the applicant to; Obtain a European Protected Species (EPS) licence from Natural England following the receipt of planning permission and prior to any works which may affect Newts commencing and to; Undertake all the actions which will be detailed in the Method Statement (as outlined) which must support an EPS licence application.
 - Section 5 of the Bat Survey Report (including Appendix 6) with particular reference to the need for the applicant to; Obtain a European Protected Species (EPS) licence from Natural England following the receipt of planning permission and prior to any works which may affect Bats commencing and to; Undertake all the actions which will be detailed in the Method Statement (as outlined) which must support an EPS licence application.

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- 6.31 SWT state that this will help prevent adverse effect to legally protected species resulting from the proposed development works and help to off-set adverse effects to the biodiversity value of the site resulting from the proposed development. SWT also advise that the Local Authority should take the opportunity to approve a Landscaping Scheme for this site which incorporates all the habitat enhancement and ecological enhancements, including artificial animal shelters recommended in the three ecological Reports.
- 6.32 It is also advised that a condition should be imposed requiring the submission of details for any exterior lighting scheme for the development, which should be guided by the recommendations on lighting made in the PEA and Bat Reports, to help prevent disruption to bat foraging and commuting activity.

Renewable Energy

- 6.33 The application is accompanied by an energy statement. The energy statement specifies flue-gas heat recovery system for each dwelling and roof-mounted solar PV panels as the energy saving measures. In addition it is proposed to install a wood-burning stove into each house.

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	15-P1122-LP01		06.11.2018
Proposed site layout	15-P1122-600		06.11.2018
Site information plan	15-P1122-601		06.11.2018
Prop ground floor plan	15-P1122-602		06.11.2018
Proposed f/f plan	15-P1122-603		06.11.2018
Prop s/f plan	15-P1122-604		06.11.2018
E/S elevations	15-P1122-605		06.11.2018
W/N elevations	15-P1122-606		06.11.2018
Proposed street scene	15-P1122-609		06.11.2018
Bin store	15-P1122-610		06.11.2018
Existing floor plans	15-P1122-411		06.11.2018
Existing elevations	15-P1122-412		06.11.2018

Reason:

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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.
- a) All tiles and tile hanging shall be of Wealden handmade sandfaced plain clay tiles and all elevations shall be tile hung above ground floor level.
 - b) All external joinery shall be of painted timber with architaved bargeboards and no box ends omitted.
 - c) All dormers shall have an ogee cornice.
 - d) All casement windows shall be of painted timber with casements in each opening.
 - e) All fascias shall be no more than two bricks depth.
 - f) All brickwork shall be of handmade sandfaced multistockbrick
 - g) The front courtyard, parking areas and drives shall be of gravel or fixed gravel.
 - h) The rooflight to the porch shall be a blacked painted metal conservation rooflights with a single vertical glazing bar.
 - i) All stonework, except the cills, shall be of natural sandstone.
 - j) All brick arches shall be of gauged brick.
 - k) The entrance gates shall be of dark stained timber.
 - l) The existing front hedge adjacent to the highway boundary shall be retained on an ongoing basis and managed to maintain a height of at least 1 metre hereafter. Any gaps or losses through death or disease shall be remedied by replacement in holly, to current landscape standards, within 1 year to maintain this feature.
 - m) Before works commence a specification and plan for the repair and retention of the garden sculpture shall be submitted to and approved in writing by the LPA before works commence, including the two sculptures at the north end of the west walk and the east end of the south lawn and the fountain statue on the lower pond fountain. Before works commence, protective fencing for the sculpture shall be erected and shall be maintained during the building process.

There shall be no variation to the above specifications without the prior approval in writing of the Local Planning Authority.

Reason:

In the interests of the visual amenities of the locality having regard to policy DES1 of the Reigate and Banstead Local Plan Development Management Plan 2019 and the provisions of the NPPF 2019.

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

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Reason: To ensure that a satisfactory external appearance is achieved of the development with regard to Reigate and Banstead Local Plan Development Management Plan 2019 policy DES1.

5. Prior to the commencement of development on the site, details of the location and layout of 16 residential car parking spaces shall be submitted to and approved in writing by the local planning authority. The spaces shall then be delivered in accordance with the approved details and maintained as such thereafter.

Reason: To ensure that an appropriate amount of car parking is provided to accord with Reigate and Banstead Local Plan Development Management Plan 2019 Policy TAP1.

6. No development shall commence including demolition and or groundworks preparation until a detailed, finalised scaled Tree Protection Plan (TPP) and the related finalised Arboricultural Method Statement (AMS) are 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, 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 DES1 and NHE3 of the Reigate and Banstead Local Plan Development Management Plan 2019.

7. 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 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

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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 policy DES1 of the Reigate and Banstead Local Plan Development Management Plan 2019 and the recommendations within British Standard 5837 and British Standard 8545 Trees from nursery to independence in the landscape –Recommendations.

8. No development shall commence until a Construction Transport Management Plan, to include details of:
- (a) parking for vehicles of site personnel, operatives and visitors
 - (b) loading and unloading of plant and materials
 - (c) storage of plant and materials
 - (d) programme of works (including measures for traffic management)
 - (e) measures to prevent the deposit of materials on the highway
 - (f) before and after construction condition surveys of the highway and a commitment to fund the repair of any damage caused
 - (g) on-site turning for construction vehicles
 - (h) 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 condition is required in order that the development should not prejudice highway safety nor cause inconvenience to other highway users to satisfy policies DES1 and TAP1 of the Reigate and Banstead Local Plan Development Management Plan 2019 and the objectives of the NPPF 2019.

9. 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 policy DES1 of the Reigate and Banstead Local Plan Development Management Plan 2019.

10. The development hereby permitted shall not commence until details of the design of a surface water drainage scheme have been submitted to and approved in writing by the planning authority. The design must satisfy the SuDS Hierarchy and be compliant with the national Non-Statutory Technical Standards for SuDS, NPPF and Ministerial Statement on SuDS. The required drainage details shall include:
- a) The results of infiltration testing completed in accordance with BRE Digest: 365 and confirmation of groundwater levels.

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- b) Evidence that the proposed solution will effectively manage the 1 in 30 & 1 in 100 (+40% allowance for climate change) storm events and 10% allowance for urban creep, during all stages of the development (Pre, Post and during), associated discharge rates and storages volumes shall be provided using a maximum Greenfield discharge rate of 2.0 l/s (as per the SuDS pro-forma or otherwise as agreed by the LPA).
- c) Detailed drainage design drawings and calculations to include: a finalised drainage layout detailing the location of drainage elements, pipe diameters, levels, and long and cross sections of each element including details of any flow restrictions and maintenance/risk reducing features (silt traps, inspection chambers etc.).
- d) Details of how the drainage system will be protected during construction and how runoff (including any pollutants) from the development site will be managed before the drainage system is operational.
- e) Details of drainage management responsibilities and maintenance regimes for the drainage system.
- f) A plan showing exceedance flows (i.e. during rainfall greater than design events or during blockage) and how property on and off site will be protected.

Reason:

To ensure the design meets the national Non-Statutory Technical Standards for SuDS and the final drainage design does not increase flood risk on or off site.

11. Prior to the first occupation of the development, a verification report carried out by a qualified drainage engineer must be submitted to and approved by the Local Planning Authority. This must demonstrate that the drainage system has been constructed as per the agreed scheme (or detail any minor variations), provide the details of any management company and state the national grid reference of any key drainage elements (surface water attenuation devices/areas, flow restriction devices and outfalls).

Reason:

To ensure the Drainage System is constructed to the National Non-Statutory Technical Standards for SuDS.

12. The development hereby approved shall not be first occupied unless and until an Energy and Water Efficiency Statement has been submitted to and approved in writing by the Local Planning Authority. The Statement shall detail how the development will:
- a) Ensure that the potential water consumption by occupants of each new dwelling does not exceed 110 litres per person per day
 - b) Achieve not less than a 19% improvement in the Dwelling Emission Rate (DER) over the Target Emission Rate (TER) as defined in Part L1A of the 2013 Building Regulations

The development shall be carried out in accordance with the approved details and any measures specific to an individual dwelling(s) shall be implemented, installed and operational prior to its occupation.

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Reason: To ensure that the development supports the efficient use of resources and minimises carbon emissions with regard to Policy CS10 of the Reigate & Banstead Core Strategy 2014 and Policy CCF1 of the Reigate & Banstead Development Management Plan 2019.

13. All dwellings within the development hereby approved shall be provided with the necessary infrastructure to facilitate connection to a high speed broadband. Unless otherwise agreed in writing with the Local Planning Authority, this shall include as a minimum:
- a) A broadband connection accessed directly from the nearest exchange or cabinet
 - b) Cabling and associated installations which enable easy access for future repair, replacement or upgrading.

Reason: To ensure that the development promotes access to, and the expansion of, a high quality electronic communications network in accordance with Policy INF3 of the Reigate & Banstead Development Management Plan 2019.

14. The development hereby approved shall not be occupied unless and until at least 1 of the available parking spaces for each flat/dwelling are provided with a fast charge socket (current minimum requirement 7kw Mode 3 with Type 2 connector - 230 v AC 32 amp single phase dedicated supply) in accordance with a scheme to be submitted to and approved in writing by 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 in order to meet the objectives of the NPPF (2018), and to satisfy policy Mo5, Mo6 and Mo7 of the Reigate and Banstead Local Plan.

15. The development hereby permitted shall only be completed in accordance with the recommendations and mitigation measures included in the Constraints, Mitigation/Compensation section of the PEA Report, including the 'Opportunities for Ecological Enhancements' in sections 4.30 – 4.38 (produced by the Ecology Consultancy dated July 2017), in Section 6 of the Great Crested Newt Habitat Suitability Index Assessment and Pond Surveys (produced by the Ecology Consultancy dated July 2019) and in Section 5 of the Preliminary Roost Assessment, including Appendix 6 (produced by the Ecology Consultancy dated July 2019).

Reason: To ensure that any bio-diversity interest are protected and promoted to accord with Reigate and Banstead Local Plan Development Management Plan 2019 policy NHE2.

16. Prior to the installation of any external lighting on the site, full details shall be submitted to and approved in writing by the Local Planning Authority. Only the approved details shall be implemented on the site and maintained as such thereafter.

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Reason: To ensure that any bio-diversity interest are protected and promoted to accord with Reigate and Banstead Local Plan Development Management Plan 2019 policy NHE2.

17. The development shall be carried out strictly in accordance with the approved measures and provisions of renewable energy as set out in the application and submitted energy statement.

Reason: In the interests of reducing the non-renewable energy demand of the development, in accordance with policy CCF1 of the Reigate and Banstead Local Plan Development Management Plan 2019.

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;

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- (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 use of a suitably qualified arboricultural consultant is essential to provide acceptable submissions in respect of the arboricultural tree condition above. All works shall comply with the recommendations and guidelines contained within British Standard 5837.
6. The use of 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. The use of native species is preferred or appropriate cultivars of native species. There is an opportunity to incorporate structural landscape trees into the scheme to enhance and improve the existing landscape and to make provision for future visual amenity and long term continued structural tree cover in this area. It is expected that the replacement structural landscape trees will be of a minimum Advanced Nursery Stock sizes with initial planting heights of not less than 6m with girth measurements at 1m above ground level in excess of 16/18cm.
7. The applicant is advised that they will likely be required to restore/make good any damage to Coppice Lane or its verges resulting from construction vehicle activity associated with the proposed development.
8. If proposed site works affect an Ordinary Watercourse, Surrey County Council as the Lead Local Flood Authority should be contacted to obtain prior written Consent. More details are available on our website.
9. If proposed works result in infiltration of surface water to ground within a Source Protection Zone the Environment Agency will require proof of surface water treatment to achieve water quality standards.
10. For any further queries please contact the Sustainable Drainage and Consenting Team via SUDS@surreycc.gov.uk, quoting the reference number in any future correspondence.
11. In accordance with Policy EMP5 of the Development Management Plan, it is expected that the Employment and Skills Plan will seek to achieve at least 20% of the jobs and apprenticeship opportunities created by the construction of the development for local residents of the borough of Reigate & Banstead.

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REASON FOR PERMISSION

The development hereby permitted has been assessed against development policies CS1, CS2, CS3, CS10, CS11, DES1, DES2, DES4, DES5, TAP1, CCF1, NHE2, NHE3 , NHE5, INF3 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.

Agenda Item 5
18/02324/F - Mount Pleasant, Coppice Lane, Reigate





KEY


- DASHED LINE INDICATES BUILDING TO BE DEMOLISHED
- TREES TO BE RETAINED
- EXISTING HEDGEROW
- PROPOSED TREES
- INDICATIVE PROPOSED PLANTING
- TREES TO BE REMOVED
- EXISTING TREE ROOT PROTECTION AREA
- EXISTING SPOT SITE LEVELS
- PROPOSED LEVELS
(Planted to soil survey, unless otherwise specified)
- PROPOSED HOUSE FINISHED FLOOR LEVELS (SUBJECT TO CONFIRMATION AT WORKING DRAWINGS STAGE)
- FOOTPRINT OF PROPOSED NEW DWELLING

0 5 10m 15 20 25 M

SCALE BAR 1:250

Rev.	Date	Detail
-	-	-

Status **PLANNING ISSUE**



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Timeless architecture

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www.ascotdesign.com

Client **JAVA ASSET MANAGEMENT LTD**

Project Title **MOUNT PLEASANT, COPPICE LANE, REIGATE, SURREY, RH2 9JF.**

Drawing Title **PROPOSED SITE INFORMATION PLAN**

Scale	1:250 @ A1	Date	SEPT '18	Drawn	KMB
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Drawing No.	15 - P1122 - 601	Rev.	-
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KEY

- TREES TO BE RETAINED
- EXISTING HEDGEROW
- PROPOSED TREES
- INDICATIVE PROPOSED PLANTING

0 5 10m 15 20 25 M

Rev.	Date	Detail
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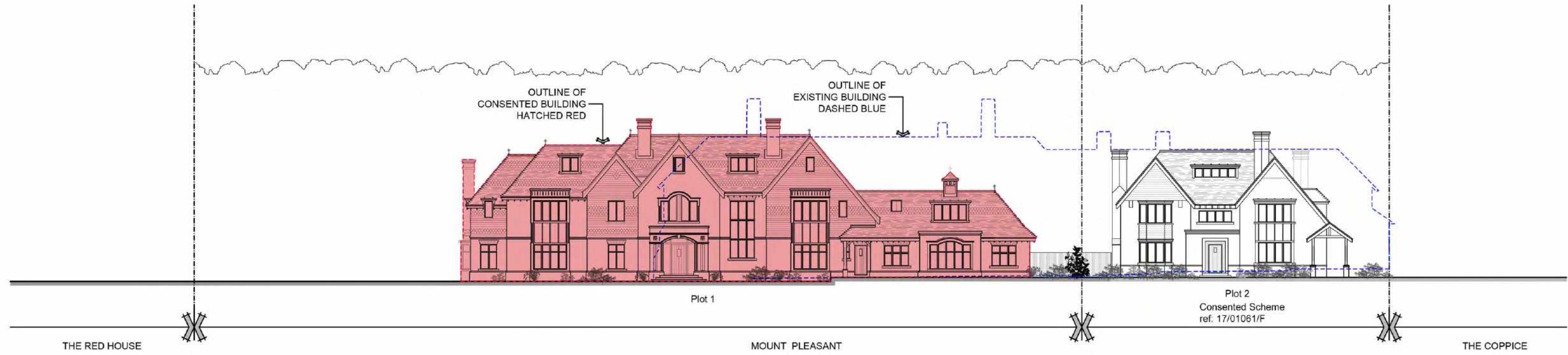
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Drawing Title: **PROPOSED SITE LAYOUT**

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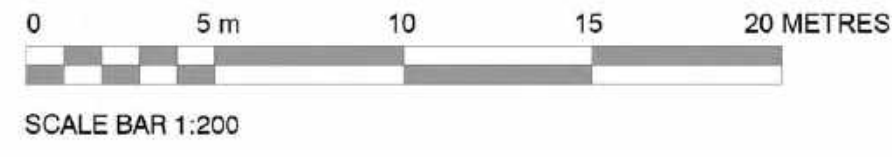
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PROPOSED SITE SECTION- COMPARISON WITH EXISTING & CONSENTED BUILDINGS



PROPOSED SITE SECTION



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Client

**JAVA ASSET
MANAGEMENT LTD**

Project Title

**MOUNT PLEASANT, COPPICE LANE,
REIGATE, SURREY, RH2 9JF.**

DRAWING Title

**PROPOSED SITE SECTION AND
STREET SCENE**

Scale	Date	Drawn
1:200 @ A1	JAN'18	CG

DRAWING No.	Rev.
15 - P1122 - 609	-

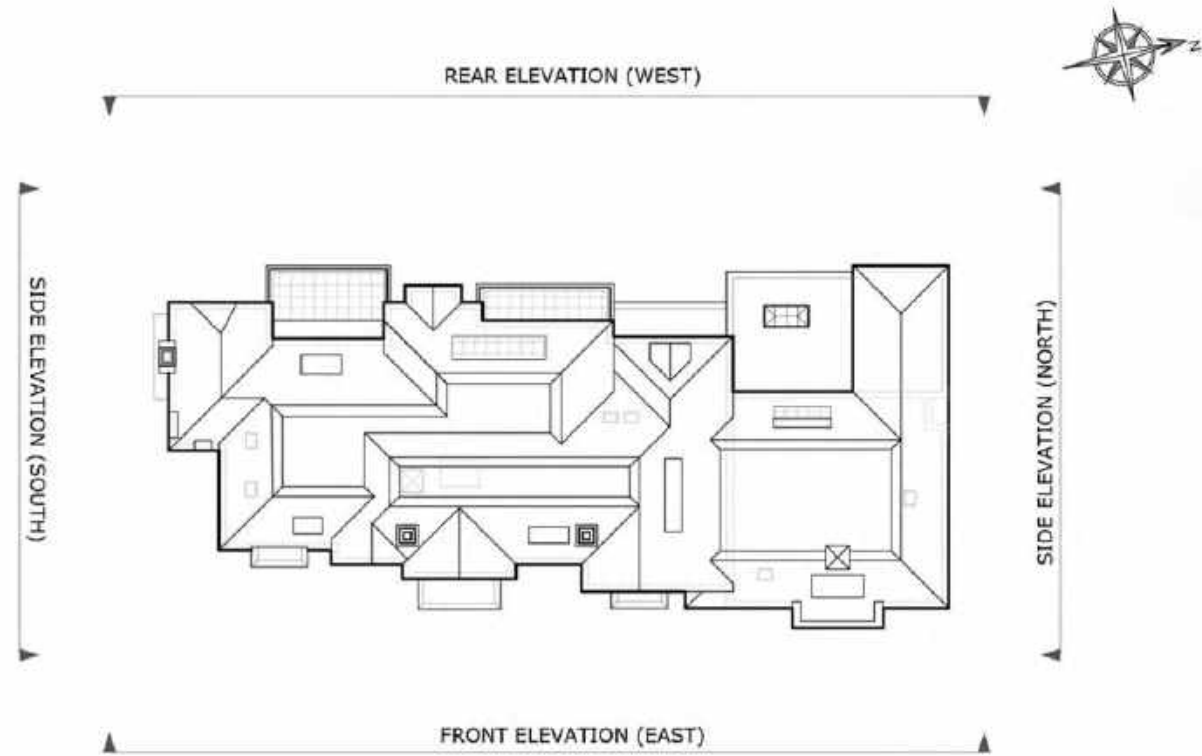
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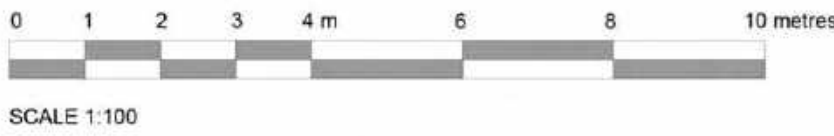
REAR ELEVATION (WEST)



SIDE ELEVATION (NORTH)



ORIENTATION PLAN (NOT TO SCALE)



SCALE 1:100

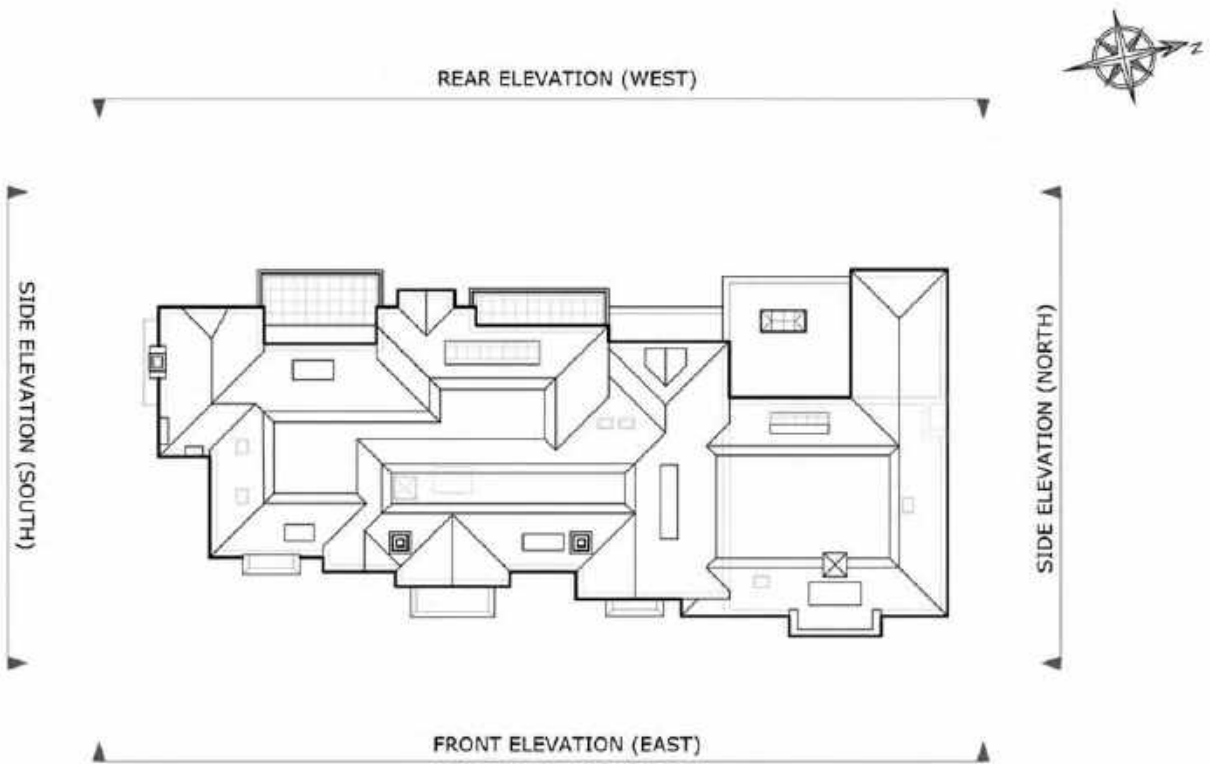
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Client		
MONTREAUX LTD.		
Project Title		
MOUNT PLEASANT, COPPICE LANE, REIGATE, SURREY, RH2 9JF.		
Drawing Title		
PLOT ONE PROPOSED REAR ELEVATION (WEST) & SIDE ELEVATION (NORTH)		
Scale	Date	Drawn
1:100 @ A1	AUG '18	JGJS
Drawing No.	Rev.	
15-P1122-PL-606	-	
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FRONT ELEVATION (EAST)

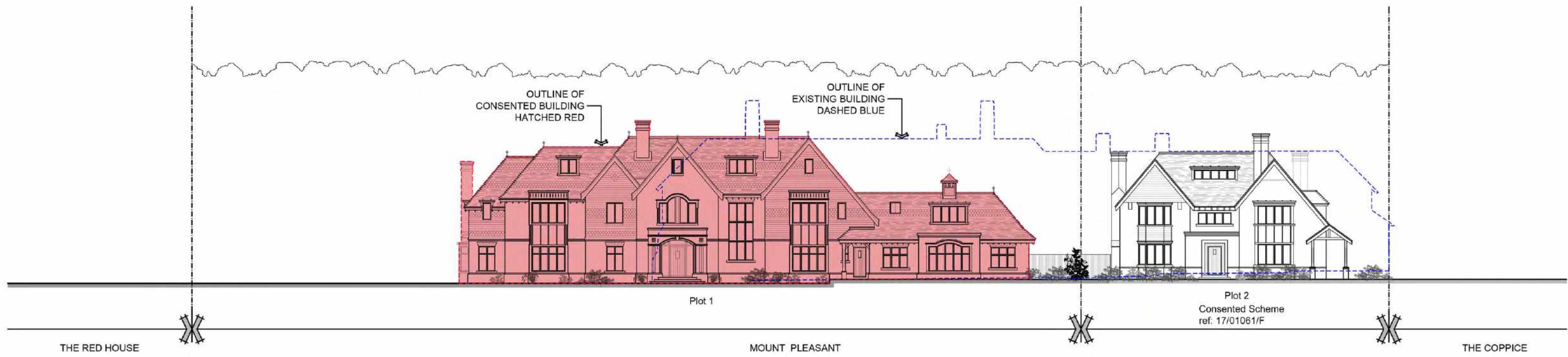


SIDE ELEVATION (SOUTH)



ORIENTATION PLAN (NOT TO SCALE)

Rev.	Date	Detail
-	-	-
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Client		
MONTREAUX LTD.		
Project Title		
MOUNT PLEASANT, COPPICE LANE, REIGATE, SURREY, RH2 9JF.		
DRAWING TITLE		
FRONT ELEVATION (EAST) & SIDE ELEVATION (SOUTH)		
Scale	Date	Drawn
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DRAWING No.	Rev.	
15-P1122-PL-605	-	
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PROPOSED SITE SECTION- COMPARISON WITH EXISTING & CONSENTED BUILDINGS



PROPOSED SITE SECTION



PROPOSED STREET SCENE



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-	-	-

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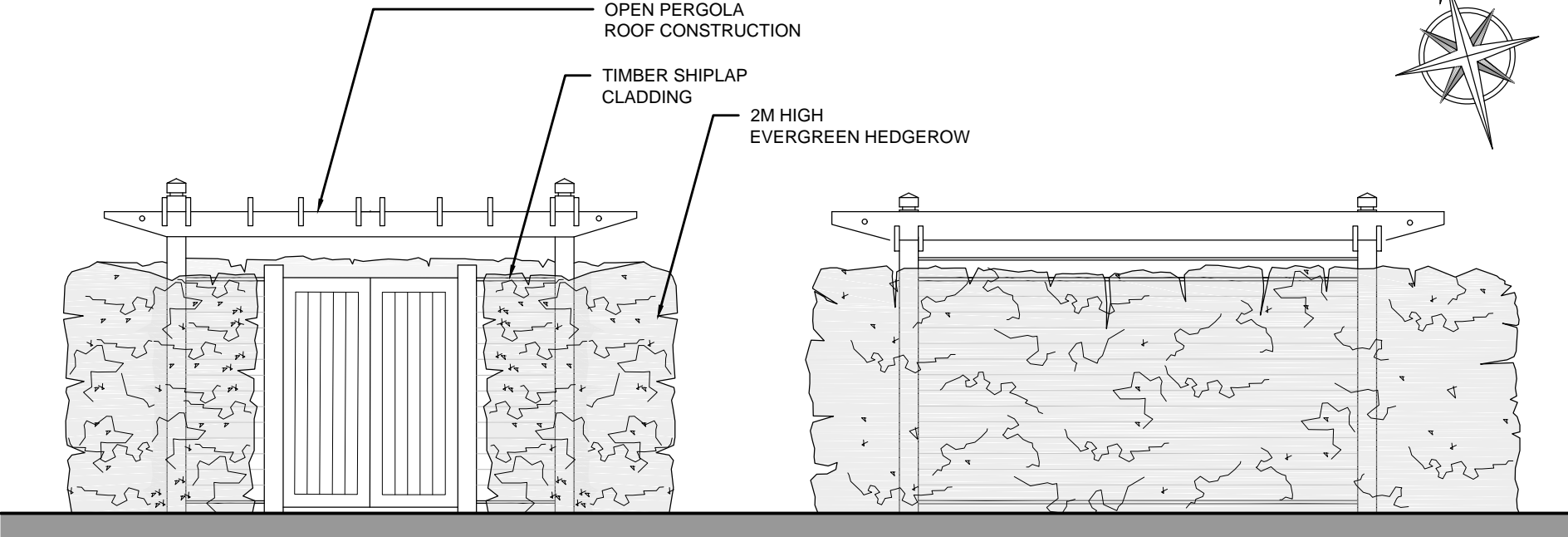
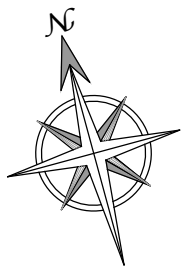
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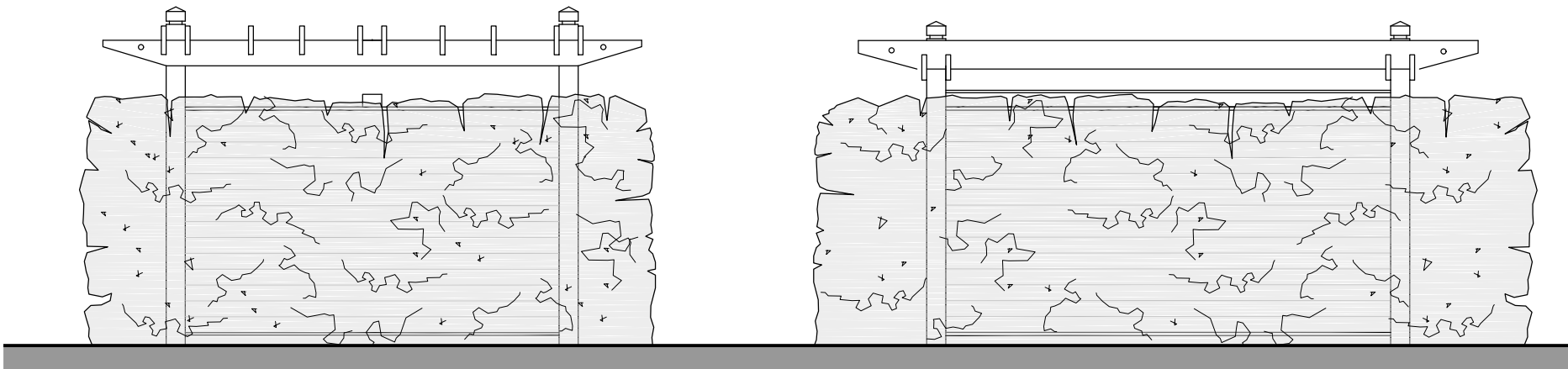
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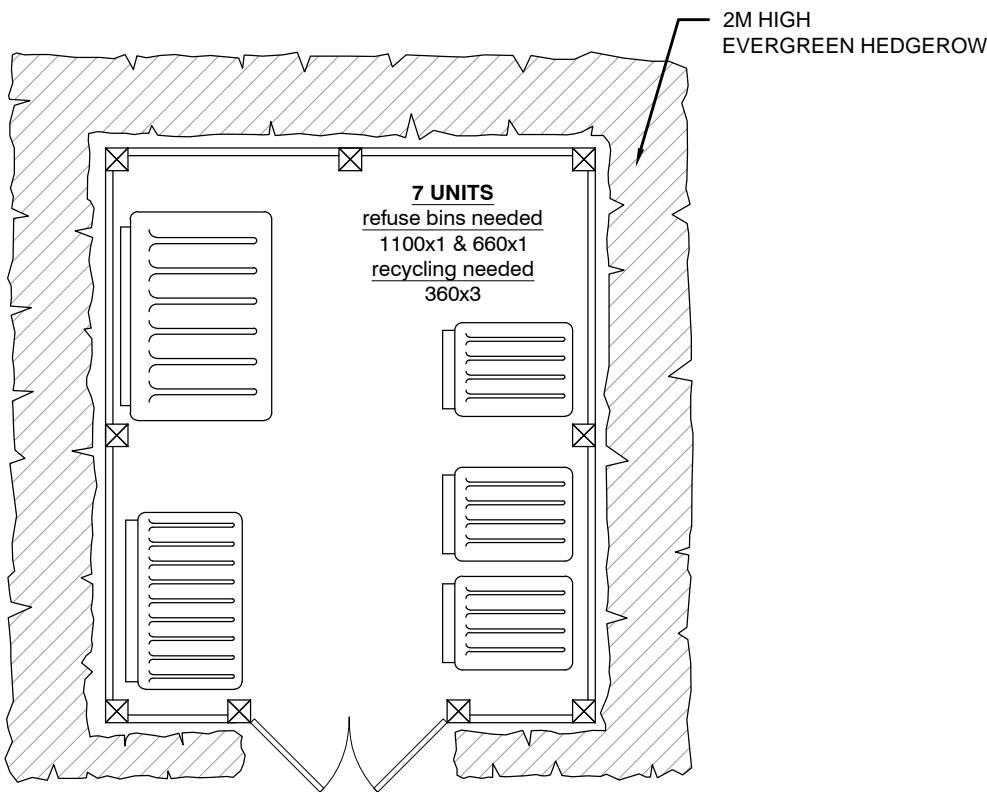
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REAR ELEVATION
(NORTH)

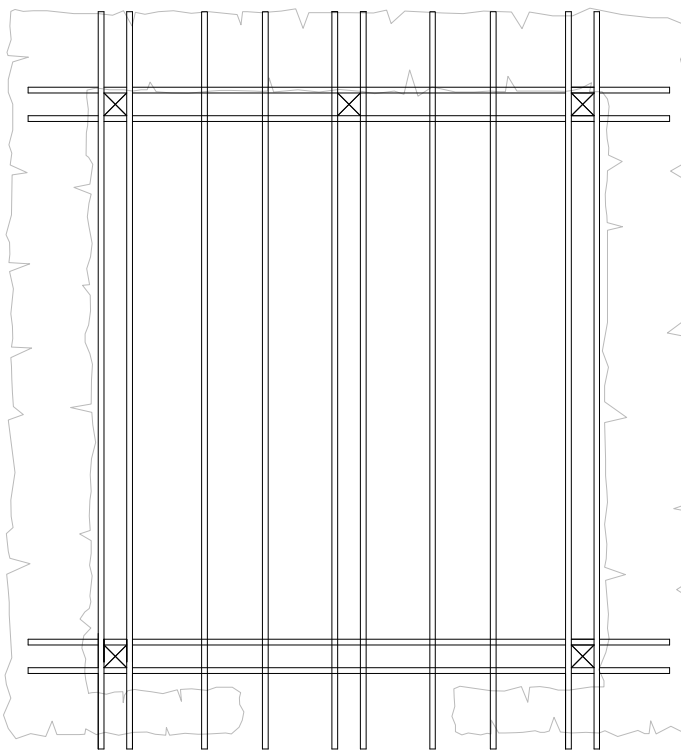


SIDE ELEVATION
(EAST)

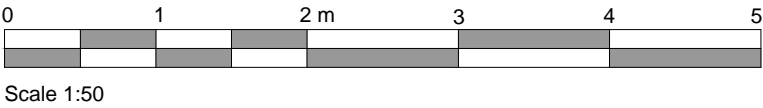
SIDE ELEVATION
(WEST)




BIN STORE PLAN



ROOF PLAN





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Status	PLANNING ISSUE
Client	JAVA ASSET MANAGEMENT
Project Title	MOUNT PLEASANT, COPPICE LANE, REIGATE, SURREY, RH2 9JF.


Rev.	Date	Detail
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DRAWING Title		
BINSTORE DETAILS		
Scale	Date	Drawn
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DRAWING No.		Rev.
15-P1122-610		-

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Agenda Item 6

Planning Committee
30th October 2019

Agenda Item: 6
19/00439/S73

 Reigate & Banstead BOROUGH COUNCIL Banstead Horley Redhill Reigate	TO:	PLANNING COMMITTEE
	DATE:	30 th October 2019
	REPORT OF:	HEAD OF PLACES & PLANNING
	AUTHOR:	James Amos
	TELEPHONE:	01737 276188
	EMAIL:	james.amos@reigate-banstead.gov.uk
AGENDA ITEM: 6	WARD:	Lower Kingswood Tadworth And Walton

APPLICATION NUMBER:	19/00439/S73	VALID:	05/03/2019
APPLICANT:	Woodgavil Ltd	AGENT:	Geoffrey Sloan Associates
LOCATION:	PLOT 2, 35, THE AVENUE, TADWORTH, KT20 5DG		
DESCRIPTION:	Erection of one 5 bed house on two floors with one en-suite bedroom within the roof space. The house is designed with an integrated double garage. Variation of conditions 1,4 & 10 of permission 17/01149/F - changes to windows, doors landscaping, increase in size of rear garden by acquisition of strip of land from 37 The Avenue and re-positioning of dwelling closer to The Avenue. As amended on 03/04/2019 and 30.05.2019 and 17/06/2019 and on 04/09/2019.		
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 application site comprises a substantial newly-built two storey detached dwelling with rooms within the roof space and an integral double garage

In July 2017, planning permission was granted (ref: 17/01149/F) for the erection on Plot 2 of a 5 bed house on two floors with one en-suite bedroom within the roof space, and with an integrated double garage. However, the dwelling has been erected on the site approximately 1 to 1.5 metres further forward towards The Avenue than originally permitted and has been built with other unapproved changes to the fenestration, landscaping, site area at the rear, and an increase in the area of hardstanding at the front of the site. In addition, the building has been completed in materials which are not considered acceptable, in particular the use of slate tiles to the roof.

The house's location on the plot, between approximately 1 to 1.5 metres forward of the approved position, results in the building being unduly obtrusive, out of keeping with and visually harmful to the street scene and giving unwelcome emphasis to the slate roof, which appears incongruous and an alien feature in the context of surrounding tile clad roofs.

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Moreover the new driveway layout has significantly reduced the amount of landscape/planting area and gives the development an undesirable harsh looking and stark appearance. Additional planting is unlikely to mitigate the harmful impact caused by the unauthorised changes to the scheme as approved.

Other changes to the fenestration on the dwelling, to the increase in the size of the plot and to the landscaping at the rear of the site are considered acceptable.

The development is thus unacceptable in terms of its design and impact on the character of the locality and fails to comply with DMP Policy DES1.

Accordingly it is recommended that planning permission be refused.

RECOMMENDATION

Planning permission is **REFUSED** for the following reason:

The dwelling, by virtue of it being sited well forward towards The Avenue in its plot, results in it being unduly obtrusive and out of keeping with and visually harmful to the street scene. The forward position gives unwelcome emphasis to the slate roof, which appears incongruous and an alien feature in the context of surrounding tile clad roofs. Moreover the new driveway layout has significantly reduced the amount of landscape/planting area and gives the development an undesirably harsh-looking and stark appearance. The development thereby is contrary to policy DES1 of the Reigate and Banstead Local Plan Development Management Plan 2019.

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19/00439/S73

Consultations:

Highway Authority: No objections subject to the imposition of conditions relating to the provision of the parking and turning areas, the provision of a Construction Transport Management Plan and the provision of electric vehicle charging points.

Tadworth and Walton Residents Association: No response received

Representations:

Neighbours: A single objection has been received from the owner/occupier of 4 Bishops Grove who expresses concerns (including revised plans) about the following issues

Issue	Response
Accuracy of plans	See paragraph 6.10
Poor design	See paragraph 6.3
Overlooking	See paragraph 6.8
Hazard to highway safety	See paragraph
Out of character with surrounding area	See paragraph 6.3
Overbearing relationship	See paragraph 6.8
Reduction in space available for landscaping	See paragraph 6.5
Failure to build in accordance with the approved plans	See paragraph 6.11

The owner/occupier of 37 The Avenue supports the application.

1.0 Site and Character Appraisal

- 1.1 The application site comprises a substantial newly-built two storey detached dwelling with rooms within the roof space and an integral double garage. The site was formerly part of the rear garden of 35, The Avenue and following the grant of planning permission on appeal, the land was split into 4 plots, of which this is Plot 2. Plots 3 and 4 were developed some years ago, whilst this plot remained vacant for a number of years. The existing dwelling on plot 1 remains in-situ.
- 1.2 In July 2017, planning permission was granted (ref: 17/01149/F) for the erection on Plot 2 of a 5 bed house on two floors with one en-suite bedroom within the roof space, and with an integrated double garage. This is the dwelling that has been erected on the site, albeit between approximately 1.3 and 1.55m further forward towards The Avenue than originally permitted and with the other changes described in this application.

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- 1.3 The application is located on the eastern side of The Avenue within a residential neighbourhood composed of substantial detached properties of various styles and ages, to the south of where The Avenue turns eastwards towards Tadworth railway station (0.6km away). There are detached houses immediately to the east, north and south of the site (37, 35 and 33 The Avenue) respectively. The site is not within a Conservation Area or Residential Area of Special Character (RASC) (although there is The Avenue, Tadworth RASC on the opposite side of The Avenue from the site) nor is the site covered by any Tree Preservation Order (TPO). The rear part of the plot slopes upwards away from the house.

2.0 Added Value

- 2.1 Improvements secured at the pre-application stage: The applicants did not approach the council for pre-application consultation.
- 2.2 Improvements secured during the course of the application: None have been sought as the application is to regularise changes that have been made without the benefit of planning permission.
- 2.3 Improvements have not been sought because the proposal has already been built and is to be considered as it is in situ.

3.0 Relevant Planning and Enforcement History

- | | | | |
|-----|----------------|---|---|
| 3.1 | 05/00269/F | Demolition of existing house/garage and erection of 4 detached houses. | Refused
16.09.2005
Appeal allowed
10/04/2006 |
| 3.2 | 17/01149/F | Erection of one 5 bed house on two floors with one en-suite bedroom within the roof space and an integrated double garage | Granted
27.07.2017 |
| 3.3 | 17/01149/DET03 | Materials details: | Under
Consideration |
| 3.4 | 17/01149/DET05 | Glazing details | Approved
06.11.2017 |
| 3.5 | 17/01149/DET06 | Ground level details | Approved
06.11.2017 |
| 3.6 | 17/01149/DET07 | Tree protection details | Approved
06.11.2017 |
| 3.7 | 17/01149/DET09 | CTMP details | Approved
06.11.2017 |

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- | | | | |
|-----|---------------------------------|---|------------------------|
| 3.8 | 17/01149/DET10 | Boundary treatment details | Approved
06.11.2017 |
| 3.9 | 18/00414/BPC2
(Enforcement): | clear glass windows to front
elevation instead of obscured
glazed shown on approved plans,
window configuration changed:
complaint received | 01.03.2019 |

4.0 Proposal and Design Approach

- 4.1 The development in question, now completed, is a three storey crown-roofed 5 bedroom detached dwellinghouse with integral double garage hipped at north and south ends with upper floor windows to all elevations, some of obscured glazing (two first floor and one second floor to the front elevation lighting bathrooms) and roof lights to the front (west), rear (east) and north flank elevations. The house presents asymmetric gables, containing ground, first and second floor windows, to the front and rear and the rear elevation features a mono-pitched roofed single storey extension with inset windows.
- 4.2 In July 2017, planning permission was granted (ref: 17/01149/F) for the erection of a 5 bed house on two floors with one en-suite bedroom within the roof space, and with an integrated double garage.
- 4.3 This application seeks modification of conditions 1 (approved plans), 4 (no further upper floor windows) and 10 (boundary treatment). The updated drawings T332/103/D (site landscape), T332/107 (Revised Drive) and T332/510/C (elevations-windows and doors styles would supersede drawings T332/301/B (elevation plan) and T332/103 (site landscape) and, insofar as the drive's extent were concerned, T332/111 (comparative sizes and siting of schemes), T332/240 (Site Drainage Plan) and T332/303 and 304 (Overlooking Assessment).
- 4.4 The proposed changes consist of:
- clear instead of obscured glazing on some of the windows on front elevation at first and second floor and configuration of some of the windows on rear elevation at ground and first floor;
 - on rear facade at first floor level, cill heights of two window openings in the gabled walls have been lowered and external balustrade added;
 - at ground floor level to rear facade, glazed bi-fold doors replace a window;
 - landscaping at single level throughout with close-boarded timber fencing on side boundaries (north and south);
 - eastwards extension of boundary through acquisition of strip of land from no. 37, adding to length of rear garden;
 - white rendered blockwork retaining wall erected at end of garden on eastern boundary;
 - Increase in area of vehicular access/turning area in front of the house with a re-positioned vehicular crossover.

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- Repositioning of the dwelling between approximately 1.3m and 1.55m closer to the front boundary.

- 4.5 The application does not seek approval for the house's slate roof, which the Council, in the context of the materials details submission 17/01149/DET03, has considered to be inappropriate in the context of the predominantly tile clad roofs of properties in the vicinity.
- 4.6 A design and access statement should illustrate the process that has led to the development proposal, and justify the proposal in a structured way, by demonstrating the steps taken to appraise the context of the proposed development. It expects applicants to follow a four-stage design process comprising:
Assessment;
Involvement;
Evaluation; and
Design.
- 4.7 Evidence of the applicant's design approach is set out below:

Assessment	The statement does not include an assessment of local character
	No site features worthy of retention were identified.
Involvement	No community consultation took place.
Evaluation	The statement does not include any evidence of other development options being considered.
Design	The statement does not explain why the proposal was chosen

- 4.5 Further details of the development are as follows:

Site area	0.07ha
Proposed parking spaces	4+
Parking standard	3

5.0 Policy Context

5.1 Designation

Urban area

5.2 Reigate and Banstead Core Strategy

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CS1(Sustainable Development)
CS10 (Sustainable Development),
CS11 (Sustainable Construction),

5.3 Reigate and Banstead Local Plan Development Management Plan 2019

DES1 (Design of New development)
DES5 (Delivering High Quality Homes)
TAP1 (Access, Parking and Servicing)
CCF1 (Climate Change Mitigation)
INF3 (Electronic communication networks)

5.4 Other Material Considerations

National Planning Policy Framework
National Planning Practice Guidance
Supplementary Planning Guidance

Surrey Design
Local Distinctiveness Design Guide
Vehicle and Cycle Parking
Guidance 2018
Householder Extensions and
Alterations

Other

Human Rights Act 1998
Community Infrastructure Levy
Regulations 2010

6.0 **Assessment**

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

6.2 The main issues are:

- design and effect on the character of the area
- effect on neighbour amenity
- trees

Design appraisal

6.3 The dwelling on the site is now complete but has not been built in accordance with the approved plans or following the approval of all pre-commencement conditions. As noted above, a number of changes have been made during the construction process, which if they had been identified at the time the proposals were originally being considered may not have resulted in the grant of planning permission. This part of The Avenue is distinguished by the use predominantly of clay roof tiles, brickwork and hanging tiles but with some render. The new dwelling has been finished in white render with slate tiles to the roof.

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- 6.4 The house's location on the plot, between approximately 1.3m and 1.55m forward of the approved position, results in the building being unduly obtrusive, out of keeping with and visually harmful to the street scene and giving unwelcome emphasis to the slate roof, which appears incongruous and an alien feature in the context of surrounding tile clad roofs.
- 6.5 Moreover the new driveway layout has significantly reduced the amount of landscape/planting area and gives the development an undesirable harsh looking and stark appearance. Areas for landscaping are limited to a strip at the front of the site which has been planted with a yew hedge. The applicants have offered to plant silver birch trees to supplement the hedge, but it is not considered that this would mitigate the harm that is caused by the prominent location, the expanse of hardstanding or the inappropriate use of slate tiles in this location.
- 6.6 The other external changes to the elevations are to the type of glazing (clear instead of obscure glass) to some of the windows on the front elevation at first and roof level and the re-configuration of some windows on the front, rear and side elevations at ground and first floor level. Further changes are proposed to lower the cill level of two window openings at the rear which has the effect of creating inverted dormers in the ground floor rear addition roof, and the replacement of a set of windows at the rear with full height bi-fold doors.
- 6.7 These changes, in isolation, do not result in overlooking of neighbouring properties, nor do they result in a form of development which is out of keeping with the surrounding area, and by themselves would not warrant a reason for refusal.
- 6.8 The development is thus unacceptable in terms of its design and impact on the character of the locality and fails to comply with DMP Policy DES1.

Neighbour amenity

- 6.9 The neighbouring properties most likely to be affected by the proposal are those to the north and south, namely 35 The Avenue/plot 1 and 33 The Avenue/plot 3. It is not considered that other dwellings in the vicinity, including an objector's property at 4 Bishops Grove (on the opposite side of the road in The Avenue) are significantly affected. Whilst the concerns raised regarding light pollution and overlooking across the road are understood, the distance and fact that this is an 'over the road' relationship leads to the conclusion that they are not unduly harmful.
- 6.10 The development has no undue impact on neighbours to either side or opposite because of separation distances and the proposal would not result in impairment of neighbouring living conditions in terms of overlooking, overshadowing or overbearing impact.

Trees and Landscaping

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- 6.11 The landscaping scheme at the rear of the site has been simplified with a single level throughout; previously the rear garden area was accessed by steps to take account of reduced ground levels to the rear of the dwelling. The applicants have also acquired a strip of land from the neighbouring property to the east which has been marked by a white rendered block work wall. Side boundaries are finished with close boarded timber fencing.
- 6.12 The Council's Tree Officer comments that the boundary treatment comprises native species which overtime will enhance the application site and local area. In the event that planning permission was to be recommended, a condition would be imposed requiring the development to be completed in accordance with the approved landscaping scheme and with the approved boundary enclosure details.

Other Issues

- 6.13 Concerns have been raised by objectors with regards to the accuracy of the drawings. There have been numerous submissions of inaccurate plans but the latest have been checked on site by officers and it is considered that the submitted accurately reflect the position of the dwelling on the site as built.
- 6.14 The failure on the part of the applicants to build in accordance with the approved plans is regrettable. This application is therefore made as a retrospective application for the substitution of revised drawings as note din Condition 1 on permission 17/01149/F for those that have previously been approved by the Council. As with any application, a decision should be taken on the merits of the application in accordance with the development plan unless material considerations indicate otherwise.

CONCLUSION

Due to the significant harm caused to the character of the area by the proposal, planning permission be **REFUSED** for the following reason:

The dwelling, by virtue of it being sited well forward towards The Avenue in its plot, results in it being unduly obtrusive and out of keeping with and visually harmful to the street scene. The forward position gives unwelcome emphasis to the slate roof, which appears incongruous and an alien feature in the context of surrounding tile clad roofs. Moreover the new driveway layout has significantly reduced the amount of landscape/planting area and gives the development an undesirably harsh-looking and stark appearance. The development thereby is contrary to policy DES1 of the Reigate and Banstead Local Plan Development Management Plan 2019.

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 whilst planning permission been refused regard has been had to the presumption to approve sustainable development where possible, as set out within the National Planning Policy Framework.

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19/00439/S73 - Plot 2, 35 The Avenue, Tadworth

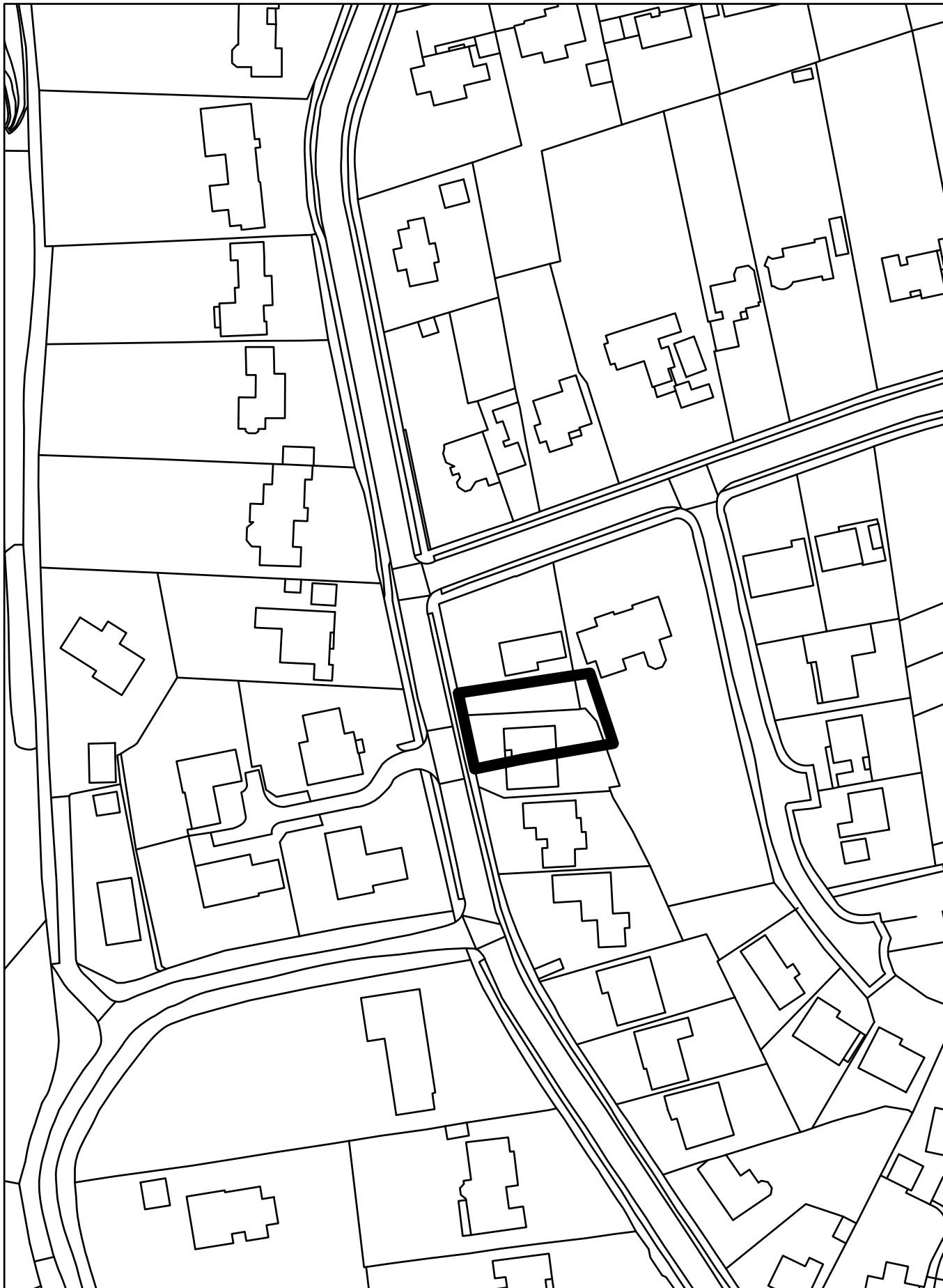
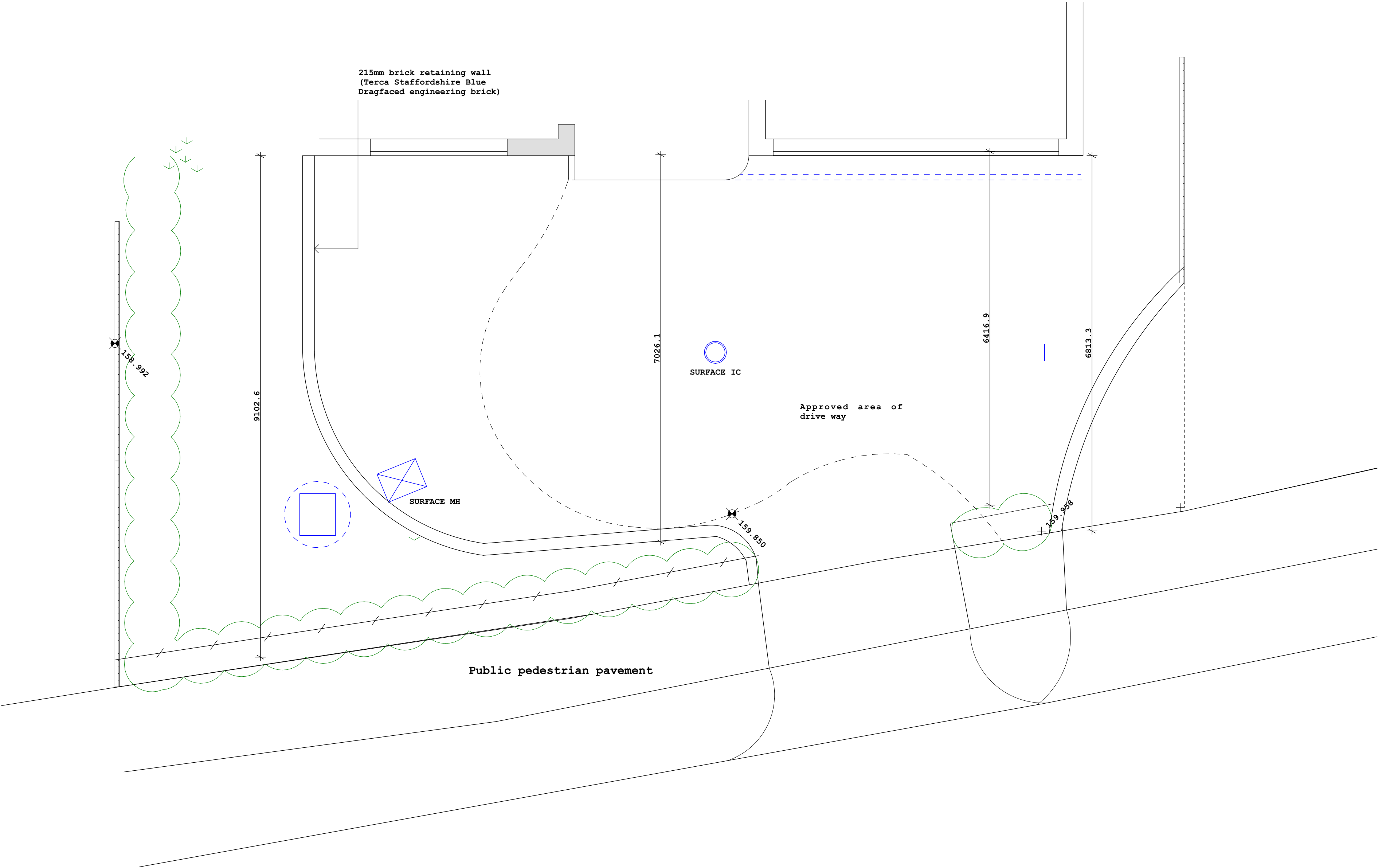
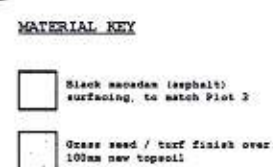


Figure dimension to be taken in preference to scale
Dimensions to be checked on site prior to commencement of work.
If any doubts on interpretation of plans PLEASE CONTACT
GEOFFREY SLOAN ASSOCIATES IMMEDIATELY.
All works to comply with current Building Regulations

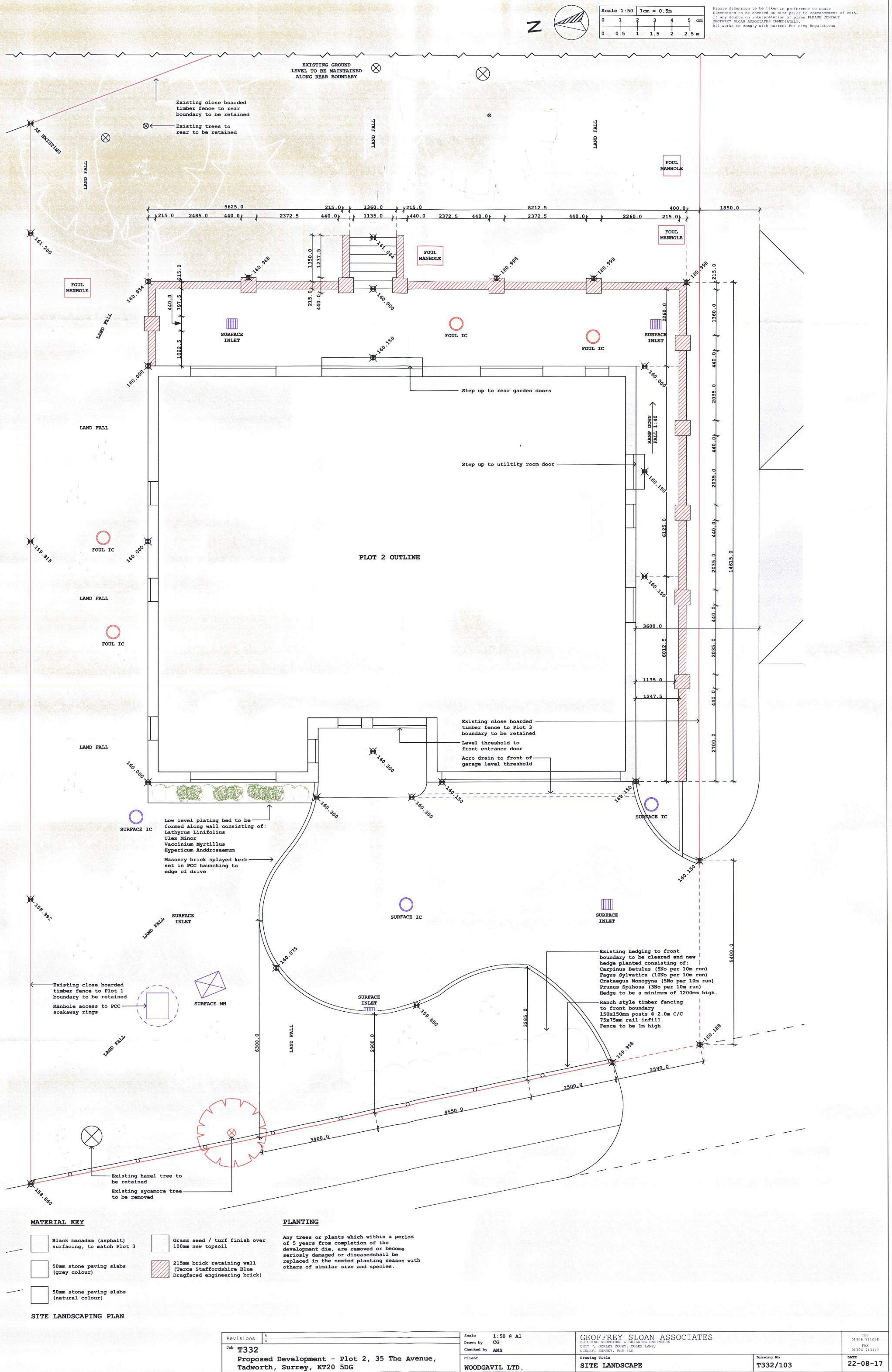


SITE PLAN

Revisions	A	Scale	1:50 @ A2	GEOFFREY SLOAN ASSOCIATES BUILDING SURVEYORS & BUILDING ENGINEERS UNIT 7, OCKLEY COURT, COLES LANE, OCKLEY, SURREY, RH5 5LS		TEL	01306 711058
	B	Drawn by					
Job	T332			Client	Drawing Title	Drawing No	DATE
	Proposed Development - Plot 2, 35 The Avenue, Tadworth, Surrey, KT20 5DG			WOODGAVIL LTD.	Front Survey	T332/118	15-08-19



DATE
22-08-17



SITE PHOTOS



PLOT 2'S EXISTING CONSTRUCTION HOARDING AND PLOT 3 DROPPED KERB, SEEN FROM NORTH



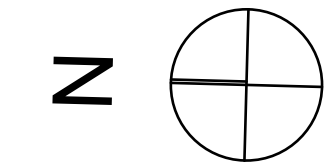
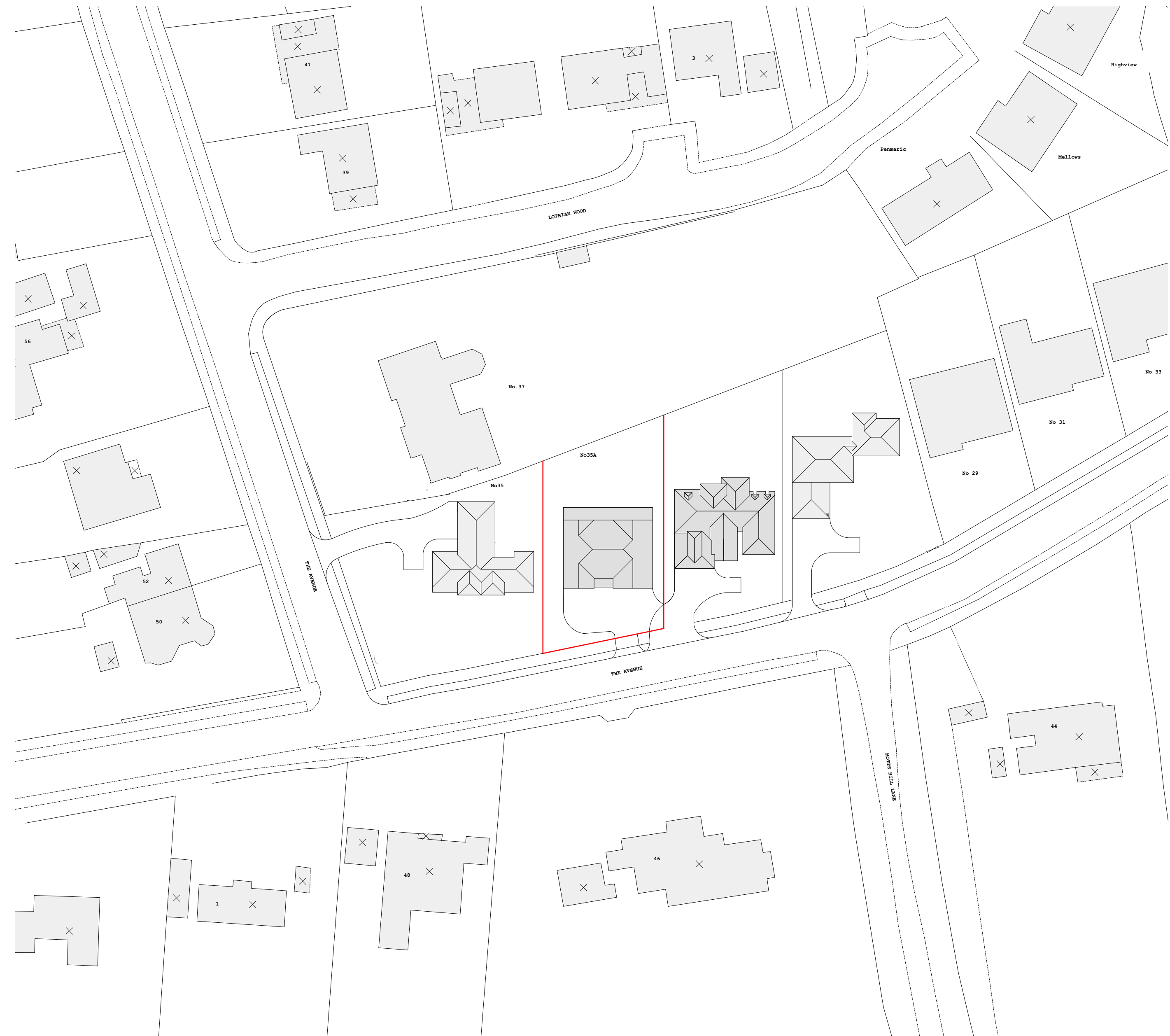
PLOT 3 EXISTING DRIVEWAY AND GATES



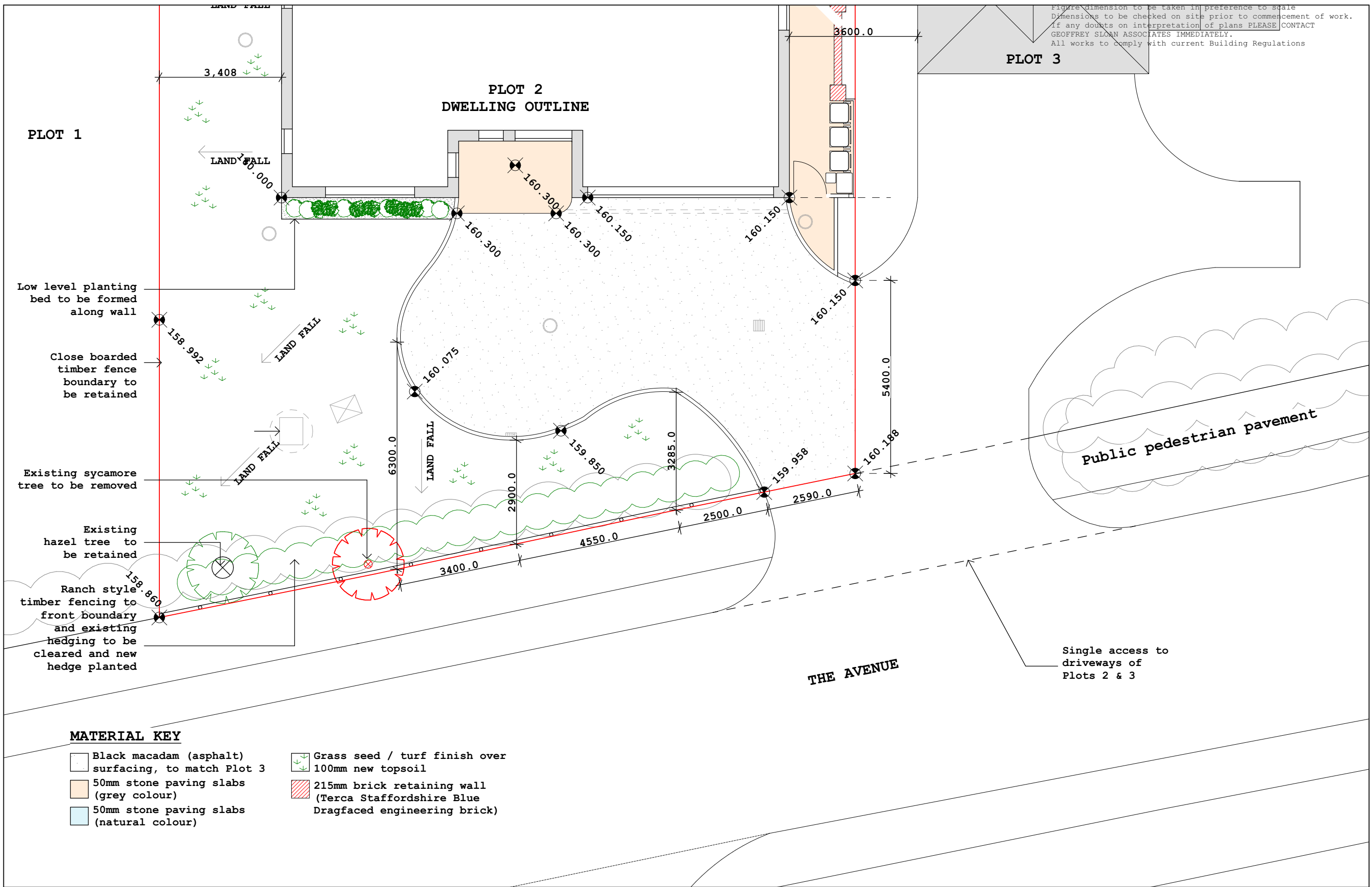
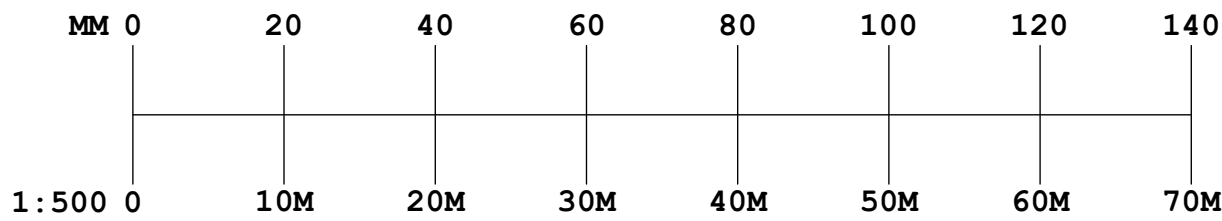
PLOT 3 EXISTING DROPPED KERB ACCESS VISIBLE NEXT TO SITE OF PROPOSED VEHICLE CROSSOVER, SEEN FROM SOUTH. NO STREET FURNITURE OR TREES EXIST NEAR PROPOSED CROSSOVER.



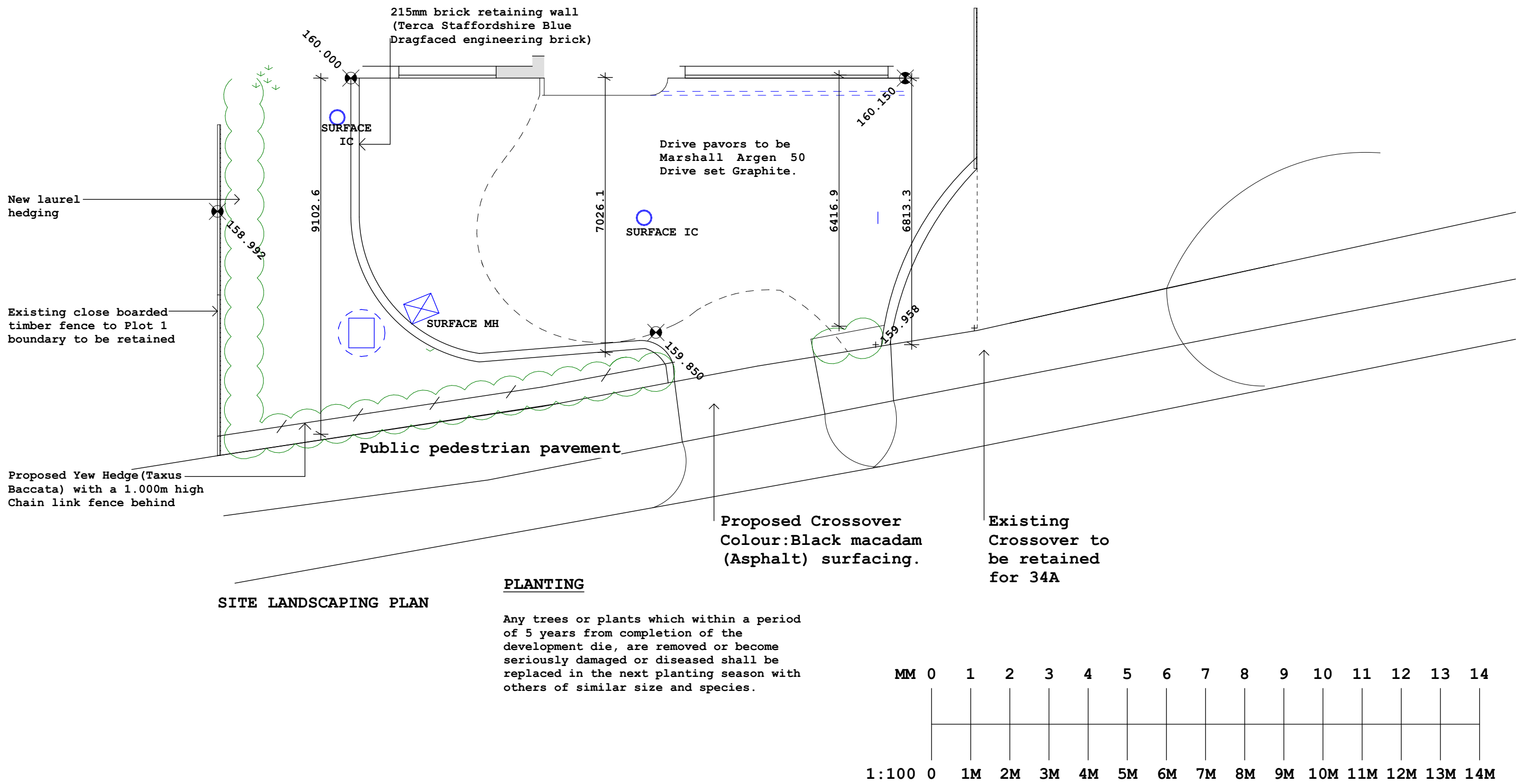
BISHOPS GROVE ENTRANCE, OPPOSITE SITE



1:500 SITE KEY PLAN



1:100 ORIGINALLY PROPOSED AND APPROVED LAYOUT OF SHARED ACCESS TO DRIVEWAYS FOR PLOTS 2 AND 3



1:100 NEW PROPOSED LAYOUT FOR SEPARATE ACCESSES TO EACH DRIVEWAY; PLOT 2 REQUIRES A NEW DROPPED KERB.

Revisions	A 1-5-2018 B 16-1-2019	C.14-06-19	Scale	1:100, 1:500 @ A1	GEOFFREY SLOAN ASSOCIATES BUILDING SURVEYORS & BUILDING ENGINEERS UNIT 9, OCKLEY COURT, COLES LANE, OCKLEY, SURREY, RH4 5LS		TEL 01306 711058
Job	T332 Proposed Development - Plot 2, 35 The Avenue, Tadworth, Surrey, KT20 5DG		Drawn by	BH	Drawing Title		DATE
			Checked by	AMS	Driveway Access - New Proposal		02-02-18
			Client	WOODGAVIL LTD.	Drawing No		T332/107C

Figure dimension to be taken in preference to scale
Dimensions to be checked on site prior to commencement of work.
If any doubts on interpretation of plans PLEASE CONTACT
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Front Elevation
Scale 1:100



Right Elevation
Scale 1:100

MATERIAL KEY

[Pattern]	External Wall White Colour Render
[Pattern]	Roof Slate Roof
[Pattern]	Glazing Clear glass
[Pattern]	Glazing Frosted glass

Scale 1:100 1cm = 1m

0	1	2	3	4	5
cm					
0	1	2	3	4	5
m					



Rear Elevation
Scale 1:100



Left Elevation
Scale 1:100

Scale 1:100 (metres)

0	1	2	3	4	5	6	7	8
---	---	---	---	---	---	---	---	---

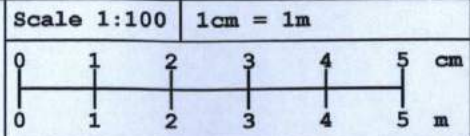
Scale 1:50 (metres)

0	1	2	3	4
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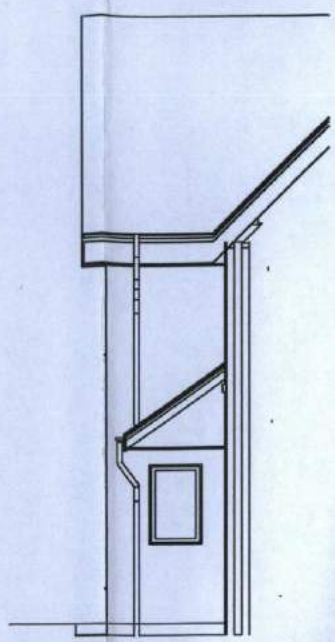
Please check the drawing scale before taking measurements

Revisions		A 06-01-17	Scale 1:100 @ A2	GEOFFREY SLOAN ASSOCIATES BUILDING SURVEYING & BUILDING ENGINEERS UNIT 7, OCKLEY COURT, COLES LANE, OCKLEY, SURREY, RH5 5LS	TEL 01306 711058	
		B 08-05-17 - RMPs added, enhanced graphically				
Job T332			Drawn by BH	Drawing Title Proposed Elevations	Drawing No T332/301/B	DATE Feb 2017
Proposed Development - Plot 2 Plot 2, 35 The Avenue, Tadworth, Surrey, KT20 5DG			Checked by AMS			
			Client Woodgavil Ltd			

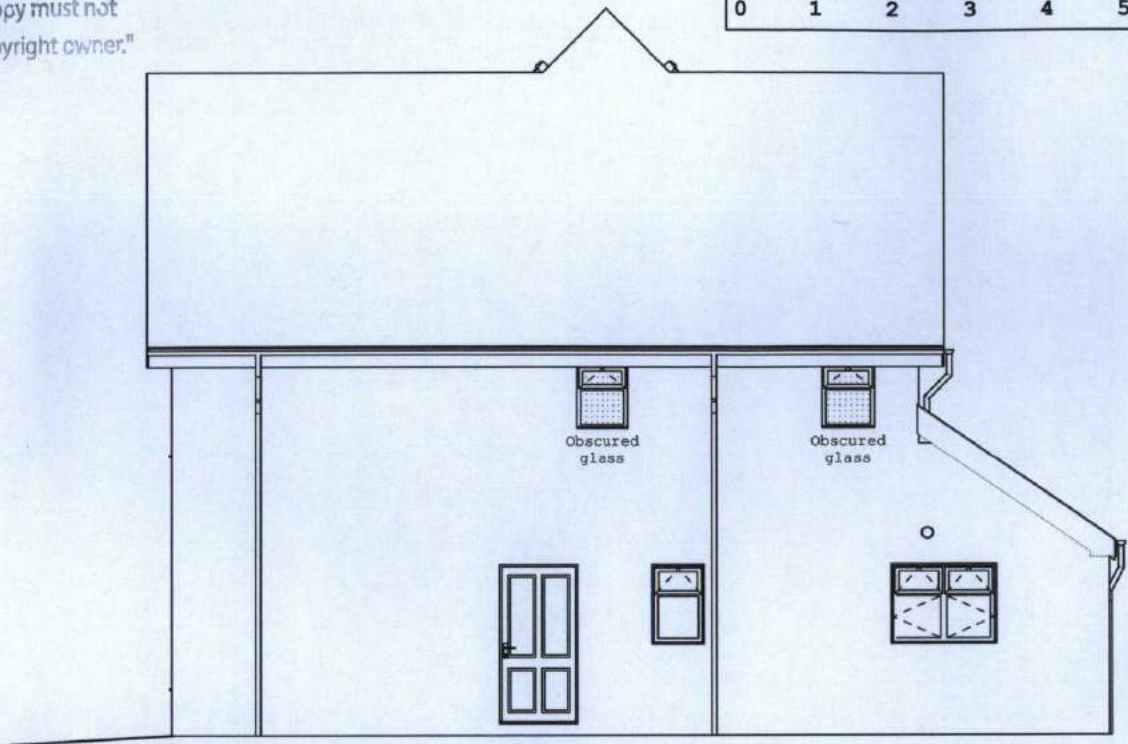
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FRONT ELEVATION (WEST)



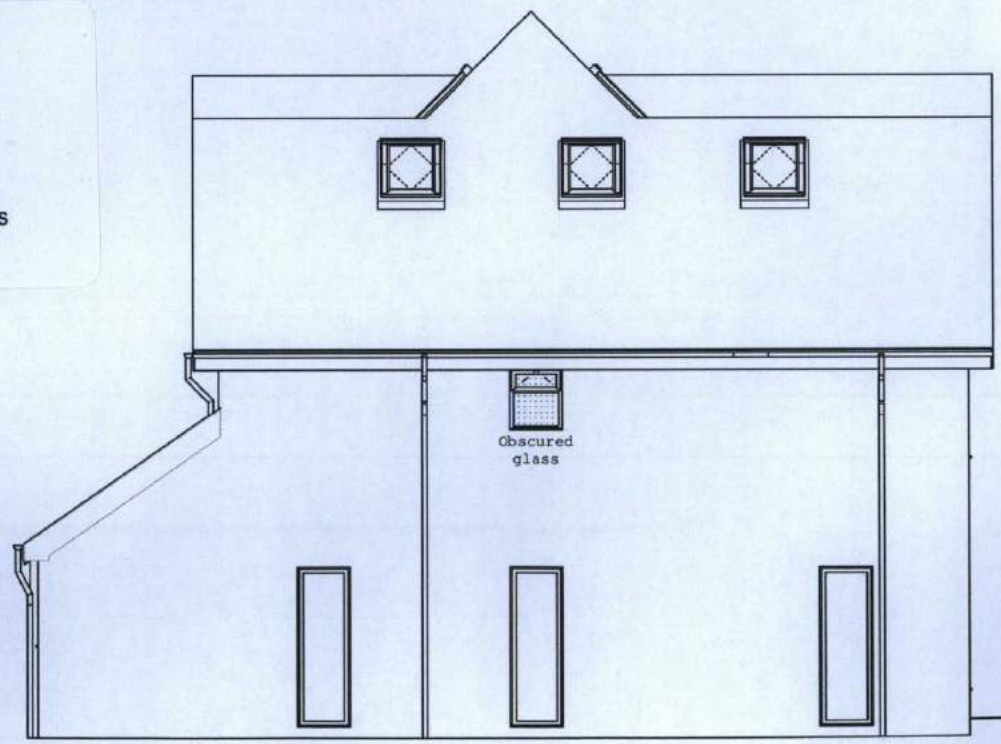
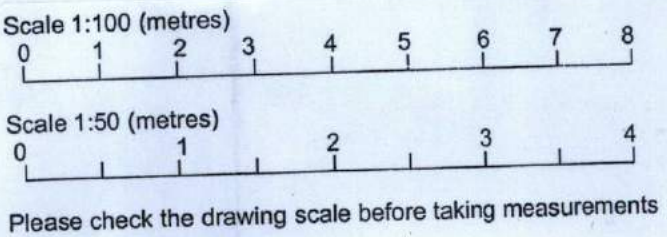
SIDE ELEVATION (SOUTH)



SIDE ELEVATION (SOUTH)



REAR ELEVATION (EAST)



SIDE ELEVATION (NORTH)

Revisions	A 27-02-18 BH Quarterlights added to GF.W05, removed from GF.W03.	Scale 1:100 @ A3	GEOFFREY SLOAN ASSOCIATES BUILDING SURVEYORS & BUILDING ENGINEERS UNIT 7, OCKLEY COURT, COLES LANE, OCKLEY, SURREY, RH5 5LS	TEL 01306 711058	
	B 19-06-18 BH Window hinge indicators added as per installed windows.				
Job T332	C 08-01-19 BH Elevations updated as per construction.	Drawn by BH	Drawing Title Elevations - Windows and Doors Styles	Drawing No T332/510 C	DATE 23-02-18
Proposed Development - Plot 2, 35 The Avenue, Tadworth, Surrey, KT20 5DG		Checked by AMS			
		Client WOODGAVIL LTD.			

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19/01067/F

 Reigate & Banstead BOROUGH COUNCIL Banstead Horley Redhill Reigate	TO:	PLANNING COMMITTEE
	DATE:	04/09/2019
	REPORT OF:	HEAD OF PLACES & PLANNING
	AUTHOR:	Matthew Sheahan
	TELEPHONE:	01737 276514
	EMAIL:	Matthew.sheahan@reigate-banstead.gov.uk
AGENDA ITEM:	7	WARD: Nork

APPLICATION NUMBER:		19/01067/F	VALID:	03/05/2019
APPLICANT:		Denton Homes Ltd	AGENT:	
LOCATION:		REAR OF 86-90 PARTRIDGE MEAD BANSTEAD		
DESCRIPTION:		Erection of 4 dwellings. As amended on 08/10/2018		
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

This is a full application for the construction of 4 houses located on land to the rear of 86-90 Partridge Mead located within a residential area to the north of the borough. The area is typified by dwellings typical of the 1930s-1950s suburban style, consisting of a mix of semi-detached and detached dwellings, with a smaller number of chalet style bungalows. To the west and south of the site is Hornbeam Close, a new development consisting of detached and semi-detached dwellings.

A previous application, reference 18/01361/F, was refused by planning committee on 31st October 2018, on the grounds that the proposed development would have constituted a cramped form of overdevelopment out of character with the surrounding area by virtue of its layout and access, which was considered narrow and awkward.

An appeal was made against this refusal to the Planning Inspectorate, which has subsequently been allowed. The inspector, in their consideration of the appeal, did not share the Councils' view, and instead considered that the proposal would not appear cramped or overdeveloped and that it would be consistent with the character of properties around it. This appeal has therefore established the principle of development.

The proposed dwellings have been designed in a traditional style, incorporating hipped roofs and gables to the front, and traditional plain tiles for the roof, tile hanging and red/ brown coloured facing brickwork. This design style is considered to be appropriate and would be acceptable in terms of impact on the character of the

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area. They would be set within plots that reflect those found within the locality, particularly properties occupying Hornbeam Close.

Regarding impact on neighbouring residential amenity, it is considered that the separation distances and siting of the proposed dwellings would ensure that the presence of the development is not overbearing in nature, nor would it impact on light provision to neighbouring properties. Whilst it is acknowledged that there would be some overlooking allowed from front and rear windows over rear gardens of a number of properties on Hornbeam Close, it would not be to an extent that would be considered sufficiently harmful to warrant refusal. Initial concerns raised in regards to the scale of development, particularly plot 4, and the impact of this on properties occupying Hornbeam Close, have been overcome by the revised design for two pairs of semi-detached dwellings, which moves the bulk of development away from these properties to a point where the level of harm to amenity would not be objectionable.

The scheme provides opportunity for landscaping to soften the harder design elements, particularly to the frontages. A condition would be attached to a grant of permission requiring further detail of a landscaping scheme to be submitted to the local planning authority prior to the commencement of development.

The Highway Authority has assessed the application and are satisfied that the development would not prejudice safety or the free flow of traffic on the adjoining highway network

In conclusion it is considered that the proposal would be acceptable in terms of the design, appearance and impact on the visual character of the area. The level of impact on the neighbouring residential amenity is deemed to be acceptable in this case. The proposal would therefore comply with policies DES1 DES2 DES5 DES8 TAP1 NHE2 NHE3 of the Development Management Plan.

RECOMMENDATION(S)

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

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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.

Surrey Wildlife Trust: It has been advised that prior to the determination of this application the applicant should clarify how the proposed landscaping and design of the proposed development will enable the provision of net gain for biodiversity.

Representations:

Letters were sent to neighbouring properties on 10th June 2019. Following receipt of amended drawings further letters were sent 10th October 2019.

8 responses have been received raising the following issues:

Overbearing relationship	See paragraph 6.11-6.20
Out of character with the surrounding area	See paragraph 6.3-6.8
Overdevelopment	See paragraph 6.3-6.8
Overlooking and loss of privacy	See paragraph 6.11-6.20
Poor design	See paragraph 6.3-6.8
Loss of light and overshadowing	See paragraph 6.11-6.20
No need for the development	See paragraph 6.3-6.8
Loss of/ harm to trees	See paragraph 6.22
Loss of private view	See paragraph 6.9-6.21
Hazard to highway safety	See paragraph 6.22-6.23
Inadequate parking	See paragraph 6.22-6.23
Increased traffic congestion	See paragraph 6.22-6.23
Car dominated	See paragraph 6.3-6.6
Poor access	See paragraph 6.3-6.6
Increased noise and disturbance	See paragraph 6.11-6.20
Conflict with a covenant	See paragraph 6.11-6.20
Harm to wildlife	See paragraph 6..24
Property values	See paragraph 6.11-6.20
Crime fears	See paragraph 6.11-6.20
Drainage capacity	See paragraph 6.9-6.21
Harm to greenbelt	See paragraph 6.9-6.21
Inconvenience during construction	See paragraph 6.11-6.20
Increased Noise and disturbance	See paragraph 6.11-6.20

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1.0 Site and Character Appraisal

- 1.1 The application site consists of the rear gardens of numbers 86-90 Partridge Mead. It is also located to the rear of the newly constructed development at Hornbeam Close, sited to the west of Reigate Road. The area is residential in character, comprised predominantly of semi-detached dwelling houses set within quite long narrow plots along Partridge Mead to the west. A mix of detached and semi-detached dwellings defines Hornbeam Close, though Reigate Road is similar in character to those of Partridge Mead. Properties along Partridge Mead were largely constructed in the 1930s-50s, typical of the suburban style. The character and appearance of properties along both Partridge Mead and Reigate Road do vary, particularly in terms of facing materials, though there are common features, such as the hipped roof forms. The ground level decreases gradually from south to north.

2.0 Added Value

- 2.1 Improvements secured at the pre-application stage: The applicant did not approach the Council for pre-application advice prior to the submission of the current planning application.
- 2.2 Improvements secured during the course of the application: None.
- 2.3 Further improvements could be secured: Improvements to the scheme could be secured by way of suitably worded conditions.

3.0 Relevant Planning and Enforcement History

There is no planning or enforcement history relating to the proposed application site. Relevant planning applications within the wider area are listed below.

17/00804/F	Construction of 2 semi-detached houses and 1 detached house, along with associated access, parking and landscaping. As amended on 22/06/2017 and on 31/08/2017.	Approved with Conditions 25.10.18
14/01307/F	Demolition of 377 Reigate Road, Epsom Downs and the erection of 10 dwellings with associated access and parking Amended via planning portal 22/07/2014and	Approved with Conditions 10.02.15

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11/08/2014.

14/00373/F	Demolition of 377 Reigate Road, Epsom Downs and the erection of 15 dwellings with associated access and parking. Amended via the planning portal	Refused 05.06.14 Appeal Dismissed
14/01303/F	Demolition of 377 Reigate Road, Epsom Downs and the erection of 10 dwellings with associated access and parking. Amended via planning portal 11/8/2014	Refused 25.09.14 Appeal Dismissed
18/01361/F	Erection of Four Dwellings. As amended on 08/10/2018.	Refused 02.11.18 Appeal Allowed

4.0 Proposal and Design Approach

- 4.1 This is a full application for the construction of a total of 4 dwellings on land to the rear of properties 86-90 Partridge Mead, to the east of 3-13 Hornbeam Close. The development would consist of 2 pairs of semi-detached dwellings, all of which would have attached garages to the flank elevations. Each would have a rear garden of approximately 12-14m in depth, with small areas of patio approximately 3m in depth. Parking for two vehicles to the front of each property would be provided.
- 4.2 The properties have been traditionally designed, with hipped roofs of plain tile, with hanging tile to the first floor front elevation. Brickwork defines the ground floor, with soldier brick arches above the window head. They would feature single storey pitched roof elements to the rear elevations. The dwellings measure 8.6m in height. Plots 4 and 5 would have a depth of 13.3m, whilst plots 6 and 7 would be slightly shallower at 12.1m, sited in an irregular wedge shaped plot. The upper floors would feature side facing windows serving bathrooms. Landscaping would be provided to the front of all properties, with opportunity for the implementation of a landscaping. Each property would be provided with 2 parking spaces.
- 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:

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Assessment;
Involvement;
Evaluation; and
Design.

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

Assessment	<p>The design and access statement submitted in support of the application identifies the surrounding area as being characterised by 1930s-50s suburbia with deep rectangular gardens. Properties are described as being red brick buildings with some comprising render and tile hanging. There is an identified mix of 2 storey detached and semi-detached houses with a smaller number of bungalows. A number of infill developments are referenced.</p> <p>No site features worthy of retention were identified.</p>
Involvement	No community consultation is intimated as having taken place.
Evaluation	It is not indicated that alternative development options have been considered.
Design	It is considered within the statement that the plot sizes and widths would be comparable to those that prevail within the surrounding area found on Hornbeam Close, as would the level of separation between dwellings. The design of the dwellings is considered to utilise materials and palette of colours that reflects the character of the wider area, particularly those of Hornbeam Close

4.6 Further details of the development are as follows:

Site area	0.145 hectares
Site Density	27.5 d.p.h
Proposed parking spaces	8
Parking standard	2.5 car parking spaces per 4 bedroom bedroom dwelling unit

5.0 Policy Context

5.1 Designation

Urban area

5.2 Reigate and Banstead Core Strategy

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CS1(Sustainable Development)
CS10 (Sustainable Development),

5.3 Reigate & Banstead Development Management Plan 2019

Design	DES1 DES2 DES5 DES8
Access and Parking	TAP1
Natural and Historic Environment	NHE2 NHE3

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

6.1 The application seeks permission for the erection of four dwellings.

6.2 The main issues to consider are:

- Design and Impact on the character of the area;
- Amenity of future occupiers;
- Neighbour amenity;
- Trees and Landscaping;
- Highway Impact, Access and parking;
- Ecology
- CIL
- Affordable Housing

Design and Character

6.3 The properties have been designed to reflect the style that is typical of the 1930s-1950s suburban dwellings found in the wider surrounding area. This is considered to be an appropriate design approach. The semi-detached properties would incorporate hipped roof forms of traditional plain tiles, with brickwork to the ground floor. The fenestration would match the character of the dwelling. The attached garages to plots 4, 5 and 6 would be low scale with a roof pitch to match the existing. The overall appearance of the dwellings would continue the character of the newly constructed dwellings in

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Hornbeam Close, which features a mix of detached and semi-detached dwellings which utilise hanging tile, brick and render of a tawny colour palette typical of the Surrey vernacular.

- 6.4 The proposed plot sizes, whilst smaller than is typical of the majority of Partridge Mead, would reflect the plot sizes established by Hornbeam Close to the west, in the context of which the development should also be read. Policy DES2 of the Development Management Plan requires new development within back garden land to conform to the general pattern and form of development within the area, and that plot sizes and spacing between dwellings is also reflective of that established within the locality. Previous development in the immediate locality has established the acceptability of plots of this size. The level of separation between the two pairs of semi-detached dwellings is considered acceptable. Whilst there would only be 1.6m between the garages of plots 5 and 6, this gap would increase to 7m at the first floor at the closest point. It is considered that the proposed development would comply with the requirements of Policies DES1 and DES2 and would be acceptable. The gaps between 4 and 6 Hornbeam close as well as 6 and 8 is noticeably closer.
- 6.5 A previous application, reference 18/01361/F, was refused by planning committee on 31st October 2018, on the grounds that the proposed development would have constituted a cramped form of overdevelopment out of character with the surrounding area by virtue of its layout and access, which was considered narrow and awkward.
- 6.6 An appeal was made against this refusal, which was allowed by the planning inspectorate on 8th August 2019. In their consideration of the scheme, the inspector accepted that the plots and arrangement of houses would be of a different character to Partridge Mead; however the appeal scheme would be experienced within the context of Hornbeam Close. The inspector formed the view that the proposed houses would be arranged on their plots similarly to these properties *'with space to the front and rear and smaller gaps between the sides of buildings and edges of plots.'* The irregular shape of the site was acknowledged; however the inspector did not see that this prevented an acceptable layout from being achieved, and that cars being parked in spaces to the front would not have any great impact on the character of the development. It was not agreed that the manoeuvring arrangements for larger vehicles would be impeded nor would this emphasise a cramped layout stating *'there is no evidence before me that those arrangements would not be safe and visits to the houses by large vehicles would not be so frequent as to result in any lasting impact on the appearance of the development. The proposed houses would be accessed from Hornbeam Close. This is an existing road serving occupied properties. There is no suggestion that it cannot safely accommodate traffic associated with a further four dwellings. I can see no reason why it should now be considered narrow and awkward where it has been found acceptable by the Council previously. It appeared to me to be perfectly suitable for its' intended use.'* The inspector did not share the Councils' view that the proposal would appear cramped or

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overdeveloped, and felt that it would be consistent with the character of properties around it.

- 6.7 It is not considered that the present scheme would differ greatly from the aforementioned appeal scheme. The appearance and scale would be largely identical to that approved, with the exception of the siting of garages and minor alteration to the footprint.
- 6.8 The plot frontages would feature additional landscaping, as well as maintaining existing vegetation within the site to the proposed side and rear boundaries. This level of planting is broadly reflective of that established as acceptable by the Hornbeam Close development. Indeed it is considered that the level of proposed planting would exceed that of these neighbouring properties.

Amenity for future occupiers

- 6.9 It is a fundamental objective of planning policy and stated within the National Planning Policy Framework that we provide high quality housing that is well designed and built to a high standard. The advice is amplified further by policies DES2 and DES5 of the Development Management Plan, which requires developments to demonstrate that dwellings have been designed to ensure that a good standard of amenity for all existing and future occupants and meet the minimum relevant nationally described space standards and be arranged to ensure that habitable rooms are arranged to have an acceptable outlook and where possible receive direct sunlight.
- 6.10 It is considered that the standard of living space provided would be acceptable and consistent with that typical for properties of this kind, where there is something of a mix of property sizes in the area. It is proposed to provide 4 bedrooms, all of which would be served by windows providing an acceptable outlook. The level of outdoor amenity space provision would also be acceptable, providing sufficient space for the enjoyment of any future occupiers, reflecting the size of gardens throughout Hornbeam Close. The garden space would be consistent with the recently allowed appeal scheme.

Impact on neighbouring amenity

- 6.11 The rear elevations of the proposed dwellings would face towards numbers 3 to 13 Hornbeam Close at an angle. Plot 4 would be in closest proximity to 7, 9, 11 and 13. Regarding separation distance, the dwelling would be 4.4m from the west boundary of the site at the closest point as measured from the attached garage. It would be approximately 15.6m from the rear elevation of number 11, 15.8m from number 9, and 17m from number 7. The front of plot 4 would be angled towards number 13. A single upper floor side window, which serves a bathroom, would face these properties. The rear bedroom windows would face the direction of the rear gardens of numbers 3, 5 and 7 Hornbeam Close.

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- 6.12 It is considered that the two proposed side facing windows would not result in harmful overlooking. The windows would serve bathrooms and therefore it is expected that these would be obscure glazed. In any case a condition would be attached to any grant of planning permission requiring these windows to be obscured glazed. As regards to the rear facing windows, by virtue of the position of the dwellings within site, they are angled away from the rear of these adjoining properties. Whilst an element of overlooking could occur from the window serving bedroom 3 of plot 4, it would not be significant enough to warrant refusal on this basis. Plots 5, 6, and 7 are angled further away still, considerably limiting opportunity for views over properties of Hornbeam Close. Whilst they would face more towards 78-84 Partridge Mead, the distance between these dwellings would exceed 40m, with intervening trees screening some of the views. Therefore it is considered that on the grounds of overlooking and loss of privacy, refusal could not be justified.
- 6.13 Turning to the issue of loss of light and overshadowing, whilst some overshadowing would occur to properties on Hornbeam Close in the early part of the day it would not be for a sufficient enough period of the day to warrant refusal on these grounds. The Councils' Householder Extensions and Alterations SPG advises that any new development or building that faces the rear window of a neighbouring property should not extend in to a 25 degree line as measure 2m above the floor level as measured from this window. In the event that this were to occur, the likelihood of harmful loss of light to these rear windows is likely to increase. The ridge of plot 4 complies with the 25 degree line and with this and the juxtaposition it is considered that the proposed built relationship, whilst resulting in change, would accord with adopted policy.
- 6.14 Objection has been made on the grounds that the development would result in a poor outlook for neighbouring properties. It is recognised that the development would result in change but it is not considered that this would be materially harmful as the proposed dwellings would be a sufficient distance away. It is also the case that a 'right to a view' is not a material planning consideration in the assessment of a planning application.
- 6.15 Regarding inconvenience and increased noise and disturbance during construction, whilst it is accepted that this can be an issue for residents, it is a temporary impact. Statutory noise legislation is in place to deal with excessive noise levels.
- 6.16 Regarding impact on the existing drainage arrangements the area is not identified as suffering from surface water flooding. Issues affecting the drainage would be considered at the building control stage.
- 6.17 On the issue of harm to wildlife habitats, the site is not within a dedicated site of special scientific interest, Special Area of Conservation or nature reserve, and no protected species have been identified within the submission as being present on site. In any case separate legislation is in place to protect such species during the course of development.

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- 6.18 As regards to concern about impact on property values, this is not a material planning consideration that can be taken in to account.
- 6.19 There is no reason why the proposal would add to crime or fear of crime.
- 6.20 The proposal is therefore considered to comply with policies DES1, DES2 and DES5 of the Development Management Plan 2019.

Trees and Landscaping

- 6.21 Whilst the majority of the existing tree stock comprises low quality specimens (C grade) there are two B grade sycamore trees shown to be removed to facilitate this development. The removal of the sycamore will not have a drastic impact on the character and appearance of the local area, the layout provides limited possibility for replacement trees to be planted to compensate against their removal. To secure a replacement trees a robust condition should be attached the decision notice.. The proposal would therefore comply with policies DES1 and NHE3 of the Development Management Plan 2019.

Highway Impact, Access and parking

- 6.22 The Highway Authority has been consulted on the application and is satisfied that the application would not have a material impact on the safety and operation of the adjoining public highway. The application site is accessed via Hornbeam Close, a private road which does not form part of the public highway network. Therefore the Highway Authority has to consider the wider impact of the proposed development and considers that there would not be a sufficient impact on the safe operation of the highway or the free flow of traffic on the public highway network to warrant a refusal of the application on these grounds. The County Highway Authority therefore has no highway requirements and the application would comply with policy TAP1 of the Development Management Plan in this regard. The existing access to Hornbeam Close would be utilised which would be acceptable.
- 6.23 Regarding parking, a C3 dwelling unit with 4 or more bedrooms would be required to provide a maximum of 2 spaces. Each of the properties would be provided with two spaces to the side, with additional hardstanding to the front which would allow for further parking if required.

Ecology

- 6.24 A Preliminary Ecology Appraisal has been submitted. The site does not affect a nature reserve, nor is it in or near a Site of Nature Conservation or Site of Special Scientific Interest. A total of nine garden outbuildings were present within the Site. Of these, one was present in the garden of no. 86, one was in the garden on no. 88, five were in the garden of no. 90, one was in the garden of no. 94 and one was in the garden on no. 96. Details of each of these buildings are provided in Table 2.3. The locations of the buildings are

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shown in Figure. All the outbuildings were assessed as being of negligible value to day-roosting bats. Surrey Wildlife Trust has considered the information and have raised no objection. It has been advised that the applicant confirm how biodiversity gain can be achieved. It is proposed to secure additional landscaping by condition, through which the species provision can be controlled to ensure that appropriate planting for the encouragement of biodiversity can be achieved. The proposal is considered therefore to comply with Policy NHE3 of the Development Management Plan 2019.

CIL

- 6.25 The Community Infrastructure Levy (CIL) is a fixed charge which the Council will be collecting from some new developments from 1 April 2016. It will raise money to help pay for a wide range of infrastructure including schools, 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.

Affordable Housing

- 6.26 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, the 2018 NPPF makes clear such contributions should not be sought from developments of 10 units or less.
- 6.27 In view of this 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 carried out in accordance with the following approved plans:

Plan Type	Reference	Version	Date Received
Site Layout Plan	073-01-22	A	08.10.2019
Street Scene	073-01-23	A	08.10.2019
Location Plan	073-01-20	A	08.10.2019
Location Plan	073-01-20		30.05.2019
Survey Plan	073-01-21		30.05.2019
Floor Plan	073-01-24		05.06.2019
Floor Plan	073-01-26		05.06.2019
Elevation Plan	073-01-25		05.06.2019
Elevation Plan	073-01-27		05.06.2019

Reason:

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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.

2. 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.

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

Reason: To ensure that a satisfactory external appearance is achieved of the development with regard to Policies DES1 of the Development Management Plan 2019 and the NPPF 2019.

4. 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 Policies DES1 of Development Management Plan 2019.

5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015, (or any Order revoking and re-enacting that Order with or without modification), no first floor windows, dormer windows or rooflights other than those expressly authorised by this permission shall be constructed.

Reason: To ensure that the development does not affect the amenity of the neighbouring properties by overlooking and to protect the visual amenities of the area in accordance with DES1 of Development Management Plan 2019.

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

Reason: To ensure that the development does not affect the amenity of the neighbouring property by overlooking with regard to DES1 of Development Management Plan 2019.

7. No development shall commence including demolition and or groundworks preparation until a detailed, scaled finalised Tree Protection Plan (TPP) and the related finalized Arboricultural Method Statement (AMS) is submitted to

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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, 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 DES1 and NHE3 of Development Management Plan 2019.

8. No development shall commence until details of hard and soft landscaping is submitted to and approved in writing by the Local Planning Authority (LPA). These shall include frontage tree and hedge planting and any other existing or proposed, soft or hard, landscaping in the front garden area, or adjacent to boundaries where appropriate. The soft landscape details shall include an establishment maintenance schedule for a minimum of 2 years, full planting specifications, planting sizes & densities. Upon implementation of the approved development all the landscaping works shall be carried out in strict accordance with the landscape details as approved, and these shall be completed, before building completion, occupation or use of the approved development whichever is the earliest.

If any of the new or existing tree/s or hedge/s, detailed and approved under this condition, are removed, die, or become significantly damaged or diseased within 5 years of completion, it/they shall be replaced before the expiry of one calendar year, to a planting specification agreed in writing by the Local Planning Authority. The hedges detailed shall be retained at a minimum height of 1 metre, or if new, once grown to this height thereafter.

Reason: To ensure good landscape practice in the interests of the maintenance of the character and appearance of the area and to comply with policies NHE3, DES1 and DES3 of the Reigate and Banstead Development Management Plan 2019.

9. The development hereby approved shall not be first occupied unless and until an Energy and Water Efficiency Statement has been submitted to and approved in writing by the Local Planning Authority. The Statement shall detail how the development will:
 - a) Ensure that the potential water consumption by occupants of each new dwelling does not exceed 110 litres per person per day
 - b) Achieve not less than a 19% improvement in the Dwelling Emission Rate (DER) over the Target Emission Rate (TER) as defined in Part L1A of the 2013 Building Regulations

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The development shall be carried out in accordance with the approved details and any measures specific to an individual dwelling(s) shall be implemented, installed and operational prior to its occupation.

Reason: To ensure that the development supports the efficient use of resources and minimises carbon emissions with regard to Policy CS10 of the Reigate & Banstead Core Strategy 2014 and Policy CCF1 of the Reigate & Banstead Development Management Plan 2019.

10. All dwellings within the development hereby approved shall be provided with the necessary infrastructure to facilitate connection to a high speed broadband. Unless otherwise agreed in writing with the Local Planning Authority, this shall include as a minimum:
- a) A broadband connection accessed directly from the nearest exchange or cabinet
 - b) Cabling and associated installations which enable easy access for future repair, replacement or upgrading.

Reason: To ensure that the development promotes access to, and the expansion of, a high quality electronic communications network in accordance with Policy INF3 of the Reigate & Banstead Development Management Plan 2019.

11. The development hereby approved shall not be occupied unless and until at least 1 of the available parking spaces for each flat/dwelling are provided with a fast charge socket (current minimum requirement 7kw Mode 3 with Type 2 connector - 230 v AC 32 amp single phase dedicated supply) in accordance with a scheme to be submitted to and approved in writing by 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 in order to meet the objectives of the NPPF (2018), and to satisfy policy Mo5, Mo6 and Mo7 of the Reigate and Banstead Local Plan.

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

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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 bowsters 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 use of 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 substantial sized 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 Semi-Extra Heavy Standard size with initial planting heights of not less than 4m with girth measurements at 1m above ground level in excess of 14/16cm

REASON FOR PERMISSION

The development hereby permitted has been assessed against the NPPF 2019 and Development Management Plan policies DES1 DES2 DES5 TAP1 NHE2 NHE3 and

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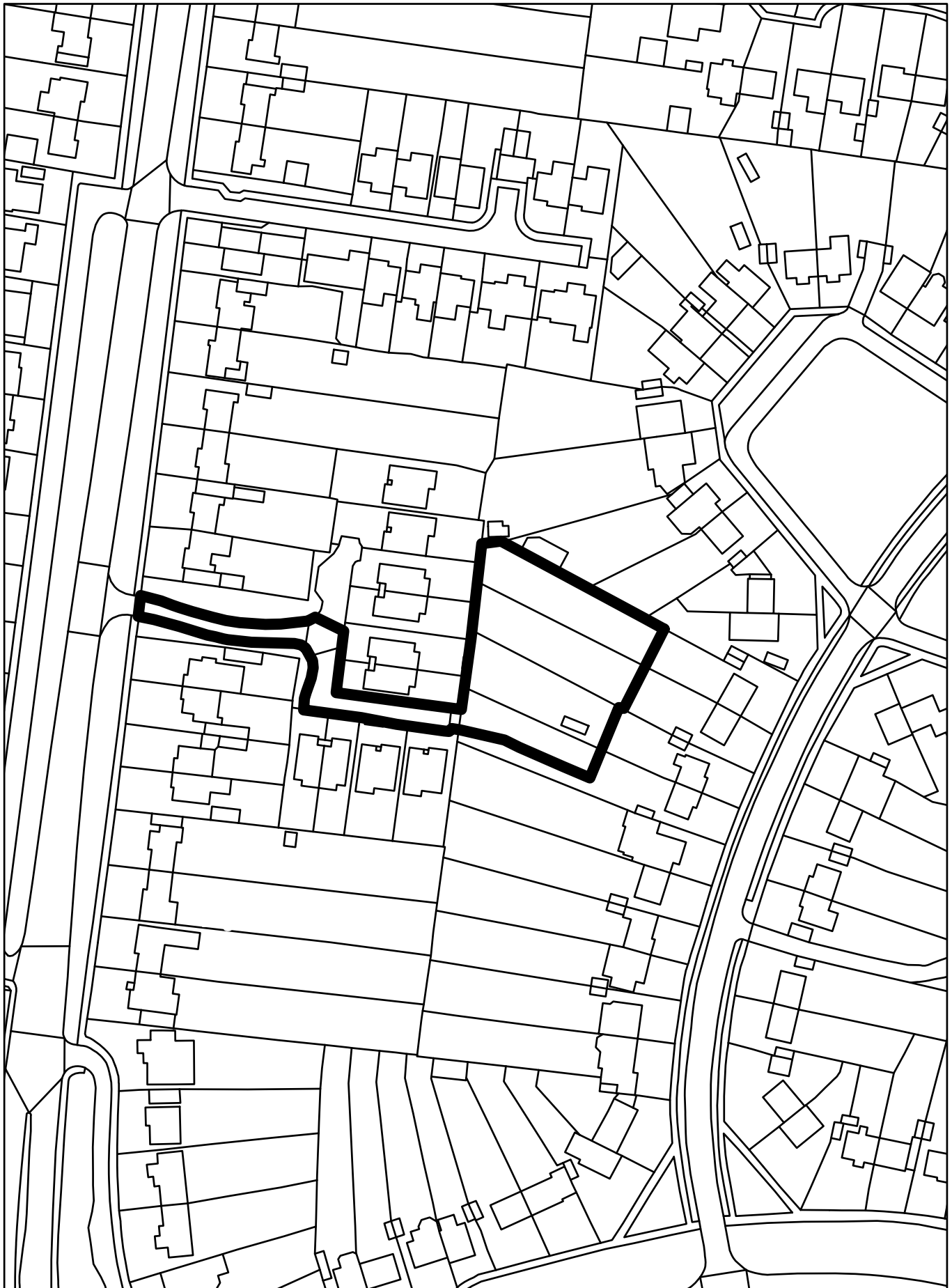
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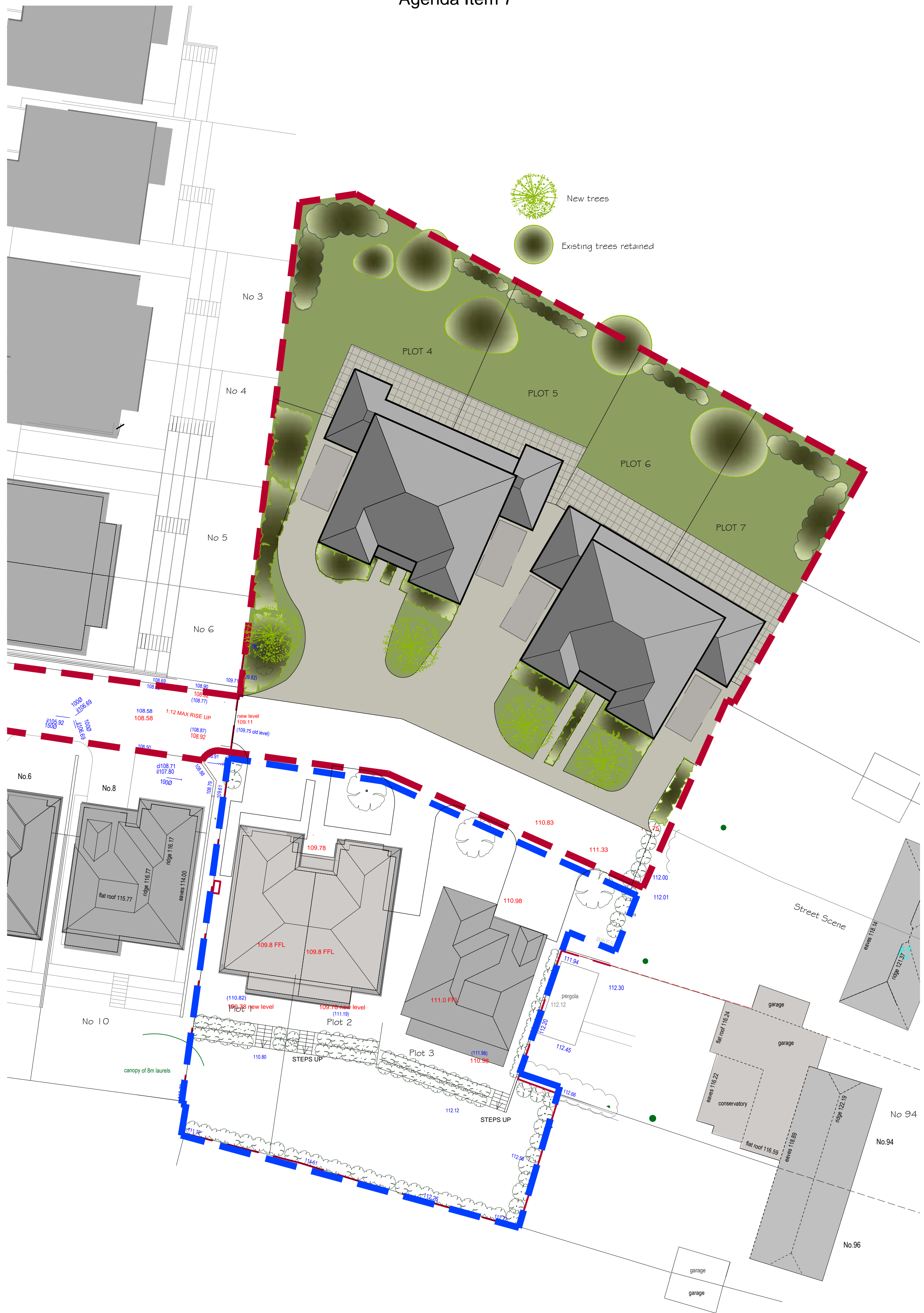
material considerations, including third party representations. It has been concluded that the development is in accordance with the development plan and there are no material considerations that justify refusal in the public interest.

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.

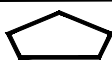


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19/01067/F - Rear Of 86 - 90 Partridge Mead, Banstead

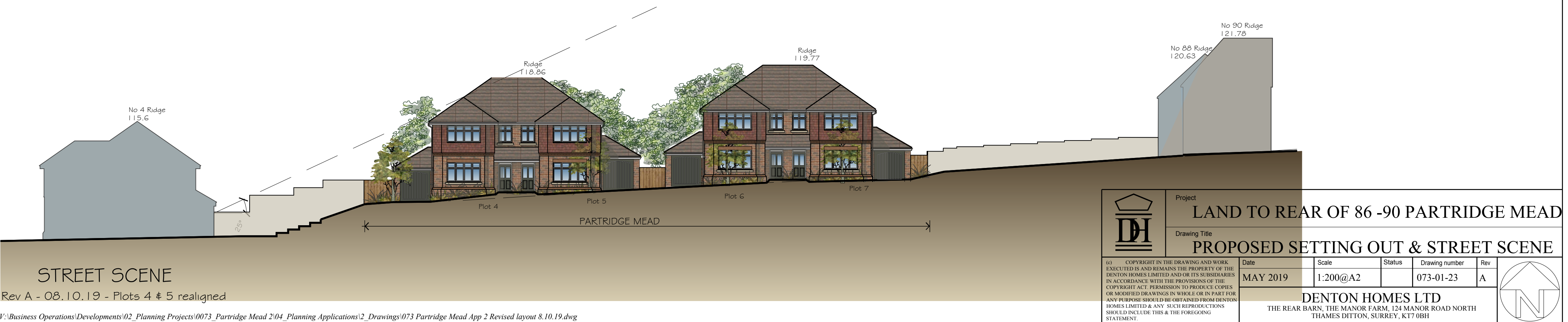




Rev A - 08.10.19 - Plots 4 & 5 realigned



	Project						
	Drawing Title		<h1>LAND TO REAR OF 86-90 PARTRIDGE MEAD</h1> <h2>PROPOSED SITE PLAN</h2>				
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		MAY 2019	1:200@A2		073-01-22	A	
<h3>DENTON HOMES LTD</h3> <p>THE REAR BARN, THE MANOR FARM, 124 MANOR ROAD NORTH THAMES DITTON, SURREY, KT7 0BH</p>							





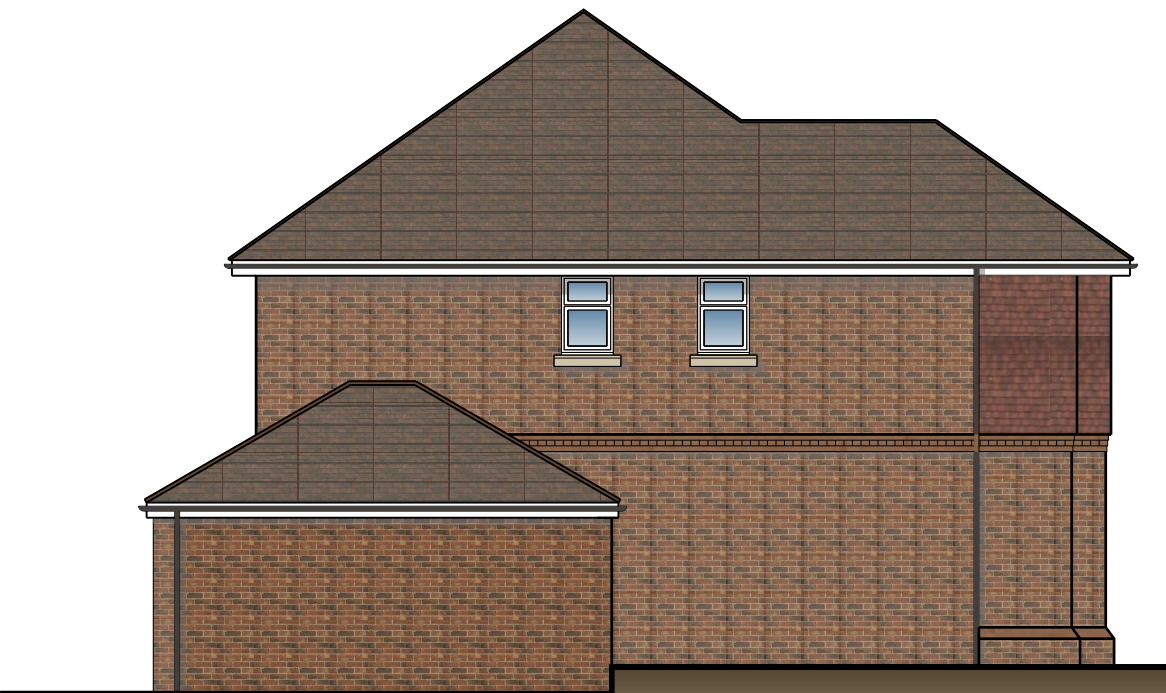
FRONT ELEVATION - Plots 6 & 7



RIGHT FLANK ELEVATION

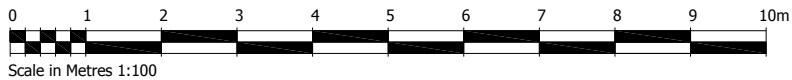



REAR ELEVATION



LEFT FLANK ELEVATION

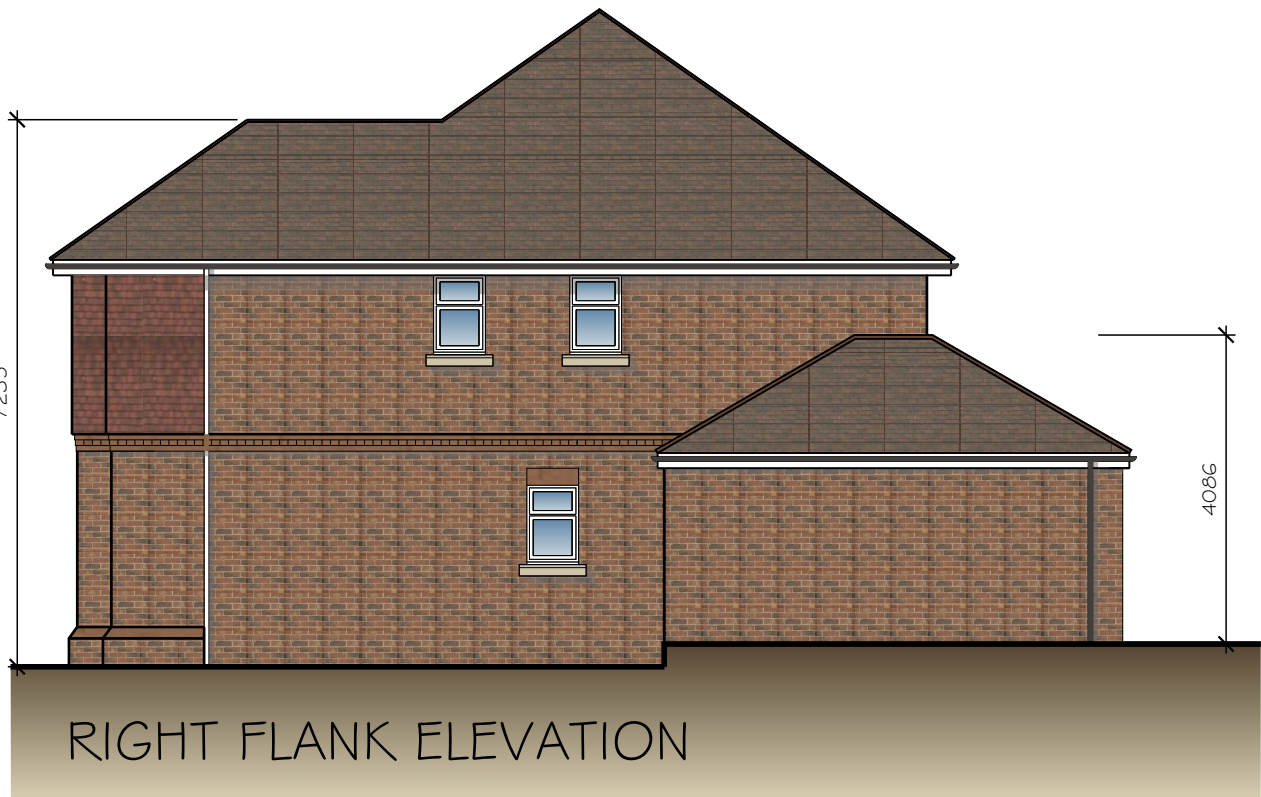
83



	Project LAND TO REAR OF 86-90 PARTRIDGE MEAD				
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5.250 HEAD
 3.900 SILL
 2.775 U/S FLOOR JOISTS
 2.475 WINDOW HEAD
 0.975 SILL
 0.225 FFL
 0.000 SSL
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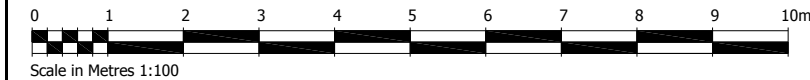
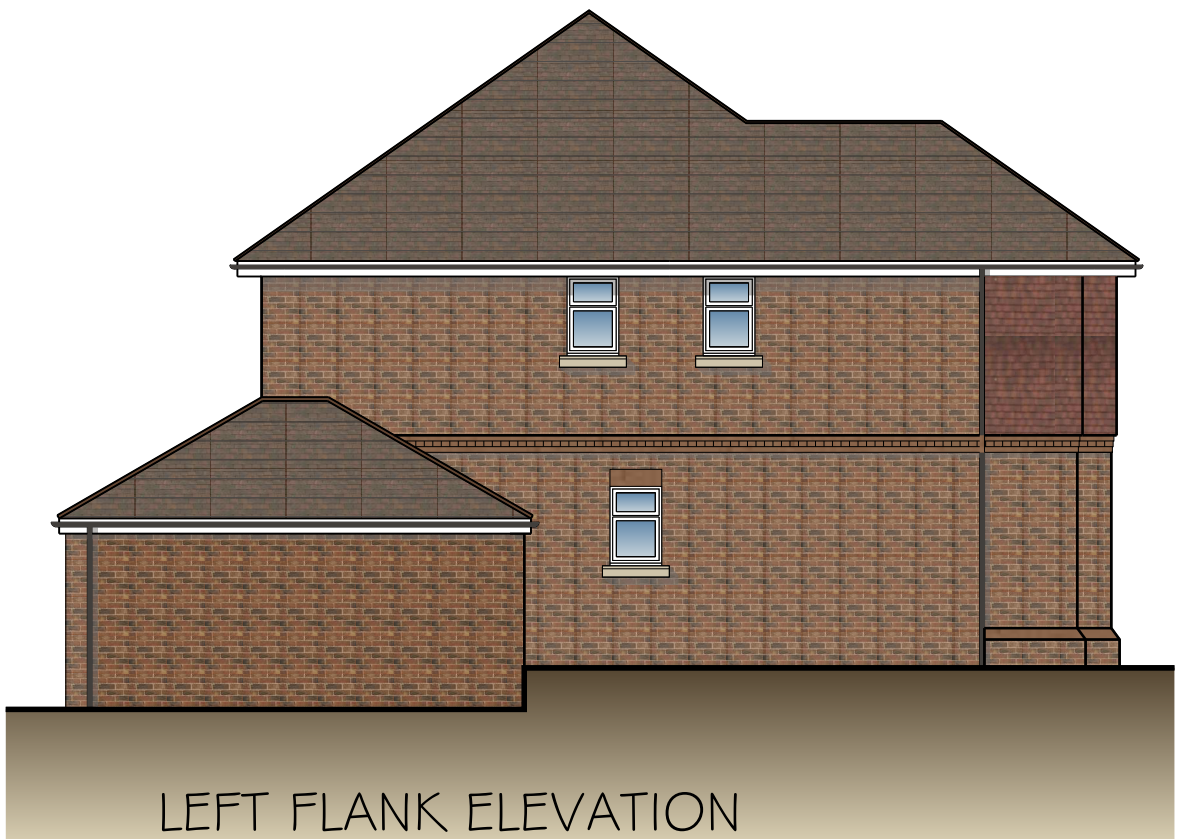



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	Project				
	LAND TO REAR OF 86-90 PARTRIDGE MEAD				
	Drawing Title				
PROPOSED ELEVATIONS PLOTS 4 & 5					
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 Reigate & Banstead BOROUGH COUNCIL Banstead Horley Redhill Reigate	TO:		PLANNING COMMITTEE
	DATE:		30 th October 2019
	REPORT OF:		HEAD OF PLACES & PLANNING
	AUTHOR:		James Amos
	TELEPHONE:		01737 276188
	EMAIL:		james.amos@reigate-banstead.gov.uk
AGENDA ITEM:	8	WARD:	Horley West and Sidlow

APPLICATION NUMBER:		19/01665/F	VALID:	30/08/2019
APPLICANT:	Reigate and Banstead Borough Council		AGENT:	Enplan
LOCATION:	BUILDING ADJACENT TO PUMPING STATION, HORLEY SEWAGE WORKS, LEE ROAD, HORLEY			
DESCRIPTION:	Erection of 4 no. 1 bedroom dwellings with associated hard and soft landscaping.			
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

This is a full planning application for the erection of 4 no.1 bedroom dwellings with associated hard and soft landscaping.

The proposed buildings would be located off the existing access road serving the sewage works site and would sit adjacent to the recent development permitted at the former Whitmore Way Depot site.

Each building would contain a pair of 1 bedroom semi-detached dwellings and would be provided as affordable housing.

They would sit adjacent to bungalows on the recent Whitmore Way development and have a comparable layout and scale and so would appear in keeping with this character. They would be of modular construction, representing an innovative design and build solution for new affordable homes within the Borough.

The proposals would make efficient use of this previously developed site for new housing without harming amenities of neighbouring properties and are considered acceptable.

RECOMMENDATION

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

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Consultations:

Highway Authority: No objections are raised subject to the imposition of conditions relating to the provision of the car parking and turning areas, the provision of a construction management plan and the provision of electric vehicle charging sockets for each dwelling.

Environmental Health (Contaminated Land): the Council's Environmental protection team have reviewed the proposals and have identified the potential for ground contamination to be present or in close proximity to the site. As such, conditions are recommended which would require the submission of a comprehensive desktop study, together with a contaminated land site investigation to be undertaken and the result submitted to the Council for review.

Horley Town Council: No objections.

Representations:

Letters were sent to neighbouring properties on 9th September 2019, a site notice was posted on 10th September 2019.

As of 10th October, no responses have been received.

1.0 Site and Character Appraisal

- 1.1 The site comprises a cleared site which was formerly occupied by a small single storey brick-built former pumping station subsequently used as offices, located off an access road leading to the fenced-off pumping works site. The site is flat and is currently surrounded by site hoarding.
- 1.2 The wider area is characterised by a variety of housing with the recent Whitmore Way development to the west, which comprises a range of housing types, including bungalows immediately adjacent. Immediately to the north of the site is Horley Sewage Works which is surrounded by tall palisade fencing.

2.0 Added Value

- 2.1 Improvements secured at the pre-application stage. The applicants did not approach the council for pre-application consultation
- 2.2 Improvements secured during the course of the application: None. The proposals are considered acceptable as submitted.
- 2.3 Further improvements could be secured: by conditions requiring materials, boundary enclosures and landscaping and to protect neighbour amenity

3.0 Relevant Planning and Enforcement History

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15/00216/F

Demolition of existing single storey building, erection of 1no. 2 bed bungalow and 1no. 3 bed bungalow with associated hard and soft landscaping

Granted
29.04.2015

4.0 Proposal and Design Approach

- 4.1 This is a full application for the erection of two pairs of semi-detached bungalows, each of which would be provided with one bedroom, an area of private amenity space and a single car parking space. Both buildings would be designed with a dual pitched roof either side of a central area of flat roof. A new access is provided into the site from the adjacent lane which would be capable of being used as a turning head for a refuse vehicle.
- 4.2 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.
- 4.3 Evidence of the applicant's design approach is set out below:

Assessment	The statement includes an assessment of local character including the neighbouring sites that have recently been developed
	No site features worthy of retention were identified.
Involvement	No community consultation took place.
Evaluation	The statement includes no evidence of the other options considered.
Design	The statement explains that the chosen design has attempted to maximise the potential of the site.

- 4.4 Further details of the development are as follows:

Site area	0.05 hectares
Existing use	Vacant site (formerly commercial)
Proposed use	Class C3 dwelling house
Site area	0.05 hectares
Proposed site density	80 dwellings per hectare

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Density of the surrounding area	30 dwellings per hectare at adj. Whitmore Way development
Parking standard	4 (maximum)
Proposed parking spaces	4

5.0 Policy Context

5.1 Designation

Urban Land

5.2 Reigate and Banstead Core Strategy

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

5.4 Reigate and Banstead Local Plan Development Management Plan (2019)

DES1 (Design of New development)
DES4 (Housing Mix)
DES5 (Delivering High Quality Homes)
DES6 (Affordable Housing)
TAP1 (Access, Parking and Servicing)
CCF1 (Climate Change Mitigation)
INF3 (Electronic communication networks)

5.5 Other Material Considerations

National Planning Policy Framework

National Planning Practice Guidance

Supplementary Planning Guidance

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

Other

Human Rights Act 1998
Community Infrastructure Levy
Regulations 2010

6.0 Assessment

- 6.1 The application seeks planning permission for the erection of 4 1 bedroom dwellings.

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

6.3 The main issues to consider are:

- Impact on local character
- Neighbour amenity
- Highway matters
- Affordable Housing
- Community Infrastructure Levy

Impact on local character

6.4 The proposed development would comprise two pairs of semi-detached bungalows, each with a hipped roof that has been designed to minimise their impact on the street-scape and also on the amenities of neighbouring properties, as well as providing for a current housing need.

6.5 The dwellings would be of a contemporary design with hipped roofs either side of a recessed flat roof. The precise materials for each building have not been specified at this stage but would comprise rendered elevations beneath tiled roofs with composite doors and windows. The site has a central access point with car parking for each unit directly located off the access road. Each unit would be provided with a small area of private amenity space to the rear. The dwellings are considered to be appropriately designed, complementing the adjacent bungalows at the recent Whitmore Way site. They are intended to be constructed as modular units and so would represent one of the first such forms of innovative design and build solutions for new and affordable housing within Surrey.

6.6 There are no significant trees on the site but structural planting could be achieved through a landscape condition. On this basis the design and character of the development is considered acceptable and compliant with the afore-mentioned policies

6.7 Overall, it is considered that the proposals respect the character of the area, in accordance with adopted and emerging design policies and would deliver additional residential development that would complement the comprehensive development of the wider site. In this respect the proposal is considered to comply with Core Strategy Policies CS4 and CS10 and DMP policies DES1, DES4, DES5, OSR2 and RED1.

Neighbour amenity

6.8 The proposed semi-detached dwellings would be located approximately 1 metres from the boundary shared with the adjacent bungalows in Whitmore Way and around 7 metres from these properties themselves. They would also be around 6 metres away from 156 Lee Street and further than this from no. 154. Given the low height and scale of the proposed dwellings it is

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considered that they would not give rise to any loss of light, loss of privacy or overbearing impacts upon any of these dwellings and are therefore considered acceptable. Any noise and disturbance or other construction related impacts would be temporary and not warrant the refusal of planning permission although conditions/informatives are suggested to minimise these impacts.

- 6.9 Based on the above, it is concluded that the proposals would not harm neighbour amenity and therefore comply with policies Ho9 and Ho13 of the Borough Local Plan and policies DES5, DES8, DES9 and CCF1.

Highway matters

- 6.10 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.

Affordable Housing

- 6.11 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, the 2019 NPPF makes clear such contributions should not be sought from developments of 10 units or less.
- 6.12 Nevertheless, the Council as applicant is proposing to provide all 4 units as affordable. As the applicant is the Council, the tenure of the proposed dwellings cannot be controlled through a legal agreement in the conventional way. The occupancy of the dwellings will nevertheless be managed by the Council through tenancy agreements and a condition in this case is considered unreasonable given there is no policy requirement for the dwellings to be provided as affordable.

Community Infrastructure Levy (CIL)

- 6.13 The Community Infrastructure Levy (CIL) is a fixed charge which the Council will be collecting from some new developments from 1 April 2016. It will raise money to help pay for a wide range of infrastructure including schools, road, public transport and community facilities which are needed to support new development. This development would not be CIL liable as affordable housing is exempt from the charge.

Other matters

- 6.14 The site is not in an area at risk of flooding and falls within Flood Zone 1 according to the Environment Agency flood mapping.
- 6.15 Development Management Plan Policy DES5 requires new residential development to, amongst other things, meet the relevant nationally described

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space standards for each individual unit. The relevant standard for this type of unit, which is a 1 bed unit over 1 floor with a shower room, would require a gross internal floor area of 37m². Each unit is shown to have a floor area of 36m², slightly below the required standard. However, Policy DES5 allows the Council to accept exceptions where an innovative type of affordable housing is to be provided on the site that does not meet the standard. In this case, the Council as developer is providing 1 bedroom short stay accommodation for clients in need of housing. The units will be built using a 'modern method of construction' involving SIPS panels of a standard size. The use of this form of construction results in a building with a floor area of 36m². Given that the units are for short stay accommodation only, it is not considered that this modest reduction in the floor area of each unit would result in a sub-standard form of habitable accommodation. Given the nature of the accommodation it is also considered unreasonable to impose a requirement for vehicle charging points given the extreme unlikelihood of the prospective short-stay occupants making use of this.

- 6.16 The application has been reviewed by the Council's Contaminated Land Officer who has recommended conditions which are considered appropriate to ensure the development would not give rise to unacceptable risks to future occupants or human health generally.
- 6.17 In accordance with DMP policies CCF1 and INF3 conditions are also proposed to secure:
- Water efficiency and carbon emission reduction measures;
 - Broadband connection directly accessed from the nearest exchange or cabinet and cabling threaded through resistant tubing to enable easy access to the cable for future repairs, replacement or upgrading.
- 6.18 The proposal would make a positive contribution towards meeting the housing needs and requirements of the borough, with associated social and economic benefits. This attracts a limited amount of additional weight in favour of the application.

CONDITIONS

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

Plan Type	Reference	Version	Date Received
Location Plan	LS/2019/LP	Rev A	30/08/2019
Block Plan	LS/2019/BP	Rev A	30/08/2019
Floor Plans and Elevations 1 & 2	LSH/SL/LS01		23/08/2019
Floor Plans and Elevations 3 & 4	LSH/SL/LS01A		23/08/2019
Plans and Elevations	LSH/SL/LS05		23/08/2019

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Reason:

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

2. 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.

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

Reason: To ensure that a satisfactory external appearance is achieved of the development with regard to Reigate and Banstead Borough Development Management Plan 2019 Policy DES1.

4. No development shall commence on site until a scheme for the landscaping of the site including the retention of existing landscape features has been submitted to and approved in writing by the LPA. Landscaping schemes shall include details of hard and soft landscaping, including any tree removal/retention, 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 Reigate and Banstead Borough Development Management Plan 2019 Policy DES1.

5. 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) HGV deliveries and hours of operation
 - (c) turning for construction vehicles

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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 to satisfy Reigate and Banstead Borough Development Management Plan 2019 Policy DES8.

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 and turning area shall be retained and maintained for its' 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 in order to meet the objectives of the NPPF (2018), and to satisfy Reigate and Banstead Borough Development Management Plan 2019 Policy TAP1.

7. Prior to commencement of development a written comprehensive environmental desktop study report is required to identify and evaluate possible on and off site sources, pathways and receptors of contamination and enable the presentation of all plausible pollutant linkages in a preliminary conceptual site model. The study shall include relevant regulatory consultations such as with the Contaminated Land Officer and be submitted to the Local Planning Authority and is subject to the approval in writing of the Local Planning Authority and any additional requirements that it may specify. The report shall be prepared in accordance with the Environment Agency's Model Procedures for the Management of Contaminated Land (CLR 11) and British Standard BS 10175.

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 Development Management Plan 2019 Policy DES9 and the NPPF.

8. Prior to commencement of development, in follow-up to the environmental desktop study, a contaminated land site investigation proposal, detailing the extent and methodologies of sampling, analyses and proposed assessment criteria required to enable the characterisation of the plausible pollutant linkages identified in the preliminary conceptual model, shall be submitted to the Local Planning Authority. This is subject to the written approval in writing of the Local Planning Authority, and any additional requirements that it may specify, prior to any site investigation being commenced on site. Following approval, the Local Planning Authority shall be given a minimum of two weeks written notice of the commencement of site investigation works. Please note this means a proposal is required to be submitted and approved prior to actually undertaking a Site Investigation.

Reason: To ensure that the proposed development and any site investigations and remediation will not cause harm to human health or

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pollution of controlled waters with regard to Reigate and Banstead Borough Development Management Plan 2019 Policy DES9 and the NPPF.

9. Prior to commencement of the development, a contaminated land site investigation and risk assessment, undertaken in accordance with the site investigation proposal as approved that determines the extent and nature of contamination on site and is reported in accordance with the standards of DEFRA's and the Environment Agency's Model Procedures for the Management of Contaminated Land (CLR 11) and British Standard BS 10175, shall be submitted to the Local Planning Authority and is subject to the approval in writing of the Local Planning Authority and any additional requirements that it may specify. If applicable, ground gas risk assessments should be completed inline with CIRIA C665 guidance.

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 Development Management Plan 2019 Policy DES9 and the NPPF.

10. Prior to commencement of the development a detailed remediation method statement should be produced that details the extent and method(s) by which the site is to be remediated, to ensure that unacceptable risks are not posed to identified receptors at the site and details of the information to be included in a validation report, has been submitted to and approved in writing by the Local Planning Authority, and any additional requirements that it may specify, prior to the remediation being commenced on site. The Local Planning Authority shall then be given a minimum of two weeks written notice of the commencement of remediation works.

Prior to occupation, 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. Should specific ground gas mitigation measures be required to be incorporated into a development the testing and verification of such systems should have regard to CIRIA C735 guidance document entitled 'Good practice on the testing and verification of protection systems for buildings against hazardous ground gases' and British Standard BS 8285 Code of practice for the design of protective measures for methane and carbon dioxide ground gases for new buildings

Reason: To demonstrate remedial works are appropriate and demonstrate the effectiveness of remediation works so that the proposed development will not cause harm to human health or pollution of controlled waters with regard to Reigate and Banstead Borough Development Management Plan 2019 Policy DES9 and the NPPF.

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11. Unexpected ground contamination: 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 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. The remediation method statement is subject to the written approval of the Local Planning Authority and any additional requirements that it may specify.

Note: Should no further contamination be identified then a brief comment to this effect shall be required to discharge this condition

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 Development Management Plan 2019 Policy DES9 and the NPPF.

12. 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 which shall be expected to comprise hedging to maintain the rural character of the area.

Reason: To preserve the visual amenity of the area and protect neighbouring residential amenities with regard to the Reigate and Banstead Borough Development Management Plan 2019 Policy DES1.

13. The development hereby approved shall not be first occupied unless and until an Energy and Water Efficiency Statement has been submitted to and approved in writing by the Local Planning Authority. The Statement shall detail how the development will:
- a) Ensure that the potential water consumption by occupants of each new dwelling does not exceed 110 litres per person per day
 - b) Achieve not less than a 19% improvement in the Dwelling Emission Rate (DER) over the Target Emission Rate (TER) as defined in Part L1A of the 2013 Building Regulations

The development shall be carried out in accordance with the approved details and any measures specific to an individual dwelling(s) shall be implemented, installed and operational prior to its occupation.

Reason: To ensure that the development supports the efficient use of resources and minimises carbon emissions with regard to Policy CS10 of the Reigate & Banstead Core Strategy 2014 and Policy CCF1 of the Reigate & Banstead Development Management Plan 2019.

14. All dwellings within the development hereby approved shall be provided with the necessary infrastructure to facilitate connection to a high speed

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broadband. Unless otherwise agreed in writing with the Local Planning Authority, this shall include as a minimum:

- a) A broadband connection accessed directly from the nearest exchange or cabinet
- b) Cabling and associated installations which enable easy access for future repair, replacement or upgrading.

Reason: To ensure that the development promotes access to, and the expansion of, a high quality electronic communications network in accordance with Policy INF3 of the Reigate & Banstead Development Management Plan 2019.

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,

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to damp down during stone/slab cutting; and the use of bowzers 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. Section 59 of the Highways Act permits the Highway Authority to charge developers for damage caused by excessive weight and movements of vehicles to and from a site. The Highway Authority will pass on the cost of any excess repairs compared to normal maintenance costs to the applicant/organisation responsible for the damage.
6. 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).
7. The applicant is advised that prior to the occupation of the development, adequate provision should be made for waste storage and collection. You are advised to contact the Council's Recycling and Cleansing team to discuss the required number and specification of wheeled bins on rc@reigate-banstead.gov.uk or on the Council's website at http://www.reigatebanstead.gov.uk/downloads/file/2579/making_space_for_waste.
8. 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.

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9. Environmental Health would like to draw the applicant attention to the specifics of the contaminated land conditional wording such as 'prior to commencement', 'prior to occupation' and 'provide a minimum of two weeks notice'. The submission of information not in accordance with the specifics of the planning conditional wording can lead to delays in discharging conditions, potentially result in conditions being unable to be discharged or even enforcement action should the required level of evidence/information be unable to be supplied. All relevant information should be formally submitted to the Local Planning Authority and not direct to Environmental Health.

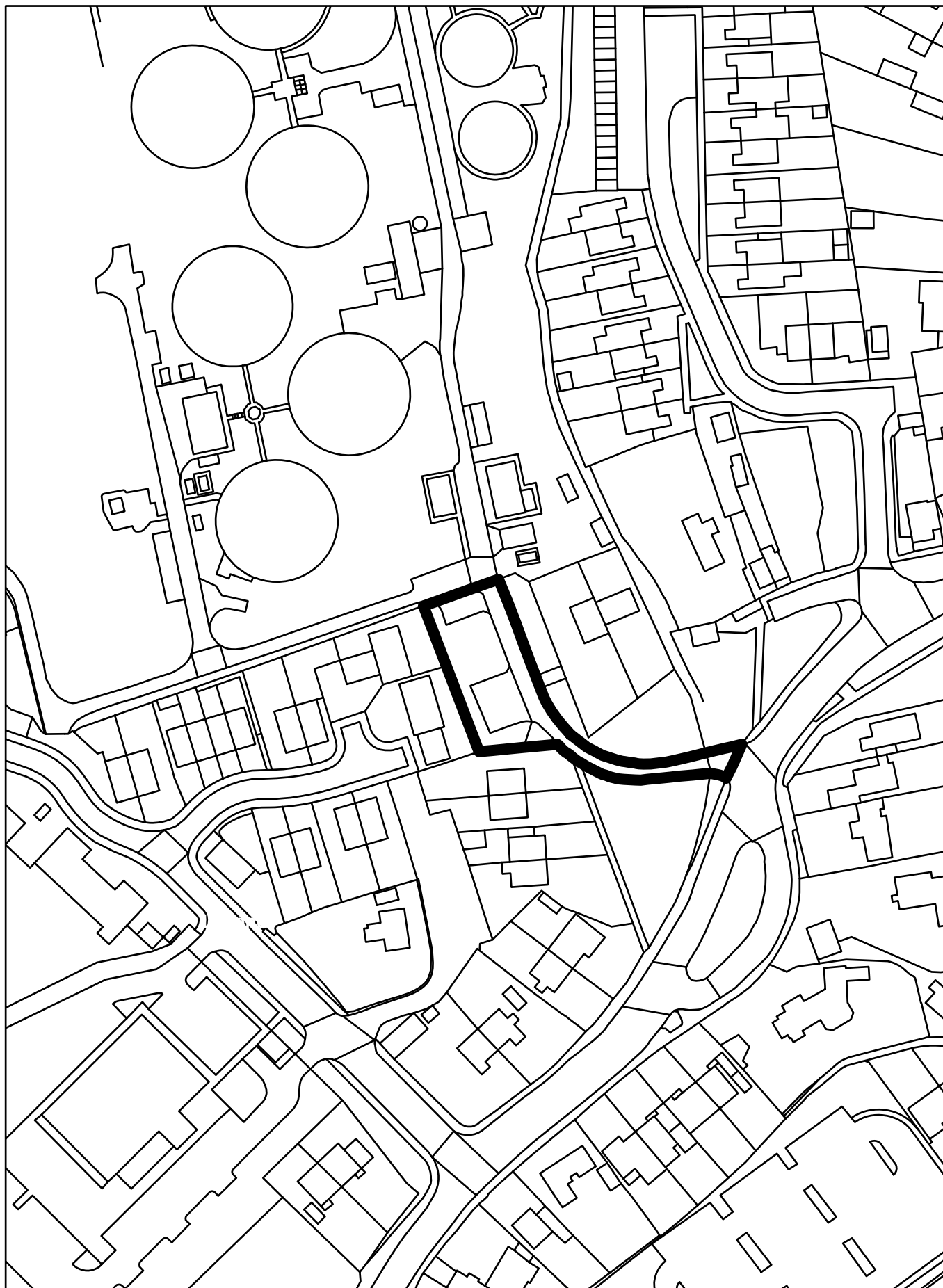
REASON FOR PERMISSION

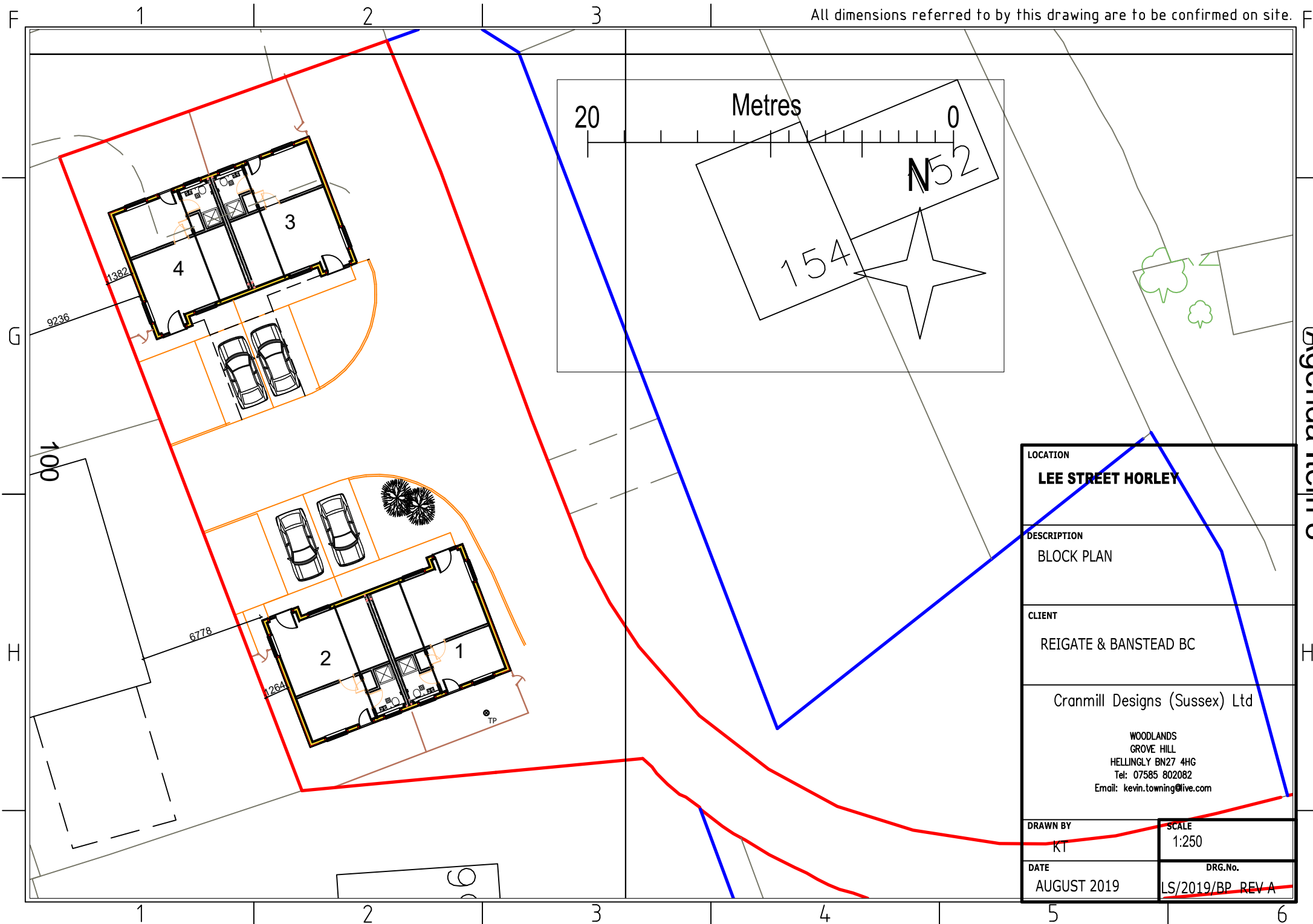
The development hereby permitted has been assessed against development plan policies, CS1, CS4, CS10, CS11, CS12, CS13, CS14, CS15, CS17, DES1, DES5, DES6, DES8, DES9, TAP1, CCF1, INF3 and material considerations. It has been concluded that the development is in accordance with the development plan and there are no material considerations that justify refusal in the public interest.

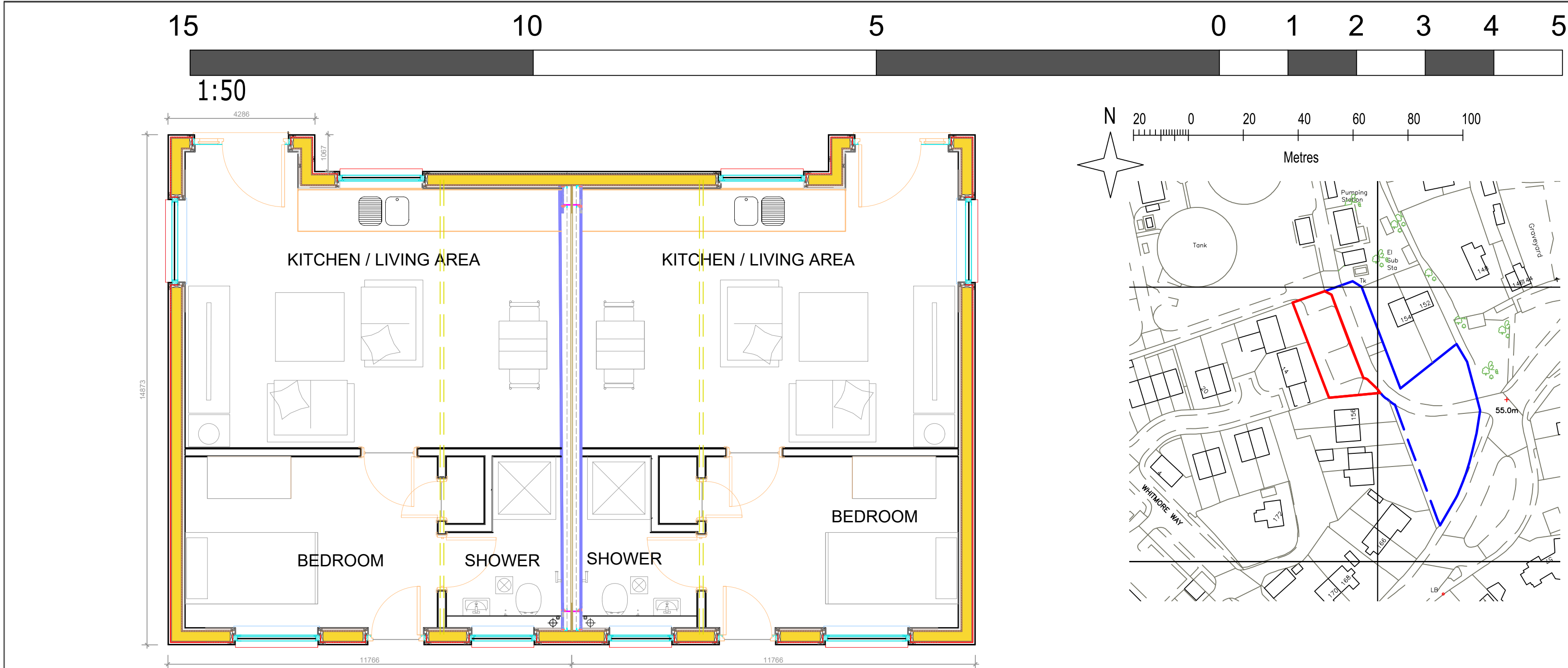
Proactive and Positive Statements

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.

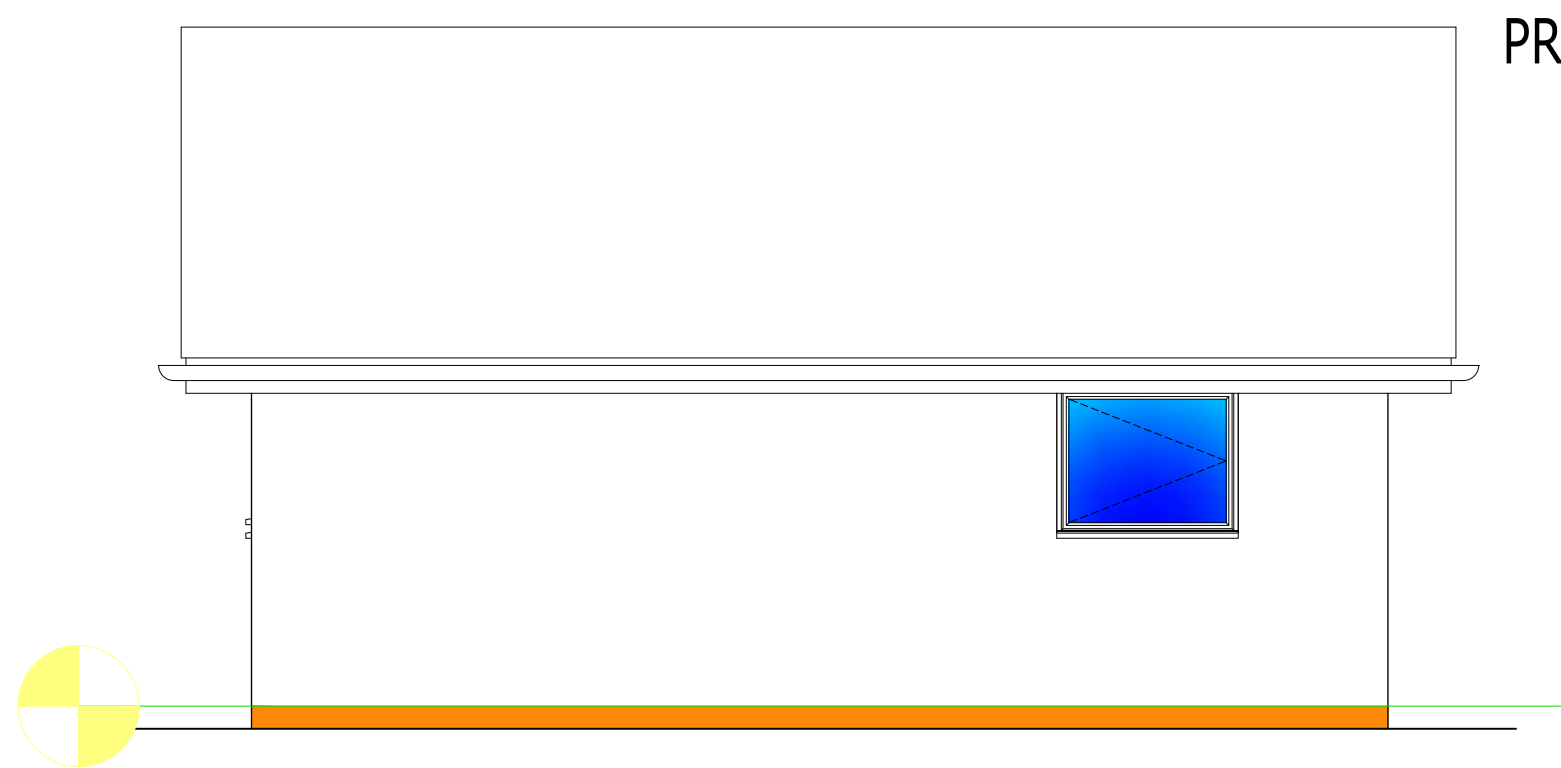
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19/01665/F - Building Adjacent To Pumping Station,
Horley Sewage Works, Lee Street, Horley



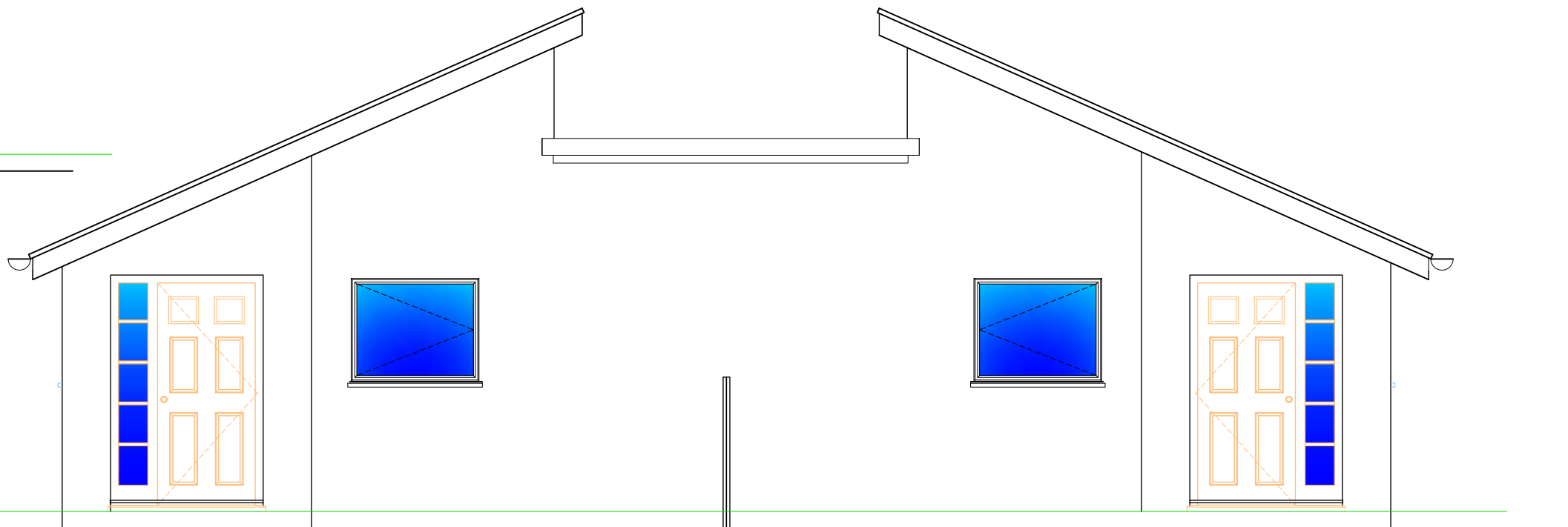




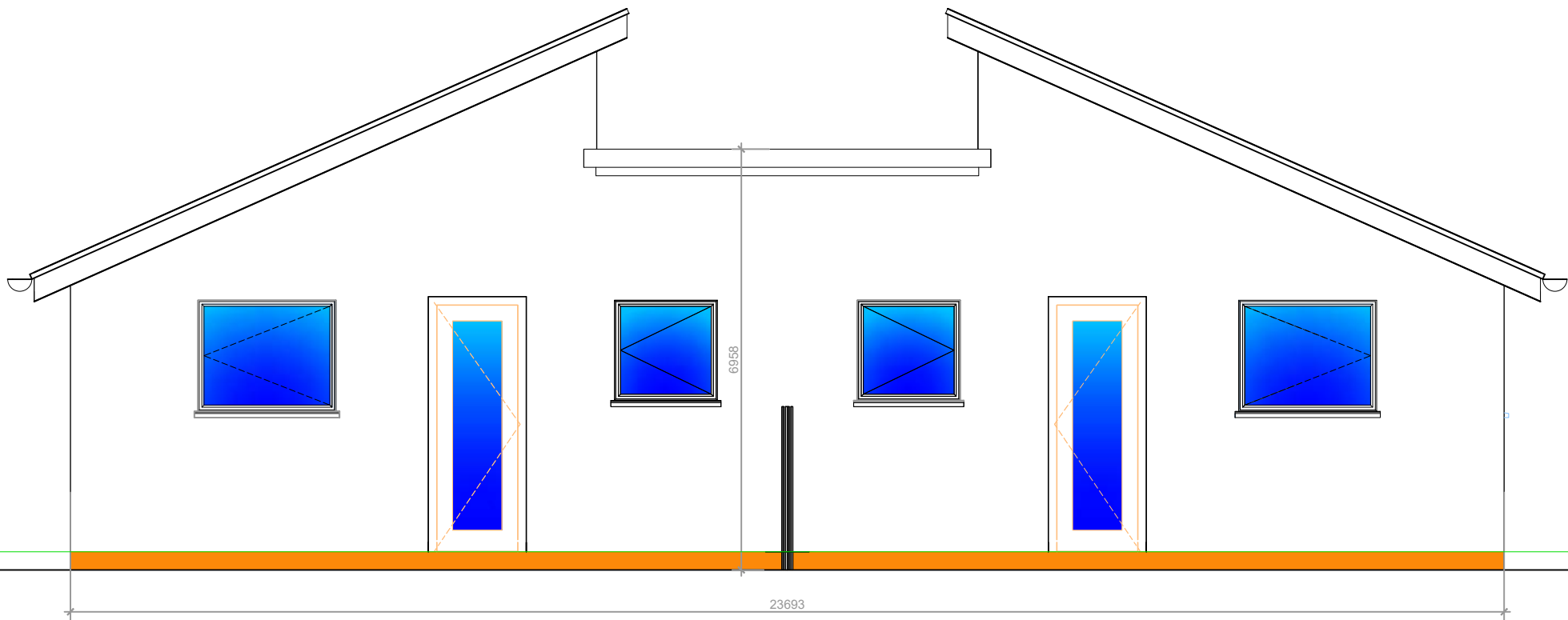
PROPOSED FLOOR PLAN 1:50
UNITS 3 & 4



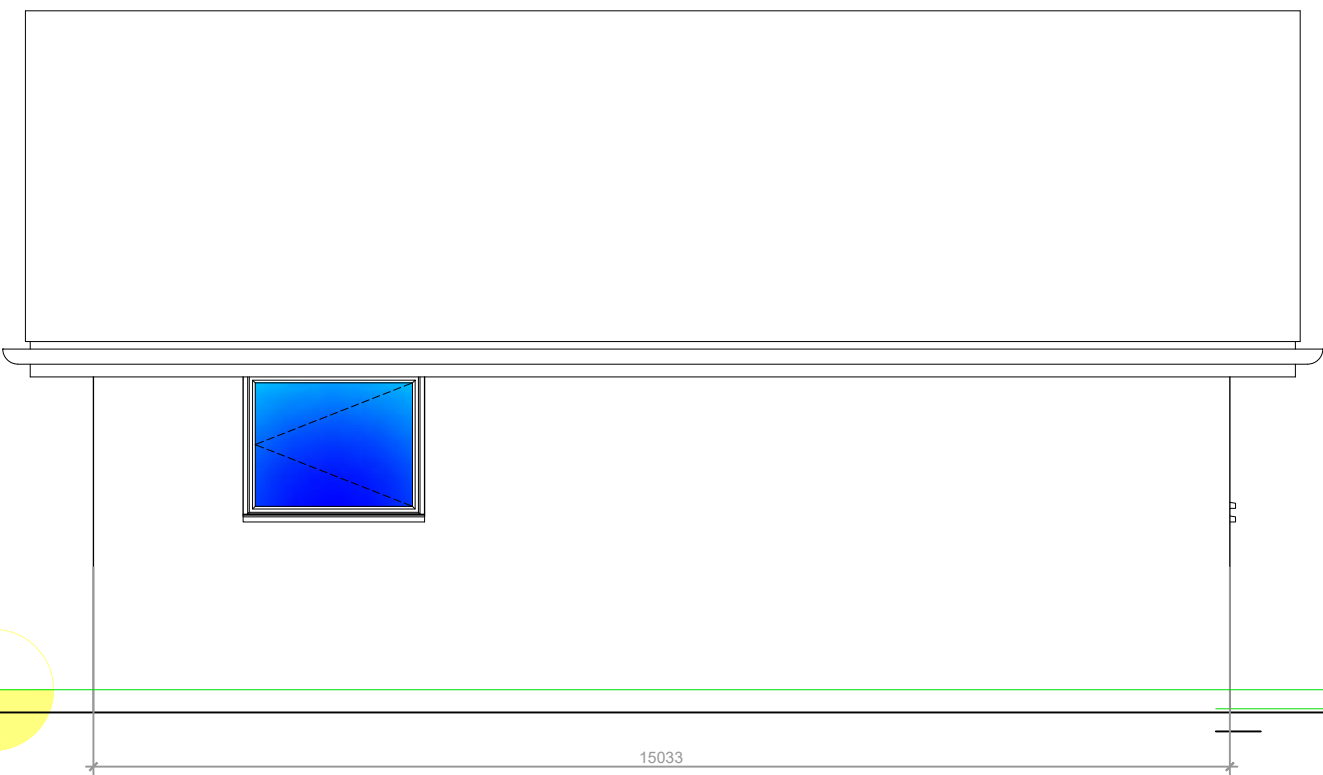
WEST ELEVATION 1:50



SOUTH ELEVATION 1:50



NORTH ELEVATION 1:50

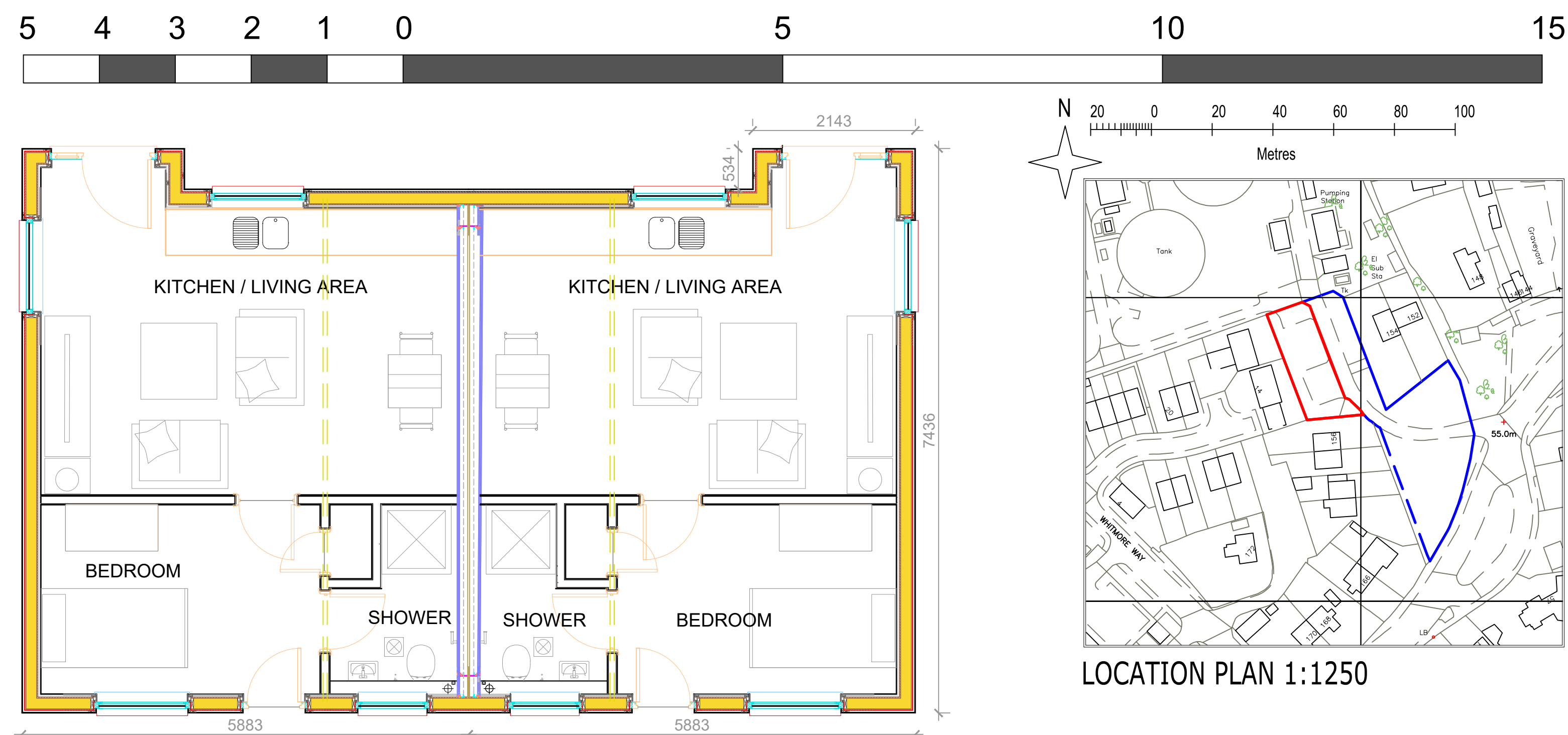


EAST ELEVATION 1:50



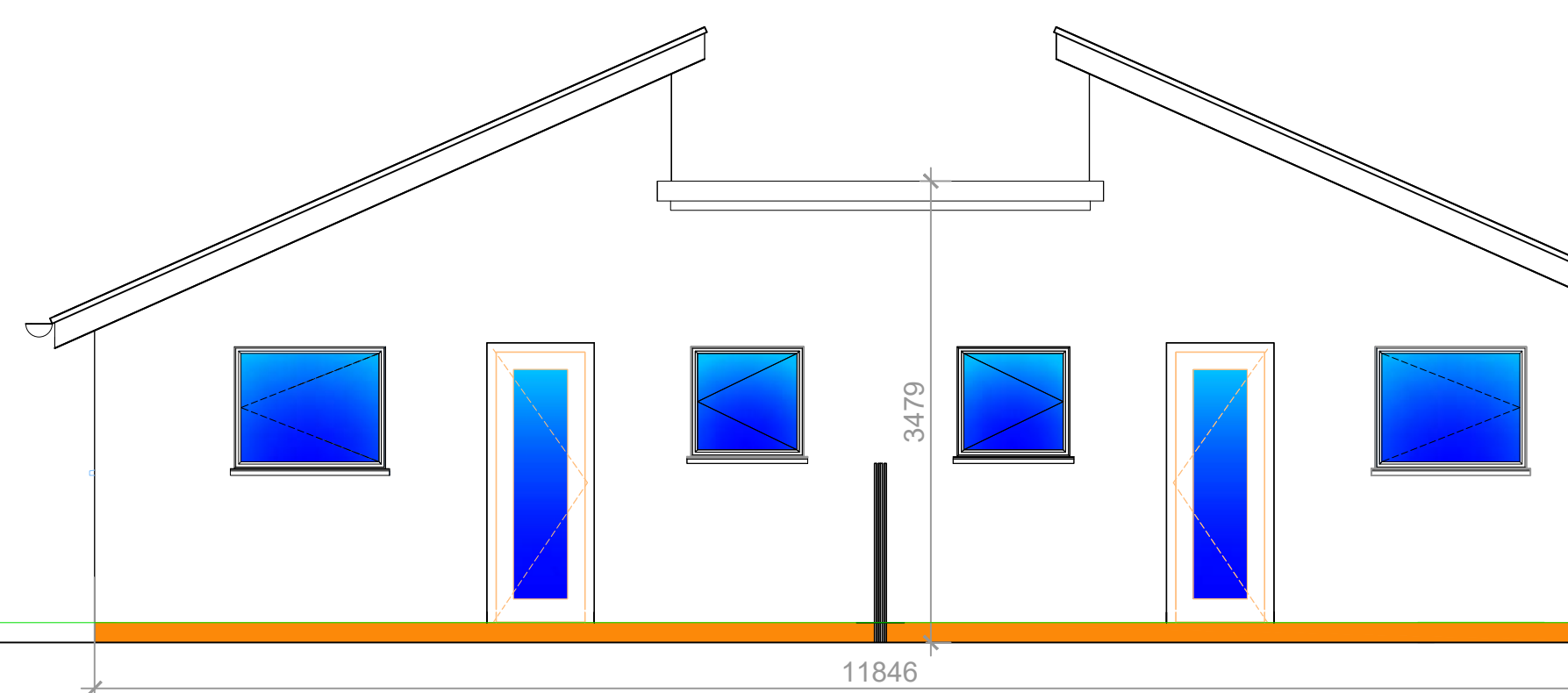
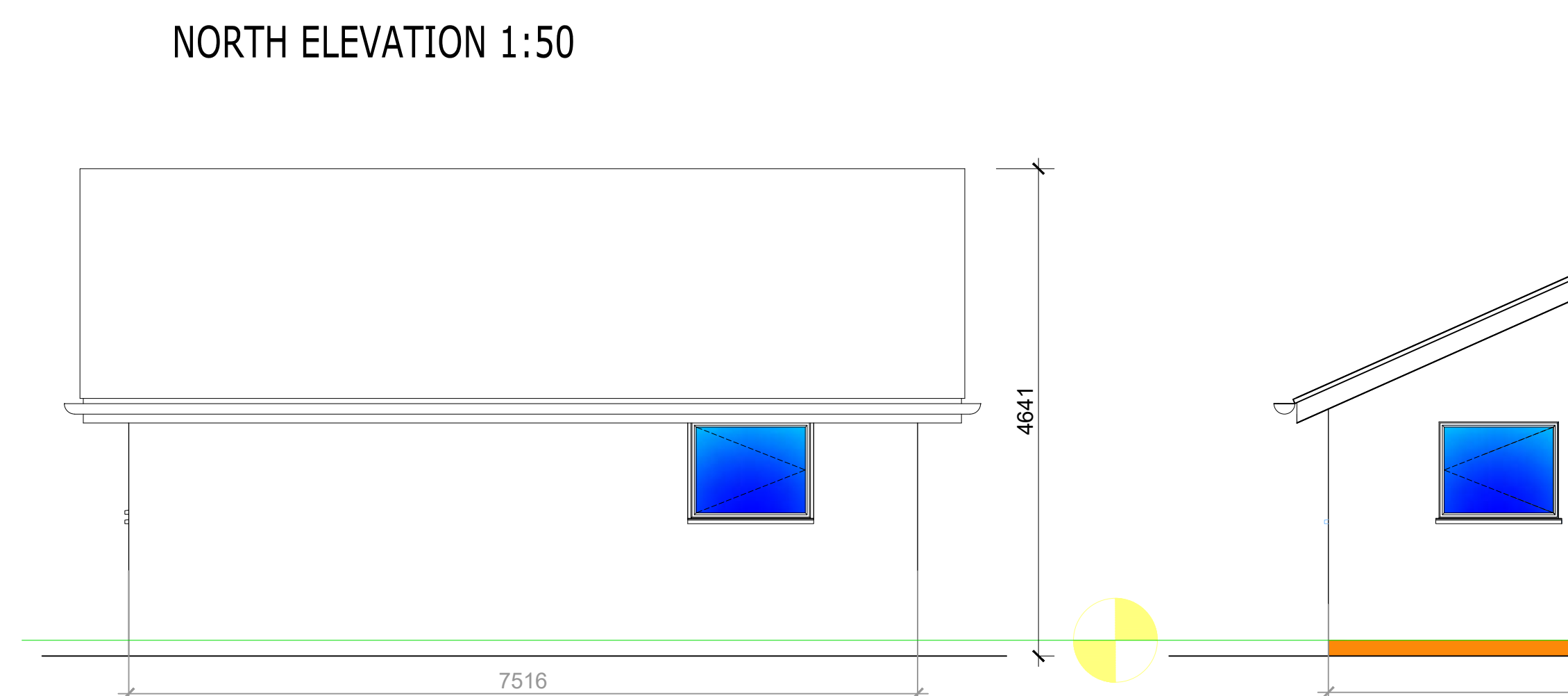
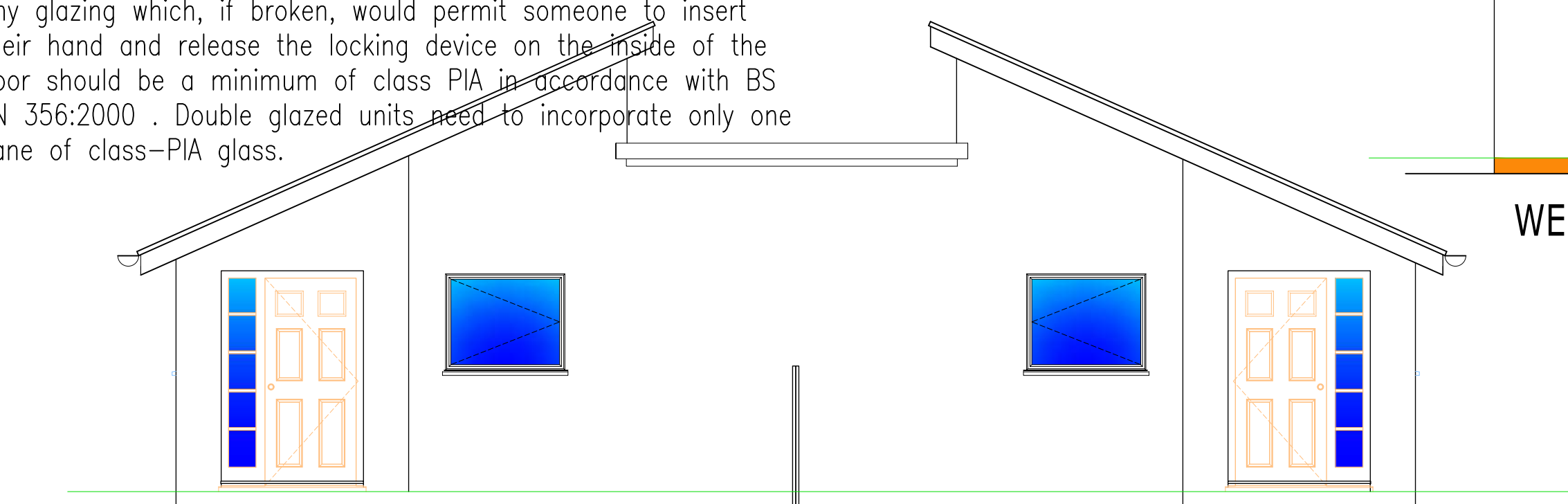
SITE PLAN 1:200

LOCATION	LEE STREET HORLEY	CLIENT:	REIGATE & BANSTEAD B.C.	DESCRIPTION:	General layout Layout	SCALE:	1:150 @ A1	REVISION DESCRIPTION:	X	REVISION:	1	DATE:	X
						DATE:	1/08/2019				2	DATE:	X
						NUMBER:	LSH/SL/LS01A				3	DATE:	X
											4	DATE:	X



Part Q	PROPOSED FLOOR PLAN 1:50	Part Q
Security – Doors	UNITS 1 & 2	Security – Windows
Main entrance door to have a door viewer unless other means exist to see callers, such as clear glass within the door or a		Windows to conform with requirements of BS PAS 24:2012

Any glazing which, if broken, would permit someone to insert their hand and release the locking device on the inside of the door should be a minimum of class P1A in accordance with BS EN 356:2000. Double glazed units need to incorporate only one pane of class-P1A glass.



Site preparation:

C2: Resistance to moisture

The walls, floor, and roof of the building should be constructed in accordance with ADC and the details/diagrams in this guidance to prevent and resist the passage of moisture into the building.

Horizontal damp proof courses (dpc's)

Horizontal damp proof course (dpc) and dpc trays with weep holes at 900mm ctrs to be provided 150mm above external ground level

+ continuous with and sealed to the floor damp proof membrane (dpm) and / or dpc tray to prevent the ingress of moisture into the building.

Vertical damp proof courses and damp proof course trays etc (dpc's)

Stepped and horizontal dpc/cavity trays are to be provided over all openings, roof abutments/ projections . Install vertical dpc or proprietary insulated cavity closers at all closings, returns, abutments to cavity work and openings etc to prevent the ingress of moisture into the building.

External cavity walls

50mm minimum wide clear continuous cavity should extend the full height and width between the internal and external wall treatment bridged only by treated s/w battens, cavity trays, cavity barriers, fire stops and cavity closures. The cavity should be carried down at least 225mm below damp course level at ground floor level to protect the inner wall leaf and damp proof (cavity) trays should be at least 150mm deep.

GENERAL NOTES
STATUTORY REGULATIONS

- All works are to comply with and conform to all current statutes, Statutory Instruments, European Union Directives, and all other current and relevant regulations and recommendations including, amongst others;
- The Building Regulations of England and Wales.
- The Health and Safety at Work etc Act 1974.
- Health and Safety executive guidance notes and Approved Codes of Practice.
- Current British Standards, Codes of Practices and European Union Regulations.
- All work shall be carried out in a workmanlike manner to the complete satisfaction of the LA Building Inspector.
- The Contractor will be responsible to issue all notices for the works in due time.

MANUFACTURERS INSTRUCTIONS

- All work shall conform and comply with the manufacturer's instructions, requirements, recommendations, advice and guidance.
- All new materials to be matched against the existing prior to ordering where necessary.

DIMENSIONS

- Do not scale from the drawing. Refer to written dimensions where indicated.
- All dimensions to be checked on site prior to ordering any materials and commencement of work.

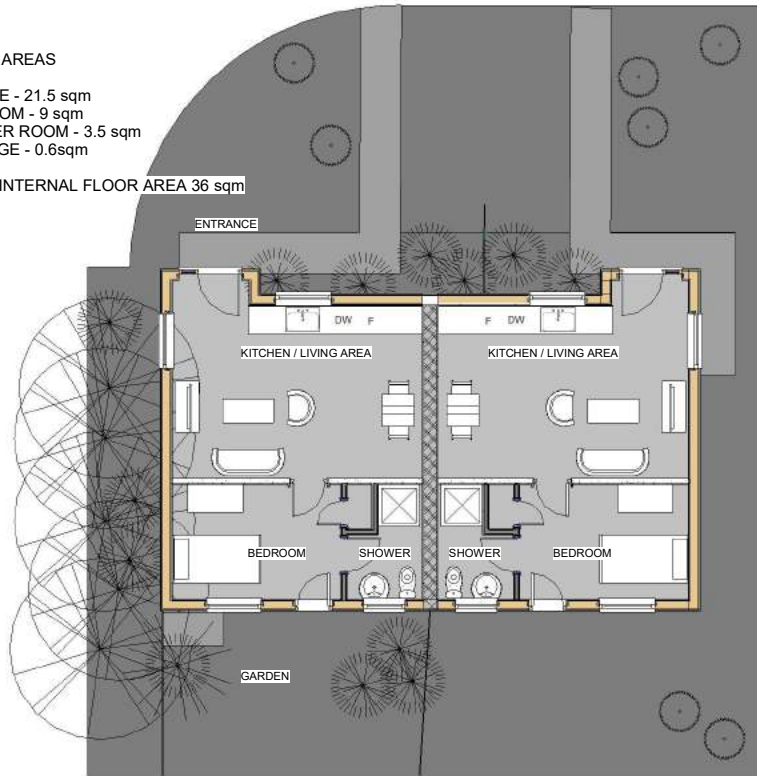
MECHANICAL WORK

- In addition to the requirements of clause 1 above, all mechanical services work shall conform to and comply with the current version of the following:
- CIBSE specification clauses.
- All relevant British Standards , Codes of Practice and guidance notes.
- Current good practice.

FLOOR AREAS

LOUNGE - 21.5 sqm
BEDROOM - 9 sqm
SHOWER ROOM - 3.5 sqm
STORAGE - 0.6sqm

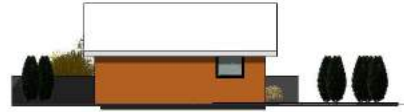
TOTAL INTERNAL FLOOR AREA 36 sqm



① Level 0
1 : 50



⑥ FRONT ELEVATION
1 : 1



② East
1 : 100



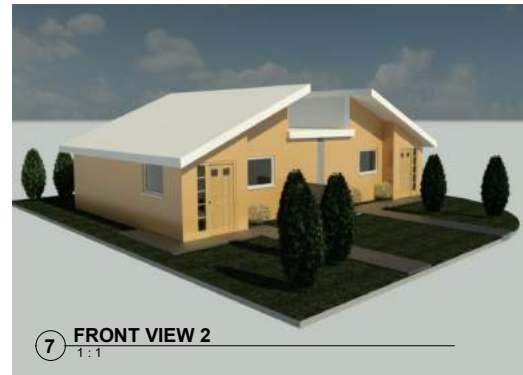
③ North
1 : 100



④ South
1 : 100



⑤ West
1 : 100



⑦ FRONT VIEW 2
1 : 1

Rev	Description	Date

CODE	SUITABILITY DESCRIPTION
STATUS	PURPOSE OF ISSUE

Cranmill Designs (Sussex) Ltd.
<http://kevintowning.Wxsite.com/cranmill>

PROJECT
**LEE STREET
HORELY**

TITLE
**PLANS &
ELEVATIONS**

CLIENT
REIGATE & BANSTEAD BC


DRAWN BY Author	CHECKED BY Checker	DATE 24/7/19
SCALE (@ A1) As Indicated	PROJECT NUMBER LSH/SL/	DRAWING NUMBER LSH/SL/LS05
		REV

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19/00559/OUT

 <p>Reigate & Banstead BOROUGH COUNCIL Banstead Horley Redhill Reigate</p>	TO:	PLANNING COMMITTEE
	DATE:	30/10/2019
	REPORT OF:	HEAD OF PLACES & PLANNING
	AUTHOR:	Matthew Sheahan
	TELEPHONE:	01737 276514
	EMAIL:	Matthew.sheahan@reigate-banstead.gov.uk
AGENDA ITEM:	9	WARD: Nork

APPLICATION NUMBER:		19/00559/OUT	VALID:	03/05/2019
APPLICANT:	Chartwell Land and New Homes 2 Ltd		AGENT:	
LOCATION:	LAND TO REAR OF 57 MASSETTS ROAD HORLEY RH6 7DT			
DESCRIPTION:	Demolition of existing detached garage and erection of 2 no. semi-detached houses (3 Bed 5 Person dwellings) on land to the rear of 57 Massetts Road, with associated access. As amended on 29/03/2019 and on 17/05/2019.			
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

This is an outline application for the erection of a pair of semi-detached dwellings on land occupying the rear of 57 Massetts Road in Horley. Currently the plot is occupied by a large detached dwelling, once in single occupancy, which is now converted in to two flats. Matters for consideration are access, appearance, layout and scale with landscaping reserved for later consideration.

The site is located to the south of Massetts Road in Horley, within the Massetts Road Conservation Area. The surrounding area is predominantly residential in character, consisting of a mixture of large single detached buildings, some of which have been converted in to flats, and others which are occupied as guest houses. Properties in the area do vary in regards to appearance. Whilst some are quite traditional in appearance, displaying hipped roofs with prominent pitched roof gables and traditional architectural elements such a decorative bargeboards and ridge tiling, others are more modern in appearance such as those occupying Suffolk Close to the east.

The design of the two proposed dwellings has been informed by those which typify the Conservation Area, and are of traditional vernacular form. They feature a hipped roof, broken by two pitched roof gables on either flank and two smaller pitched roof gables between. Tile hanging would feature to the first floor with handmade facing brickwork. The detail of materials and architectural detail would be controlled by condition. The siting of the dwellings wuithin the surrounding context where there

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are a variety of deep buildings, infill and backland developments mean that this is considered to be acceptable and would not result in a cramped form of development.

The level of parking provision would be acceptable and would comply with required parking standards in this regard. The Highway Authority has assessed the application and is satisfied with this aspect as well as impact on highway safety and capacity.

In regard to trees, it is considered that despite the presence of mature and protected trees within the site, the development can be implemented subject to strict compliance with tree protection measures, the final details of which would be assessed and secured by pre-commencement conditions.

It is considered that the development would be acceptable and would be in accordance with Policies contained within the Councils Development Management Plan.

RECOMMENDATION(S)

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

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Consultations:

Highway Authority: The County Highway Authority has assessed the application on the grounds of impact on highway safety, capacity and policy grounds and has recommended conditions requiring the development to be laid out 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; the requirement to submit a construction transport management plan prior to the commencement of development and: the requirement to provide electric car charging points.

Horley Town Council: Objects on the grounds that the development constitutes inappropriate backland development in a Conservation Area.

Conservation Officer: no objections subject to conditions.

Representations:

Letters were sent to neighbouring properties on 21st March 2019, to which 6 responses were received. Following receipt of amended drawings further letters were sent on 24th May 2019. A further 4 letters were received. A site notice was placed on 23rd March 2019. Three letters have been received in support of the application.

Out of character with the surrounding area	See paragraph 6.3-6.8
Harm to Conservation Area	See paragraph 6.3-6.8
Overdevelopment	See paragraph 6.3-6.8
Overlooking and loss of privacy	See paragraph 6.13-6.20
Loss of buildings	See paragraph 6.3-6.8
No need for the development	See paragraph 6.3-6.8
Loss of/ harm to trees	See paragraph 6.21-6.27
Loss of private view	See paragraph 6.13-6.20
Hazard to highway safety	See paragraph 6.28-6.29
Inadequate parking	See paragraph 6.28-6.29
Increased traffic congestion	See paragraph 6.28-6.29
Increased noise and disturbance	See paragraph 6.28-6.29
Harm to wildlife	See paragraph 6.19
Health fears	See paragraph 6.20
Drainage capacity	See paragraph 6.18
Inconvenience during construction	See paragraph 6.28-6.29

1.0 Site and Character Appraisal

- 1.1 The site consists of land to the rear of 57 Massetts Road in Horley. The frontage building is a large detached former single dwelling that is currently

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subdivided in to flats (ground floor and first floor), with a large rectangular garden to the rear. The east of the site is a detached single storey building, 57A Massetts Road that is currently occupied by a dental practice. There is dual access to the site with an area of parking to the front of the building, much of which is associated with the dental practice. The site lies within the Massetts Road Conservation Area. Beyond the west boundary of the site is a strip of protected trees consisting of 2 Sycamore 2 Cypress 1 Holly 1 Western Red Cedar. There is also an Oak Tree and Horse Chestnut to the rear of the site which is also subject to individual tree preservation orders. However it should be noted that all trees within Conservation Areas are offered a degree of protection by virtue of this designation. The site remains relatively flat throughout.

- 1.2 The wider area consists of a mix of residential in the form of flats to the west and a mix of terraced and semi-detached dwellings to the east along Suffolk Close. Opposite the site are a number of large detached properties, used for a mix of both residential and guest house uses, to the rear of which are a number of recent backland schemes. Many of these properties exhibit a traditional character in their architectural form and materials. There are a number of individual TPO trees within the rear of the site, along with a group tree preservation order to the west of the site protecting 2 horse chestnut 1 sycamore and further order consisting of a 2 sycamore 2 cypress 1 holly 1 western red cedar.

2.0 Added Value

- 2.1 Improvements secured at the pre-application stage: Pre-application advice was sought by the applicant prior to the submission of the application. Advice was initially sought for the erection of three dwellings; however this was considered a cramped form of over development. It was advised that a reduction in the number of dwellings proposed be considered.
- 2.2 Improvements secured during the course of the application: Amended plans have been received following concerns raised regarding overdevelopment of the site and impact on neighbouring residential properties.
- 2.3 Further improvements could be secured: Improvements to the scheme could be secured by way of suitably worded conditions.

3.0 Relevant Planning and Enforcement History

There is no planning or enforcement history relating to the proposed application site. Relevant planning applications within the wider area are listed below.

93/02750/OUT

Erection of detached house and garage together with replacement parking

Refused – Appeal Dismissed

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spaces for adjoining
development

92/11830/OUT

Erection of 2 storey
detached dwelling

Refused

4.0 Proposal and Design Approach

- 4.1 This is an outline application for the construction of two semi-detached dwellings to the rear of Massetts Road in Horley, matters for consideration being access, appearance, layout and scale. The property takes the form of a single block divided in to two separate units. The building would have a maximum height of 9m with an eaves height of 4.9m, depth of 9.8m and width of 14.8m. It would have a hipped roof spanning both properties, with the principal elevation being broken up by the incorporation of pitch roof gables to the two flanks with small pitched roof dormer windows in between.
- 4.2 The property occupying plot 1 would be sited 8m from the shared boundary with the donor property to the north, which would be divided from the site by a timber fence. They would be sited approximately 7m from the rear boundary to the east. The proposal represents a similar form of development to others permitted recently in the vicinity, including the other side of Massetts Road and south of Church Road.
- 4.3 Both properties would be provided with three bedrooms on the first floor with the main living space provided on the ground floor. Each property would be provided with rear gardens of approximately 145 sq. metres in area. Two parking spaces would be provided to the rear, adjacent to the new access to the west which would be facilitated by the removal of an existing garage, which would feature a turning head to the south. A small bin store would be sited to the west side of the access.
- 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 design and access statement identifies that the site lies within the Massetts Road Conservation Area, and consists of a large detached Victorian style house split in to apartments. There is no assessment of the surrounding area.
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	The protected Oak tree to the rear of the site is identified and it is confirmed that this would be retained.
Involvement	No community consultation is intimated as having taken place.
Evaluation	It is not indicated that alternative development options have been considered.
Design	It is considered within the statement that the proposed dwellings would complement the character of the adjacent Victorian house in terms of the traditional appearance.

4.6 Further details of the development are as follows:

Site area	0.145 hectares
Site Density	11.7 d.p.h
Proposed parking spaces	4
Parking standard	2 car parking spaces per three bedroom dwelling unit

5.0 Policy Context

5.1 Designation

Urban area

5.2 Reigate and Banstead Core Strategy

CS1(Sustainable Development)
CS10 (Sustainable Development),

5.3 Reigate & Banstead Development Management Plan 2019

Design	DES1 DES2 DES5 DES8
Access and Parking	TAP1
Natural and Historic Environment	NHE2 NHE3 NHE9

5.4 Other Material Considerations

National Planning Policy Framework
2019

National Planning Practice Guidance

Supplementary Planning Guidance

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

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Other

Human Rights Act 1998
Community Infrastructure Levy
Regulations 2010

6.0 Assessment

6.1 The application seeks permission for the erection of four dwellings.

6.2 The main issues to consider are:

- Design and Impact on the character of the area;
- Amenity of future occupiers;
- Neighbour amenity;
- Trees and Landscaping;
- Highway Impact, Access and parking;
- CIL;
- Affordable Housing

Design and Character

6.3 The properties have been designed to have a traditional appearance, reflecting the typical Surrey vernacular through the incorporation of hipped roofs, hanging tiles and a tawny colour palette. Policy DES1 of the Development Management Plan 2019 requires new development to reinforce local distinctiveness and respect the character of the surrounding area; use high quality materials and building detail and incorporate additional landscaping. Proposals that affect Conservation Areas must preserve and where possible enhance the Conservation Area, having particular regard to those features that make a positive contribution to these areas, in accordance with Policy NHE9 of the Development Management Plan.

6.4 The Conservation Officer has been consulted on the application. The design has undergone amendments to address concerns raised in respect of the design. Initially it was proposed to incorporate a crown roof that was oddly shaped and proportioned, considered to be incongruous and inappropriate within the context of the Conservation Area. In response the applicant amended the scheme to a more traditional form. Whilst this increases the height by approximately 3m this is considered to be acceptable from a design viewpoint. The depth of the footprint of the building has been reduced by 0.5m by reducing the two storey rear projections and moving the footprint of the building forward by 1.5m.

6.5 The Conservation Officer has been consulted on the re-designed scheme and has raised no objection. At present the design lacks some of the finer architectural detail, hence a condition would be included within any grant of permission securing these elements.

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- 6.6 Turning to the issue of spacing, the footprint would be sited 7.3m from the rear (east) boundary, 7.9m from the side (north) boundary and 5.7m from the side (west) boundary at the closest points. It is considered that the footprint of the building would be acceptably sited so as to avoid being cramped. Landscaping would feature between the dwellings and the boundary with the donor property, contributing to a sense of spaciousness around the building.
- 6.7 The surrounding area is characterised in part by a mix of plot sizes, with smaller plots occupying Suffolk Close and Norfolk Close to the east and south, and larger plots defining the north of Massetts Road within the Conservation Area. The two plots would total approximately 300 sq. metres, providing gardens of around 145 sq. metres. This would be broadly consistent with plot sizes of properties to the east (which range from 96 sq. metres to 139 sq. metres along Suffolk Close). To the north of Massetts Road, within the Conservation Area, a number of backland development schemes have been permitted, establishing the principle of such development within the Conservation Area. Jessops Lodge, 50 Massetts Road currently has several extant permissions to develop two dwellings to the rear of the existing donor property within considerably smaller plots than those being proposed. Further, a backland development to the rear of 48-58 Massetts Road has granted consent for similar sized dwellings within comparable plots providing a similar size of garden. It is considered that the siting of the building and the size of the resultant plots would be appropriate within this context.
- 6.8 It is considered that the proposed development would be of an acceptable design appropriate to the setting and character of the Conservation Area, appropriately sited with adequate space around, consistent with the character of the area in this regard. The development would comply with the aim of the NPPF of achieving well design places, and would accord with Policies DES1, DES5 and NHE9 of the Development Management Plan 2019.

Amenity for future occupants

- 6.9 It is a fundamental objective of planning policy and stated within the National Planning Policy Framework that we provide high quality housing that is well designed and built to a high standard. The advice is amplified further by policies DES2 and DES5 of the Development Management Plan, which requires developments to demonstrate that dwellings have been designed to ensure that a good standard of amenity for all existing and future occupants and meet the minimum relevant nationally described space standards and be arranged to ensure that habitable rooms are arranged to have an acceptable outlook and where possible receive direct sunlight.
- 6.10 In terms of residential floor space each dwelling would have three bedrooms and would provide approximately 110 sq. metres of internal floor space. Standards require a two storey three bedroom property to provide a minimum of 84 sq. metres and a maximum of 102 sq. metres, thus the development would exceed this requirement. Bedrooms 1 and 3 of each property would be served by front facing windows receiving light from the west. Bedroom 2 would be served by a side window facing south. It is considered that the

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outlook for all of these rooms would be acceptable. Whilst less light would be afforded to bedroom 2 of plot 2 for a greater portion of the day than other rooms, enough light would be received for it not to be objectionable.

- 6.11 As stated, each property would have a garden space of approximately 145 sq. metres. This would be more than sufficient for dwellings of this size and would be larger than some existing dwellings in the area. Policy DES5 requires space to be provided for the storage of waste and recycling bins. It is proposed to provide a bin store for both properties to the west of the site. A further bin collection point is sited adjacent to the entrance to main access from Massetts Road. It is anticipated that residents will take their bins to this point on refuse collection day.
- 6.12 It is considered that the development would provide an acceptable living environment for future occupants, in compliance with Policies DES1, DES4 and DES5 of the Development Management Plan in this regard.

Impact on Neighbouring Residential Amenity

- 6.13 Both of the proposed dwellings would be provided with an identical footprint, with two storey projections to the rear providing the bedroom space. Given the relationship between the two it is not considered that this would give rise to any harmful impact on neighbouring residential amenity. Rear bedroom windows are to be placed on the side elevation, which would mitigate any overlooking into the rear gardens.
- 6.14 Turning to the donor property, the bulk of the proposed dwellings would be sited 8m from the shared boundary and 13.8m from the rear elevation at the closest point. It is considered that the property would be a sufficient distance away to avoid being overbearing in nature. The size of the roof would not be particularly dominant in nature, and the additional bulk of the rear projections would be set in by 2.7m, shifting this bulk away further from the donor property. The proposed access will run past the side elevation of the donor property, which features a set of doors and two obscure glazed windows serving the ground floor flat. There is currently a hardstanding and garage beyond currently used by vehicles in association with the residential use. It is not considered that the level of vehicular movement would be sufficiently harmful to warrant grounds for refusal on issues of noise and disturbance. It is proposed to introduce a strip of landscaping between the two in order to prevent the access from sitting hard up against the property.
- 6.15 Coniston Court to the east of the site underwent extensive refurbishment following the approval of application 09/01081/F which also saw the construction of a considerable extension to the rear to provide 4 small two storey dwelling. The upper floor bedrooms of these units are served by rooflights. The rear of the proposed dwellings would be sited 10.5m from this property. It is considered that the separation distance would be sufficient to ensure that the level of impact would be minimal.

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- 6.16 The proposal is not considered to give rise to significant harm to any neighbouring properties, in accordance with Policy DES1 of the Development Management Plan.
- 6.17 Within objections, concern has been raised that the development would result in the loss of a private view. Whilst the immediate outlook of a neighbouring property can be taken in to account, there is not a right to a private view that can be considered during the assessment of a planning application. It is not considered that in this case there would be any resultant harm to the immediate outlook of any neighbouring properties.
- 6.18 Issues regarding impact on the existing drainage and sewerage capacity would be considered at the building regulations stage.
- 6.19 No protected species has been identified as being present on site. There is separate legislation in place that would come in to force in the event of such species being identified.
- 6.20 Whilst health fears have been cited by interested parties, no specific issues have been identified in this respect. The effect of the development on crime and health is considered to be no different to any other small residential scheme.

Trees and Landscaping

- 6.21 The application site is afforded a significant level of vegetation and trees within the site make a considerable contribution to the character of the area. Along the west boundary is a group tree preservation order consisting of 2 Sycamore 2 Cypress 1 Holly 1 Western Red Cedar. There is also a large mature protected Oak tree in the rear portion of the site as well as a protected Horse Chestnut along the south boundary. There are also other trees and hedges along the boundaries in particular which are not protected.
- 6.22 The proposed development will result in the removal of a number of trees, eight in total and these have all been categorised on the lower 'C' category as set out in table 1 and section 4 of the British Standard 5837:2012, for reference tree losses are T12 T15,T19,T20, T31, T32 and T33. These losses are as a result of the widening of the driveway to facilitate development and some trees within the gardens of the proposed dwellings to create garden space. The loss of these trees is unlikely to have any significant or long lasting adverse effect on the character and appearance of the Conservation Area, although they do have some collective value and make a small contribution to the locality. The proposed development also results in the incursion into root protection areas (RPAs) of a number of trees T11, T13, T14, T18, T21, T22 and T25 with the exception of T25 the incursions are as a result of the widening of the driveway. None of the trees at the front of the application site are affected by the proposed development.
- 6.23 Whilst there is some concern about the incursion into the identified RPAs of both the on an off-site trees, subject to an upgraded ground protection system

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and final detail on the engineering design of the widened access which needs to be resolved with the collaboration of the arboricultural consultant and the civil engineer, this matter should be able to be satisfactorily resolved. The location of the drainage and service runs will also need further and more considered thought to minimise the impact on the rooting environment of retained trees.

- 6.24 The proposed development has the potential to result in serious harm to retained trees unless the construction activity, processes and the final design and installation of services are subject to significant levels of control (qualified arboricultural supervision at key stages throughout the development, frequent arboricultural monitoring) tree and ground protection measures and a finalised design in respect of the access drive and the installation of services and drainage routings that avoids and minimises the changes on the rooting environment of retained trees will be required.
- 6.25 The Council will require a detailed and finalised Arboricultural Method Statement (AMS) and Tree Protection Plan which makes provision for a pre commencement meeting and ongoing qualified arboricultural supervision and monitoring. The AMS must include details of the design and installation of the service routings and access drive.
- 6.26 The Council will require mitigation planting for the trees lost directly to this proposed development and would also seek additional boundary planting to the west, native hedging is a preferred choice in this location which could be managed in order to maintain and contain future growth in this location.
- 6.27 In order to secure the above a condition requiring the finalised tree protection plan to be submitted and agreed prior to the commencement of development will be included within a grant of permission. The imposition of a landscaping condition is also considered appropriate in order to secure appropriate species mix and materials for hard landscaping in order to maintain the current character of the Conservation Order. Subject to these conditions the proposal is deemed to be acceptable in regard to impact on trees, in compliance with Policy NHE3 and NHE9 of the Development Management Plan 2019.

Access and Parking

- 6.28 Each dwelling is proposing two parking spaces. Policy requires new development to provide parking provision in line with the standards identified in Reigate and Banstead's Development Management Plan 2019 Parking Standards. These standards are contained within Annexe 4 of the Plan. The site falls within what is designated as a medium accessibility area as defined within these standards. The proposed development would be expected therefore, based on the number of bedrooms, to provide 4 parking spaces, which has been complied with and is therefore deemed acceptable and would therefore comply.

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- 6.29 The County Highway Authority has assessed the application and has recommended conditions pertaining to parking, the requirement to submit a construction transport management plan prior to the commencement of development and the requirement to provide electric car charging points. Subject to these conditions the proposal would be acceptable in regard to highway matters in compliance with Policy TAP1 of the Development Management Plan.

CIL

- 6.30 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.

Affordable Housing

- 6.31 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, the 2018 NPPF makes clear such contributions should not be sought from developments of 10 units or less.
- 6.32 In view of this 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 carried out in accordance with the following approved plans:

Plan Type	Reference	Version	Date Received
Elevation Plan	19-127-P005	B	01.10.2019
Proposed Plans	19-127-P004	C	01.10.2019
Floor Plan	19-127-P003	C	01.10.2019
Site Layout Plan	19-127-P002	E	01.10.2019
Proposed Plans	19-127-P007		01.10.2019
Proposed Plans	19-127-CGI		01.10.2019
Location Plan	19-127-P001		18.03.2019

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.

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2. 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.

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) The roof and tile hanging shall be of Wealden handmade sandfaced plain clay tiles. The tile hanging shall be of a lighter colour than the roof. All tile hanging to gables and gablets shall be in straight lines and Winchester Cut tiles are not permitted. The base of the tile hanging shall have a kick up sprocket and dentilled stringcourse. All hips shall be in bonnet tiles.
 - b) All external joinery shall be of painted timber with architraved bargeboards with box ends omitted.
 - c) All windows shall be of white painted timber with casements in each opening, with glazing bars of traditional profile, set back behind the reveal at one brick depth where set in brickwork.
 - d) All brickwork shall be of handmade sand faced brick in Flemish bond of colour to match the original donor house. Any window or door arches shall be in gauged brick and soldier brick arches and stringcourses are not permitted.
 - e) The eaves shall match the original house eaves with no gutter fascia board.
 - f) All rainwater goods shall be of black painted cast metal or cast metal profile.
 - g) All footpaths and drives shall be of fixed or loose pea shingle flint gravel.
 - h) Any rooflights shall be a black painted metal conservation rooflight with a single vertical glazing bar. All light tunnels shall be flush with roof.
 - i) All fencing shall be of vertical close boarded timber with timber gravel boards and timber posts.
 - j) The shrubbery and hedging on the west, east, north and south boundary shall be retained at a height greater than the existing fence, notwithstanding pruning necessary for access. A scheme for planting of laurel shrubbery on the grass verge on the western side of the access between the existing building and the main road including timber posts no high than 40cm and no wider than 10cm at 1.5 metres centres to prevent parking on the verge and to improve the appearance to the access, shall be submitted to approved in writing by the LPA and implemented and completed before occupation of the new houses.

Reason: To ensure the development does not result in harm to the character of the Massetts Road Conservation Area, in accordance with the NPPF 2019 Policies DES1 and NHE9 of the Development Management Plan 2019.

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4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 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 works permitted by Class A (enlargement, improvement or other alteration of a dwellinghouse), Class B (The enlargement of a dwellinghouse consisting of an addition or alteration to its roof), Class C (other alterations to the roof of a dwellinghouse), Class D (The erection or construction of a porch outside any external door of a dwellinghouse) ,Class F (the provision or replacement of a hard surface), Class G (The installation, alteration or replacement of a chimney, flue or soil and vent pipe on a dwellinghouse) of Part 1 and Class A (the erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure) of Part 2 of the Second Schedule of the 2015 Order or its successors, shall be constructed (other than those expressly authorised by this permission) without an application being submitted and approved in writing by the LPA.

Reason: To control any subsequent enlargements in the interests of the visual and residential amenities of the locality with regard to NPPF 2019 and Policies DES1 and NHE9 of the Development Management Plan 2019.

5. No development shall commence including any partial demolition or groundworks preparation until a detailed, scaled 'finalised ' 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 any service routings and drainage runs . The AMS shall also include a pre commencement meeting ,supervisory regime for their implementation & monitoring with an agreed reporting process to the LPA.. All works shall be carried out in strict accordance with these details when approved.

Reason: To ensure good arboricultural practice in the interests of the maintenance of the character and appearance of the area and to comply with British Standard 5837:2012 'Trees in Relation to Design, demolition and Construction – Recommendations', the NPPF 2019 and policies DES1, NHE3 and NHE9 of the Development Management Plan.

6. No development shall commence on site until a scheme for the landscaping of the site including the retention of existing landscape features has been submitted to and approved in writing by the LPA. Landscaping schemes shall include details of hard and soft landscaping, including any tree removal/retention, 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.

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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 the NPPF 2019 and policies DES1, NHE3 and NHE9 of the Development Management Plan.

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 its' 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 in order to meet the objectives of the NPPF, and to satisfy policy TAP1 of the Development Management Plan 2019.

8. 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: In order that the development should not prejudice highway safety nor cause inconvenience to other highway users to in order to meet the objectives of the NPPF and satisfy Policy TAP1 of the Reigate and Banstead Development Management Plan 2019.

9. The development hereby approved shall not be occupied unless and until at least 1 of the available parking spaces are provided with a fast charge socket (current minimum requirement 7kw Mode 3 with Type 2 connector - 230 v AC 32 amp single phase dedicated supply) in accordance with a scheme to be submitted to and approved in writing by 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 in order to meet the objectives of the objectives of the NPPF

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and satisfy Policy TAP1 of the Reigate and Banstead Development Management Plan 2019.

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 which shall be expected to comprise hedging to maintain the rural character of the area.

Reason: To preserve the visual amenity of the area and protect neighbouring residential amenities with regard to the NPPF 2019 and Policies DES1, NHE3 and NHE9 of the Development Management Plan 2019.

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;

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- (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 bowzers 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 use of landscape/arboricultural consultant is considered essential to provide acceptable submissions in respect of the above relevant conditions. The planting of trees and shrubs shall be in keeping with the character and appearance of the locality with a strong native influence. There is an opportunity to incorporate structural landscape trees and native hedging into the scheme to provide for future amenity and long term continued structural tree and vegetation cover in this area. It is expected that the replacement structural landscape trees will be of Advanced Nursery Stock size with initial planting heights of not less than 4.5m with girth measurements at 1m above ground level in excess of 16/18cm.
6. 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.
7. Section 59 of the Highways Act permits the Highway Authority to charge developers for damage caused by excessive weight and movements of vehicles to and from a site. The Highway Authority will pass on the cost of any excess repairs compared to normal maintenance costs to the applicant/organisation responsible for the damage.
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. It is the responsibility of the developer to ensure that the electricity supply is sufficient to meet future demands and that any power balancing technology is in place if required. Please refer to:

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<http://www.beama.org.uk/resourceLibrary/beama-guide-to-electric-vehicle-infrastructure.html> for guidance and further information on charging modes and connector types.

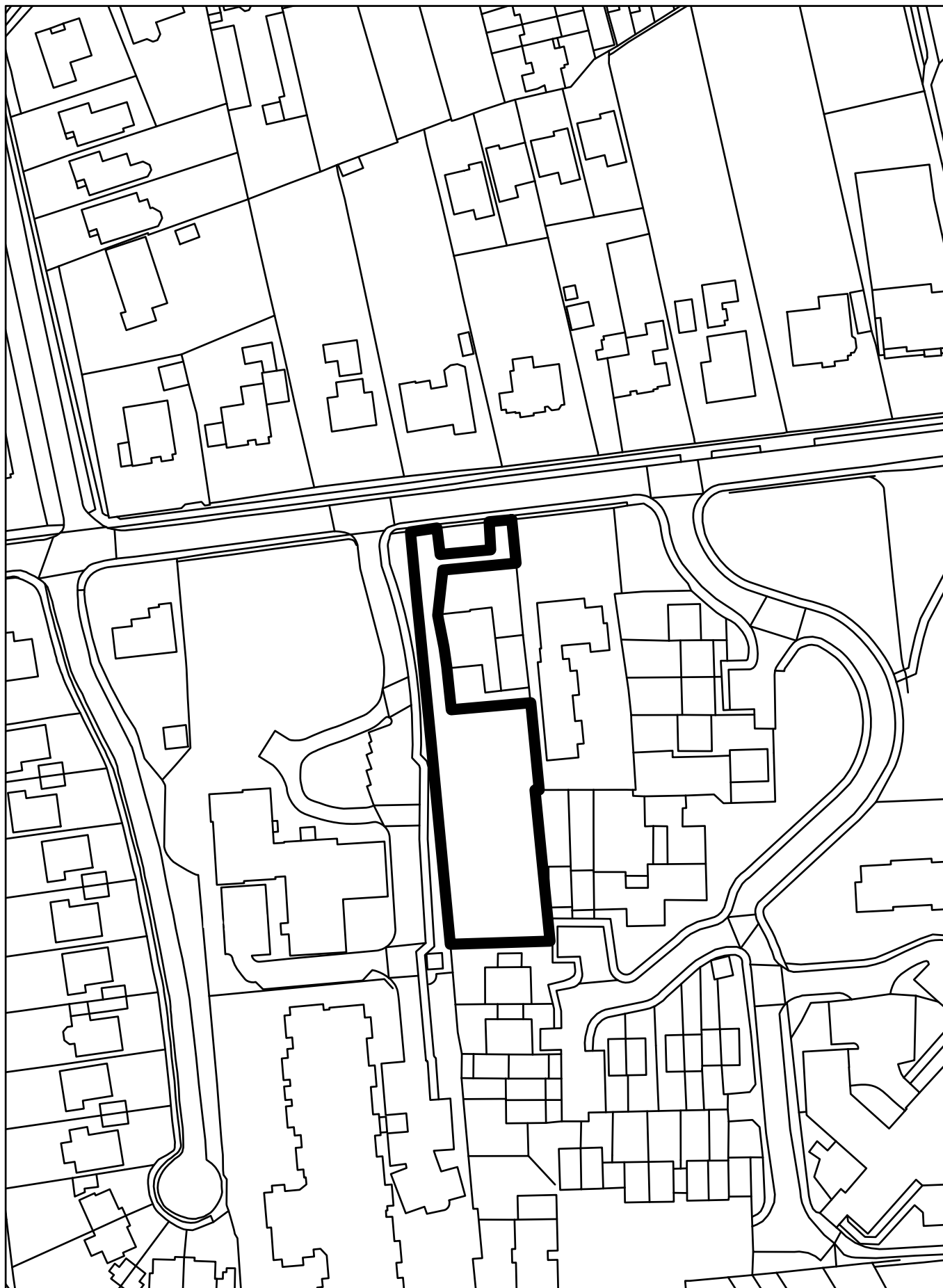
REASON FOR PERMISSION

The development hereby permitted has been assessed against the NPPF 2019 and Development Management Plan policies DES1 DES2 DES5 DES8 TAP1 NHE2 NHE3 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.

Agenda Item 9
19/00559/OUT - Land Rear Of 57 Massetts Road,
Horley



1 PROPOSED SITE PLAN
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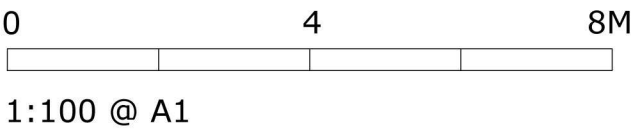




1

PROPOSED SITE SECTION

SCALE 1:100 @ A1



REV	DATE	BY	CHK
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PLANNING



CLIENT:

CHARTWELL
UNLOCKING LAND | BUILDING BEAUTIFUL HOMES

PROJECT:

57 MASSETTS ROAD, HORLEY

TITLE:

PROPOSED SITE SECTION

SCALE @ A1: 1:100 @ A1 & 1:200 @ A3	CHECKED: DC	PAPER SIZE: A1
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PROJECT No: 127	DRAWING No: 19-127-P006	REV:

Agenda Item 9

126



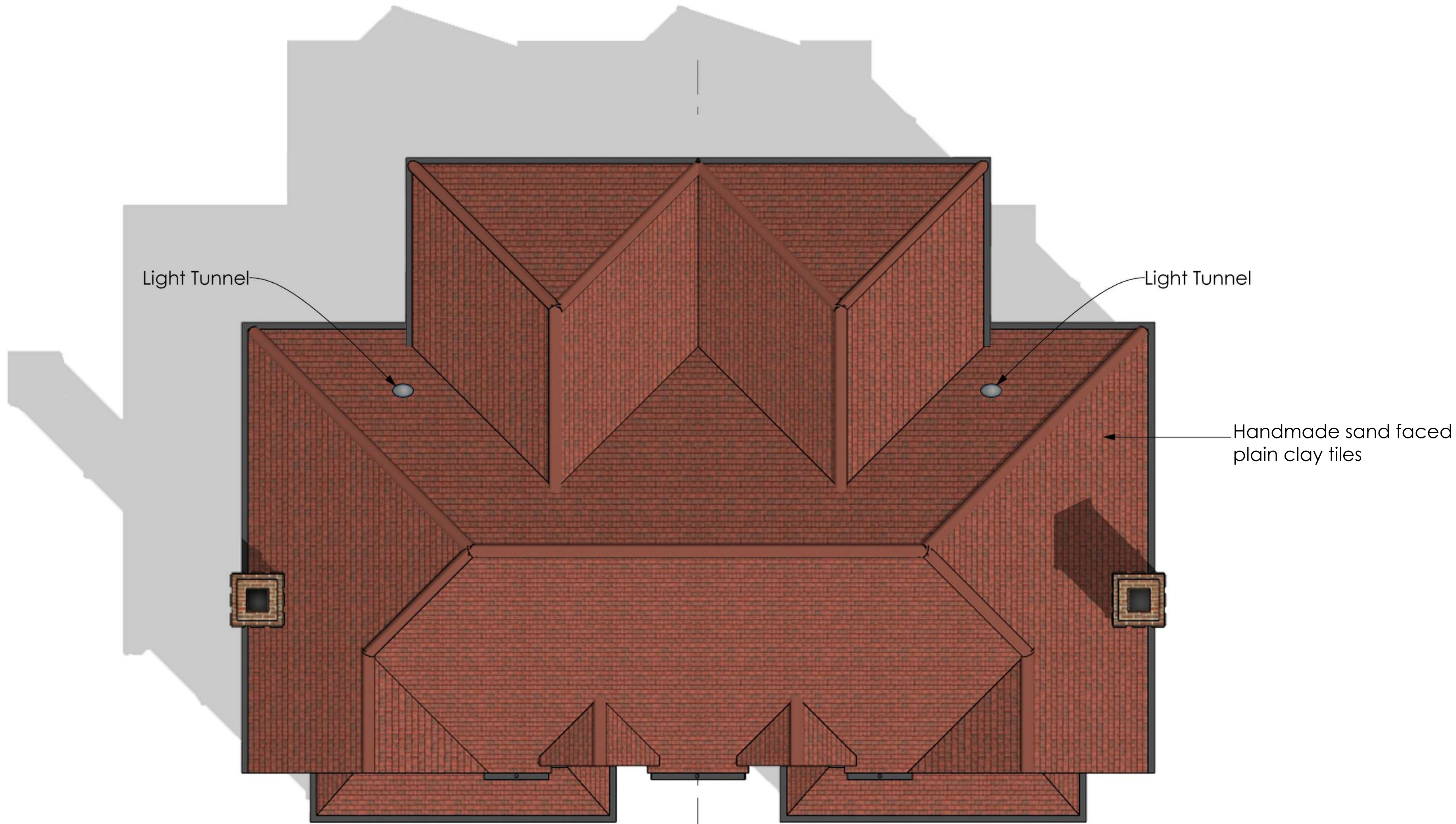


1 PROPOSED SOUTH ELEVATION
SCALE 1:50 @ A1

2 PROPOSED NORTH ELEVATION
SCALE 1:50 @ A1



0 2 4M
1:50 @ A1



3 PROPOSED ROOF PLAN
SCALE 1:50 @ A1

REV	DATE	BY	CHK
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PLANNING



CLIENT:

CHARTWELL
UNLOCKING LAND | BUILDING BEAUTIFUL HOMES

PROJECT:
57 MASSETTS ROAD, HORLEY

TITLE:
PROPOSED ELEVATIONS - PAGE 1
ROOF PLAN

SCALE @ A1: 1:50 @ A1 & 1:100 @ A3	CHECKED: DC	PAPER SIZE: A1
CAD FILE:	DESIGN-DRAWN: DC, TA	DATE: 25-02-2019
PROJECT No: 127	DRAWING No: 19-127-P004	REV: C



1 PROPOSED WEST / FRONT ELEVATION
SCALE 1:50 @ A1

0 2 4M
1:50 @ A1



2 PROPOSED EAST / REAR ELEVATION
SCALE 1:50 @ A1

REV	DATE	BY	CHK

NOTES

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PLANNING



CLIENT:

CHARTWELL
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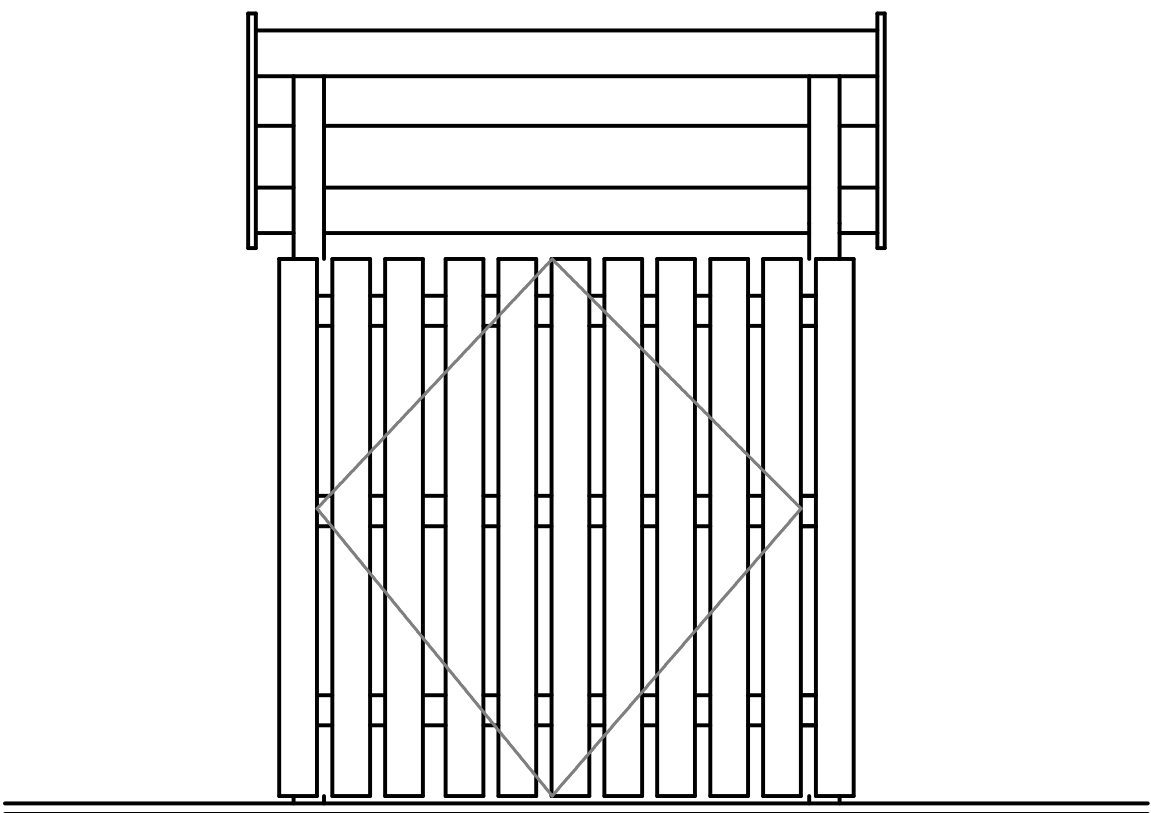
PROJECT:

57 MASSETTS ROAD, HORLEY

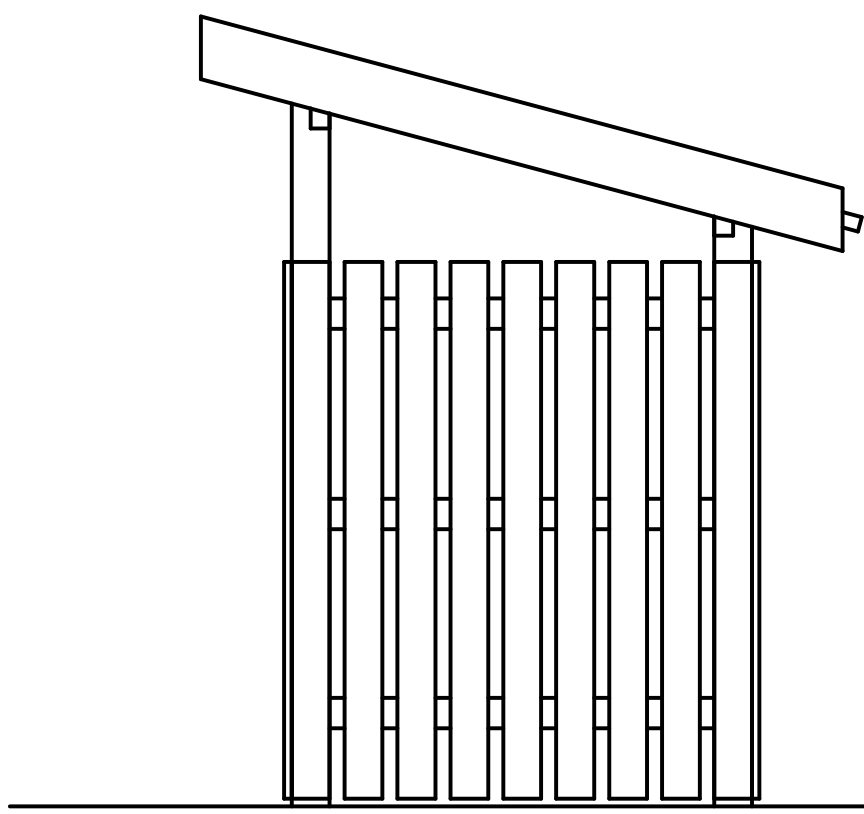
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PROPOSED ELEVATIONS - PAGE 2

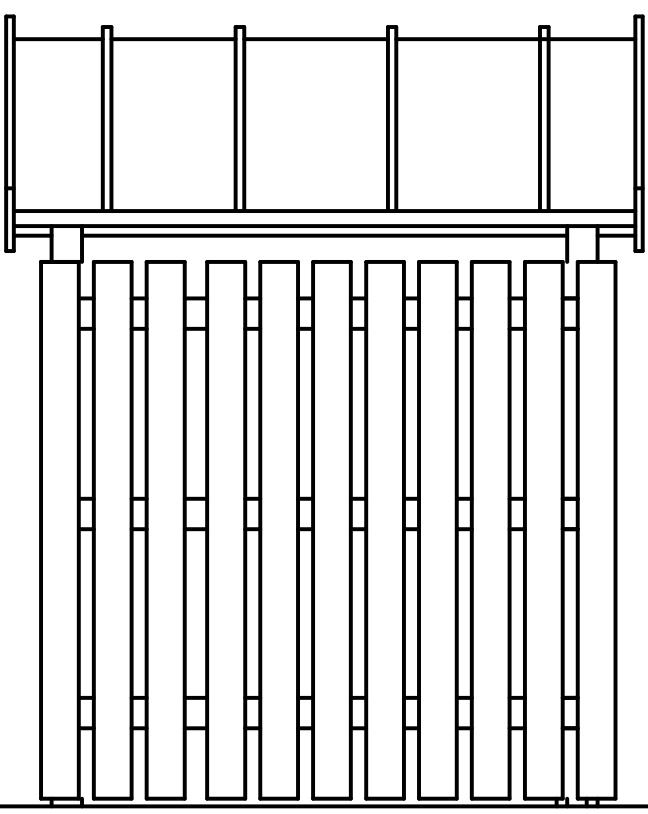
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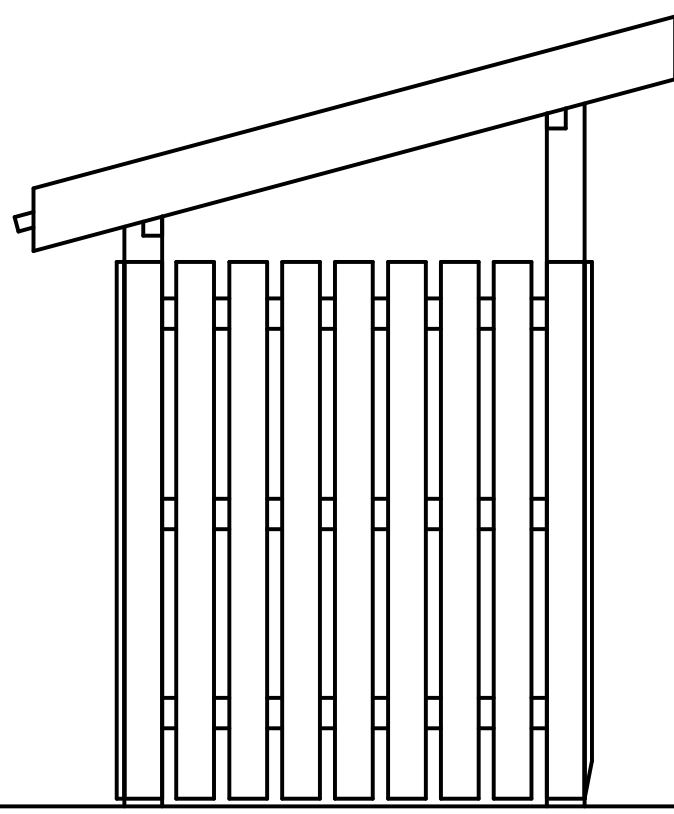
1 FRONT ELEVATION
SCALE 1:25 @ A1



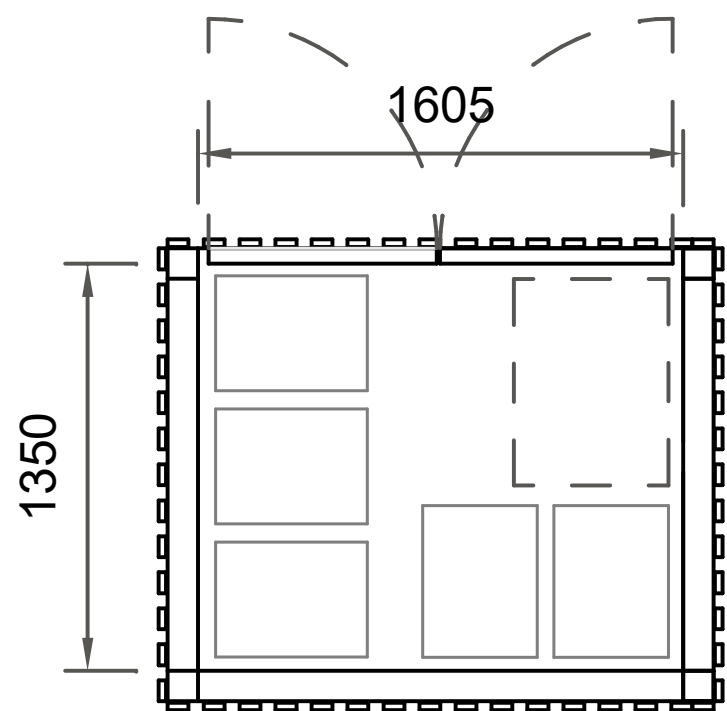
2 SIDE ELEVATION
SCALE 1:25 @ A1



3 REAR ELEVATION
SCALE 1:25 @ A1

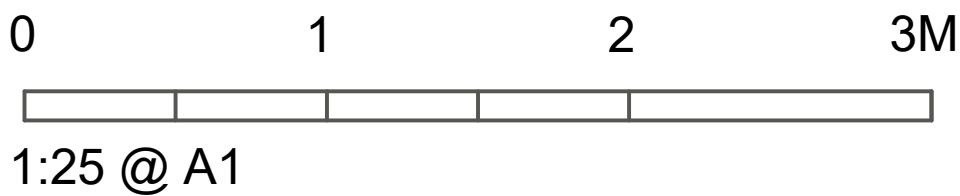


4 SIDE ELEVATION
SCALE 1:25 @ A1



5 PLAN LAYOUT
SCALE 1:25 @ A1

Refuse Store serving 2 no. Houses ;
includes a minimum of 2 no. Wheely Bins per House
Residents to deposit bins in Refuse Store
on or before collection day



REV	DATE	BY	CHK

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CLIENT:

PROJECT:
57 MASSETTS ROAD, HORLEY

TITLE:
PROPOSED REFUSE STORE


SCALE @ A1: 1:25 @ A1 & 1:50 @ A3	CHECKED: DC	PAPER SIZE: A1
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PROJECT No: 127	DRAWING No: 19-127-P007	REV:

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Agenda Item 10

Planning Committee
30th October 2019

Agenda Item: 10
19/01667/F

 Reigate & Banstead BOROUGH COUNCIL Banstead Horley Redhill Reigate	TO:		PLANNING COMMITTEE
	DATE:		30 th October 2019
	REPORT OF:		HEAD OF PLACES & PLANNING
	AUTHOR:		James Amos
	TELEPHONE:		01737 276188
	EMAIL:		james.amos@reigate-banstead.gov.uk
AGENDA ITEM:	10	WARD:	Nork

APPLICATION NUMBER:	19/01667/F	VALID:	30/08/2019
APPLICANT:	The Chapel Property Co Ltd	AGENT:	Malcolm Nixon Architects
LOCATION:	LAND TO THE REAR OF 63-65, HILLSIDE, BANSTEAD, SM7 2BH		
DESCRIPTION:	Proposed 2no. 3 bedroom semi-detached houses. As amended on 23/09/2019.		
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

This is a full planning application for the erection of 2 semi-detached two storey dwellings with associated parking and hard and soft landscaping.

The site is located to the rear of 63 and 65 Hillside, with a frontage to Hillside Close. The proposed dwellings would be orientated to face towards Hillside Close, with rear gardens extending westwards towards nos. 63 and 65 Hillside. The site slopes down from Hillside Close towards the west.

Each dwelling would contain a pair of 3 bedrooms and would be provided with two off-street car parking spaces and private rear gardens.

The dwellings would generally align with neighbouring properties to the north and south and would maintain an appropriate frontage to Hillside Close. Due to the sloping site, the dwellings would sit below the road level of Hillside Close, with car parking located to the front.

The proposals would make efficient use of this previously developed site for new housing without harming amenities of neighbouring properties and are considered acceptable.

RECOMMENDATION(S)

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

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Consultations:

Highway Authority: The County Highway Authority has assessed the application on safety, capacity and policy grounds and is satisfied that the application would not have a material impact on the safety and operation of the adjoining public highway with respect of access, net additional traffic generation and parking. The County Highway Authority therefore has no highway requirements subject to conditions relating to the provision of the proposed vehicular accesses and the parking prior to occupation, the provision of a Construction Transport Management Plan and the provision of electric vehicle charging points for each dwelling.

Representations:

Letters were sent to neighbouring properties on 10th September 2019 and a site notice was posted 24th September 2019.

4 responses have been received raising the following issues:

Issue	Response
Inadequate parking	See paragraph 6.15
Noise & disturbance	See paragraph 6.12
Inconvenience during construction	See paragraph 6.12
Overdevelopment	See paragraph 6.4
Increase in traffic and congestion	See paragraph 6.15
Overlooking and loss of privacy	See paragraph 6.11
Overshadowing	See paragraph 6.11
Property devalue	See paragraph 6.13
Covenants	See paragraph 6.13

1.0 Site and Character Appraisal

- 1.1 This is a full application for the erection of a pair of semi-detached two storey dwellings on land located at the rear of 63 and 65, Hillside. The land was formerly part of the rear gardens of these properties but has been separated and is currently vacant. It lies adjacent to and accesses onto Hillside Close. There is a marked rise in land levels from east to west, such that the application site is elevated above the dwellings on Hillside. The site itself is bounded by close boarded timber fencing.
- 1.2 The surrounding area has a wide variety of house types and architectural styles and is characterised by generous landscaping and an above average level of tree cover. To the north of the site is 13A, Hillside Close, a detached chalet bungalow type dwelling; whilst to the south are nos. 5-11 Hillside Close, a short terrace of two storey dwellings.

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2.0 Added Value

- 2.1 Improvements secured at the pre-application stage: The applicant entered into pre-application discussions with the Council (PAM/16/000354). Advice was provided regarding the design of the houses, the position of the proposed car parking and the impact of the proposals on the amenities of neighbours.
- 2.2 Improvements secured during the course of the application: None were considered necessary as the proposals are considered acceptable.
- 2.3 Further improvements could be secured through the use of conditions relating to the materials for the external elevations, landscaping and other measures.

3.0 Relevant Planning and Enforcement History

There is none of relevance.

4.0 Proposal and Design Approach

- 4.1 Planning permission is sought for the erection of a pair of two storey semi-detached houses on the site. The houses would be located centrally on the site and set back from the road frontage on Hillside Close by between 10.5m and 13m. The forecourt area of the site would be occupied by two parking spaces for each dwelling, together with areas of landscaping. Due to the sloping site, the parking would be located at road level whilst the front elevation of the houses would be by approximately 1m.
- 4.2 At the rear, the houses would have level patios with gardens sloping down to the boundary fences with 63 and 65 Hillside.
- 4.3 The dwellings have been designed with a traditional appearance with hipped roofs and projecting bay windows and canopies to the front elevations and would utilise a mix of materials similar to the palette of materials found in the area, including yellow stock bricks, render and tile hanging to the main elevations and concrete slate tiles to the roofs.
- 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:

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Assessment	The character of the surrounding area is assessed as mixed residential including terraced and semi-detached houses.
	No site features worthy of retention were identified.
Involvement	No community consultation took place.
Evaluation	The statement does not include any evidence of other development options being considered.
Design	The statement does not explain why the proposal was chosen

4.6 Further details of the development are as follows:

Site area	0.08ha
Proposed parking spaces	4
Parking standard	4 (maximum)
Net increase in dwellings	4
Existing site density	0
Proposed site density	50

5.0 Policy Context

5.1 Designation

Urban area

5.2 Reigate and Banstead Core Strategy

CS1(Sustainable Development)
CS10 (Sustainable Development),
CS11 (Sustainable Construction),
CS14 (Housing Needs)
CS17 (Travel Options and accessibility)

5.3 Reigate and Banstead Development Management Plan 2019

DES1 (Design of New development)
DES2 (Residential garden land development)
DES4 (Housing Mix)
DES5 (Delivering High Quality Homes)
TAP1 (Access, Parking and Servicing)
CCF1 (Climate Change Mitigation)
INF3 (Electronic communication networks)

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5.4 Other Material Considerations

National Planning Policy Framework

National Planning Practice Guidance

Supplementary Planning Guidance

Surrey Design

Local Distinctiveness Design Guide

Vehicle and Cycle Parking

Guidance 2018

Other

Human Rights Act 1998

Community Infrastructure Levy

Regulations 2010

6.0 **Assessment**

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

6.2 The main issues to consider are:

- Design appraisal
- Neighbour amenity
- Highway matters
- Affordable Housing
- Community Infrastructure Levy

Design appraisal

6.3 The site is located at the rear of 63 and 65 Hillside with a frontage to Hillside Close. To the north of the site, no. 13A is a chalet style dwelling which is located further forward towards the highway in Hillside Close than the proposed semi-detached properties on the application to site. To the south is no.11 Hillside Close, a two storey end-of-terraced property which is set further back than the proposals in this case. The proposed dwellings in this case would be positioned centrally within the site, between 10.5m and 13m back from the highway, thus respecting the staggered building line on the western side of Hillside Close.

6.4 The proposal takes in two rear gardens and in doing so creates two plots of adequate width (approximately 19.3 metres), similar in scale to the adjoining property and be consistent with the principle of development which prevails in the surrounding area. A reasonably spacious feel consistent with the present character would be retained with separation of between 1.4 and 1.8m to side boundaries. The staggered building line and the set back from the road frontage would maintain the spatial characteristics of the area.

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- 6.5 The height of the proposed dwellings would be similar to neighbouring properties, 900mm taller than the chalet style dwelling to the north but 900mm lower than the terraced dwellings to the south. The sloping nature of the site from the road frontage down to Hillside allows the new dwellings to be positioned below road level, further reducing their impact on the street scene. The deep setback also allows the provision of car parking at the front of the property with reasonable space left over for landscaping. A condition requiring approval of levels prior to commencement will be attached to ensure this is carried through.
- 6.6 The design of the dwellings would be a traditional two storey, similar to others in the area. The building incorporates a pitched roof with a ridge height of approximately 7.65 metres and adopts a fully hipped roof form, which serves to reduce the bulk and mass and which would be appreciated within the street scene of Hillside Close. The proposed dwellings, although on a staggered building line would retain a reasonable degree of symmetry to the front elevation and would not be prominent in the street scene or adversely impact upon character.
- 6.7 An indication of the materials to be used has been provided including yellow stock bricks and tile hanging to the main elevations and grey concrete roof tiles. These materials would be reflective of those in the area and would provide an appropriate finish to the proposed development.
- 6.8 Overall, the proposed development would be of appropriate scale and design and would not be unduly detrimental to the street scene of Hillside Close or the character of the wider locality. It therefore complies with policies Ho9, Ho13 and Ho14 in this respect.

Neighbour amenity

- 6.9 While the proposed dwellings would be apparent from the rear of properties along Hillside, particularly due to the elevated position, a significant separation distance of approximately 31metres would be retained. In view of this, it is not considered that loss of light would occur to these properties, or that the dwellings would appear unduly overbearing. The presence of boundary fencing and planting - details of which will be secured by condition - would further soften any visual impact
- 6.10 The rear elevations would have windows at ground and first floors with two bedroom windows facing towards the west. Given the separation distances and the boundary planting, it is not considered that the proposals would give rise to any undue overlooking or loss of privacy to the occupants of properties on Hillside.
- 6.11 Due to the siting of the proposed dwelling, in particular the proposed set down in land level, no loss of light would occur to residents of nearby properties on Hillside Close. For this reason, and in view of the design approach discussed above, it is not considered that the proposal would

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appear overbearing on properties on Hillside Close, nor would it be unduly harmful to their outlook.

- 6.12 Representations have been received regarding noise and disturbance, wildlife, flooding, structural concerns and inconvenience during the construction period. The addition of one dwelling is not considered to result in an unsatisfactory level of disturbance. The site is not situated within a flood zone, and structural issues would be addressed at building control stage. The proposal is considered to cause no undue harm to wildlife and whilst there may be a degree of inconvenience and disturbance during the construction phase, the proposal would not warrant refusal on this basis and statutory nuisance legislation exists to control any significant levels of disturbance.
- 6.13 The existence of a covenant on the site and the loss of value in a property are not material planning considerations.
- 6.14 Overall, whilst giving rise to a degree of change in the relationship between buildings, the proposed development would not adversely affect the amenities of neighbouring properties, and therefore complies with policy DES1 in this respect

Highway matters

- 6.15 The proposed dwellings would be accessed from Hillside Close. New crossovers would be provided leading to off-street parking for each dwelling. In respect of parking, the proposed development would provide sufficient off-street parking on-site: two spaces would be provided for each dwelling. Overall, it is considered that the proposals offer sufficient and practical parking provision on-site such that the proposed development should not exacerbate existing parking stress or constraint on Hillside and Hillside Close.
- 6.16 Whilst concerns have been raised by surrounding residents in respect of parking and highway safety - particularly along Hillside Close - 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.

Affordable Housing

- 6.17 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.

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

Community Infrastructure Levy (CIL)

- 6.19 The Community Infrastructure Levy (CIL) is a fixed charge which the Council will be collecting from some new developments from 1 April 2016. It will raise money to help pay for a wide range of infrastructure including schools, road, public transport and community facilities which are needed to support new development. This development would be CIL liable and, although the exact amount would be determined and collected after the grant of planning permission, an informal calculation shows a CIL liability of around £22,680.

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:

Drawing title	Drawing number	Received on
Location plan		23/08/2019
Site layout plan	M207/019/001	23/08/2019
Street elevation as proposed	M207/19/sk002	23/08/2019
Site plan as proposed	M207/19/sk003	23/08/2019
Ground floor plan as proposed	M207/19/sk005	23/08/2019
First floor plan as proposed	M207/19/sk006	23/08/2019
Roof plan as proposed	M207/19/sk007	23/08/2019
Typical site section 1	M207/19/sk008	23/08/2019
Typical site section 2	M207/19/sk009	26/09/2019

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.

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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 Local Plan Development Management Plan 2019 policy DES1.

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

Reason: To ensure that a satisfactory external appearance is achieved of the development with regard to Reigate and Banstead Local Plan Development Management Plan 2019 policy DES1.

5. No development above slab level shall commence on site until a scheme for the landscaping of the site including the retention of existing landscape features has been submitted to and approved in writing by the LPA. Landscaping schemes shall include details of hard and soft landscaping, including any tree removal/retention, 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 Reigate and Banstead Local Plan Development Management Plan 2019 policy DES1.

6. No development shall commence until a Construction Transport Management Plan, to include details of:
 - (a) parking for vehicles of site personnel, operatives and visitors
 - (b) loading and unloading of plant and materials
 - (c) storage of plant and materials
 - (d) programme of works (including measures for traffic management)
 - (e) measures to prevent the deposit of materials on the highway
 - (f) before and after construction condition surveys of the highway and a commitment to fund the repair of any damage caused
 - (g) on-site turning for construction vehicles

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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 2019.

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

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

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

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

9. 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 first floor windows, dormer windows or rooflights other than those expressly authorised by this permission shall be constructed.

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

10. 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

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11. The development hereby approved shall not be first occupied unless and until an Energy and Water Efficiency Statement has been submitted to and approved in writing by the Local Planning Authority. The Statement shall detail how the development will:
- a) Ensure that the potential water consumption by occupants of each new dwelling does not exceed 110 litres per person per day
 - b) Achieve not less than a 19% improvement in the Dwelling Emission Rate (DER) over the Target Emission Rate (TER) as defined in Part L1A of the 2013 Building Regulations

The development shall be carried out in accordance with the approved details and any measures specific to an individual dwelling(s) shall be implemented, installed and operational prior to its occupation.

Reason: To ensure that the development supports the efficient use of resources and minimises carbon emissions with regard to Policy CS10 of the Reigate & Banstead Core Strategy 2014 and Policy CCF1 of the Reigate & Banstead Development Management Plan 2019.

12. All dwellings within the development hereby approved shall be provided with the necessary infrastructure to facilitate connection to a high speed broadband. Unless otherwise agreed in writing with the Local Planning Authority, this shall include as a minimum:
- a) A broadband connection accessed directly from the nearest exchange or cabinet
 - b) Cabling and associated installations which enable easy access for future repair, replacement or upgrading.

Reason: To ensure that the development promotes access to, and the expansion of, a high quality electronic communications network in accordance with Policy INF3 of the Reigate & Banstead Development Management Plan 2019.

13. The development hereby approved shall not be occupied unless and until at least 1 of the available parking spaces for each dwelling are provided with a fast charge socket (current minimum requirement 7kw Mode 3 with Type 2 connector - 230 v AC 32 amp single phase dedicated supply) in accordance with a scheme to be submitted to and approved in writing by 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 in order to meet the objectives of the NPPF (2018), and to satisfy policy Mo5, Mo6 and Mo7 of the Reigate and Banstead Local Plan.

14. The development hereby approved shall not be first occupied unless and until facilities for the secure parking of bicycles within the development site have been provided in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority, and thereafter the said approved

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facilities shall be provided, retained and maintained to the satisfaction of the Local Planning Authority.

Reason: To ensure that the development would promote sustainable transport choices with regard to Policy CS17 of the Reigate and Banstead Core Strategy 2014 and in recognition of Section 4 "Promoting Sustainable Transport" in the National Planning Policy Framework 2012.

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, to contact the Council's Neighbourhood Services team to confirm the number and specification of recycling and refuse bins that are required to be supplied by the developer. The Council's Neighbourhood Services team can be contacted on 01737 276292 or via the Council's website at http://www.reigate-banstead.gov.uk/info/20085/planning_applications/147/recycling_and_waste_developers_guidance
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.

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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 applicant is advised that the Borough Council is the street naming and numbering authority and you will need to apply for addresses. This can be done by contacting the Address and Gazetteer Officer prior to construction commencing. You will need to complete the relevant application form and upload supporting documents such as site and floor layout plans in order that official street naming and numbering can be allocated as appropriate. If no application is received the Council has the authority to allocate an address. This also applies to replacement dwellings. If you are building a scheme of more than 5 units please also supply a CAD file (back saved to 2010) of the development based on OS Grid References. Full details of how to apply for addresses can be found http://www.reigatebanstead.gov.uk/info/20277/street_naming_and_numbering.
7. The permission hereby granted shall not be construed as authority to carry out any works on the highway. The applicant is advised that prior approval must be obtained from the Highway Authority Local Highways Service Group (0300 200 1003) before any works are carried out on any footway, footpath, carriageway, or verge to form a vehicle crossover or to install dropped kerbs. Please see: www.surreycc.gov.uk/roads-and-transport/road-permits-and-licences/vehicle-crossovers-or-dropped-kerbs.
8. The developer is 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.
9. Section 59 of the Highways Act permits the Highway Authority to charge developers for damage caused by excessive weight and movements of vehicles to and from a site. The Highway Authority will pass on the cost of

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any excess repairs compared to normal maintenance costs to the applicant/organisation responsible for the damage.

10. 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).
11. It is the responsibility of the developer to ensure that the electricity supply is sufficient to meet future demands and that any power balancing technology is in place if required. Please refer to: <http://www.beama.org.uk/resourceLibrary/beama-guide-to-electric-vehicle-infrastructure.html> for guidance and further information on charging modes and connector types.
12. 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

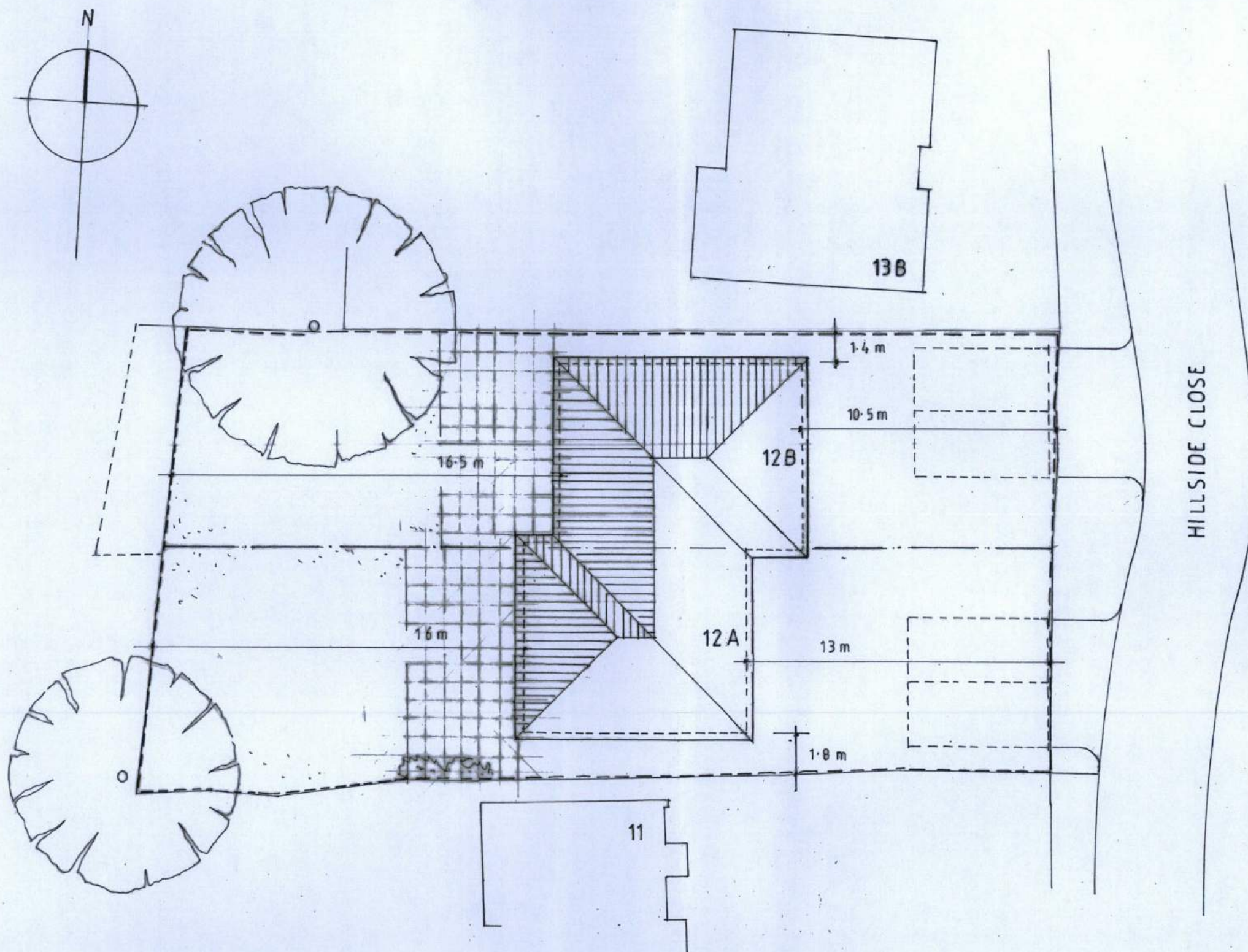
The development hereby permitted has been assessed against development plan policies CS1, CS10, CS11, CS14, CS17, DES,1 DES2, DES4, DES5, TAP1, CCF1, INF3 and material considerations, including third party representations. It has been concluded that the development is in accordance with the development plan and there are no material considerations that justify refusal in the public interest.

Proactive and Positive Statements

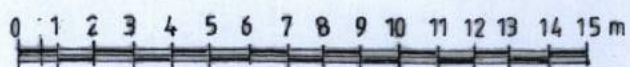
The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in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

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19/01667/F - Land To The Rear Of 63-65 Hillside, Banstead





Scale



REV 'A' / JULY 2019 / HOUSE NUMBERING HANDLED.

(12) HILLSIDE CLOSE
BANSTEAD
SURREY SM7 1ET

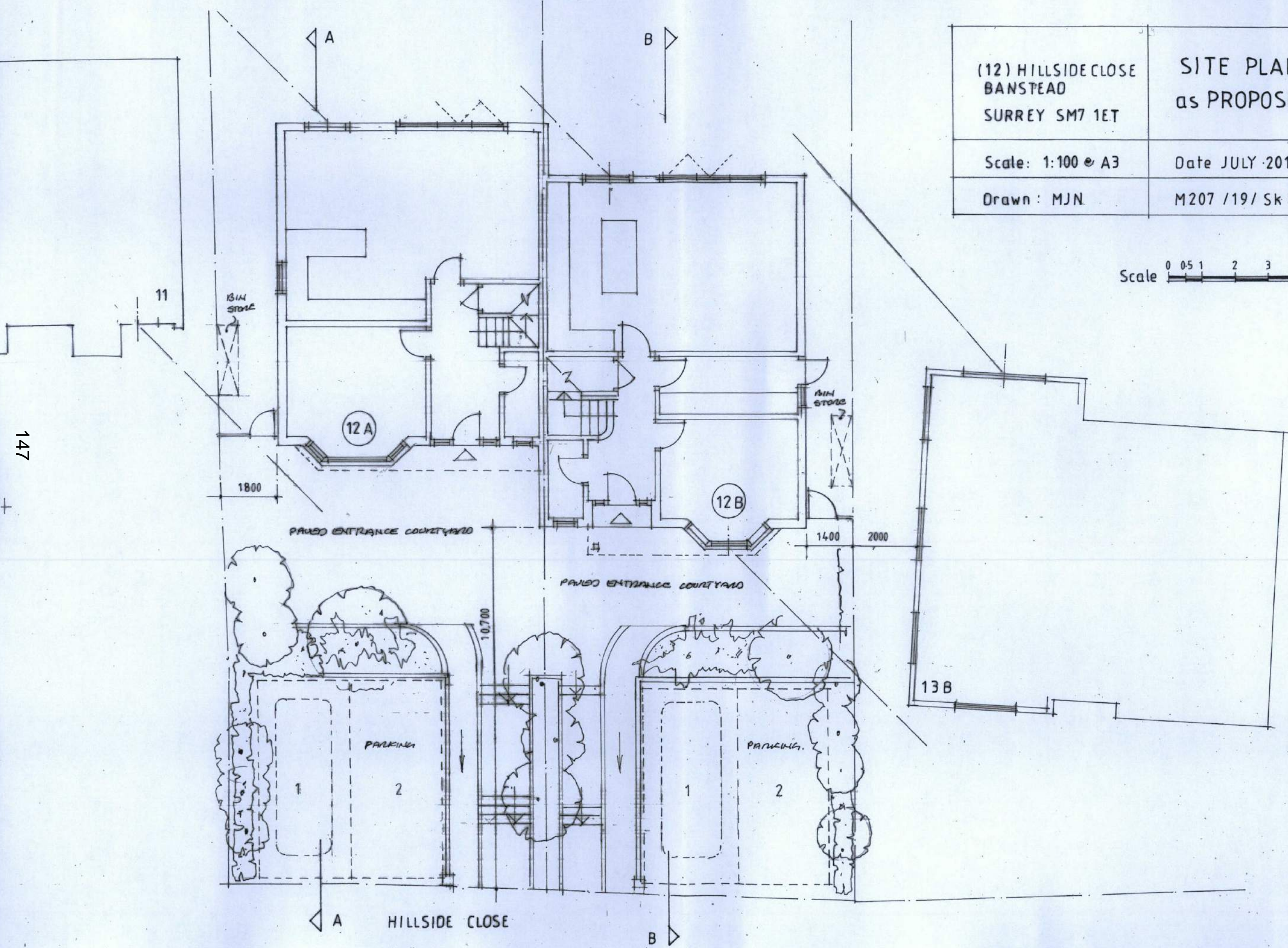
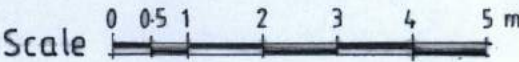
SITE LAYOUT PLAN

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Date: JULY 2019

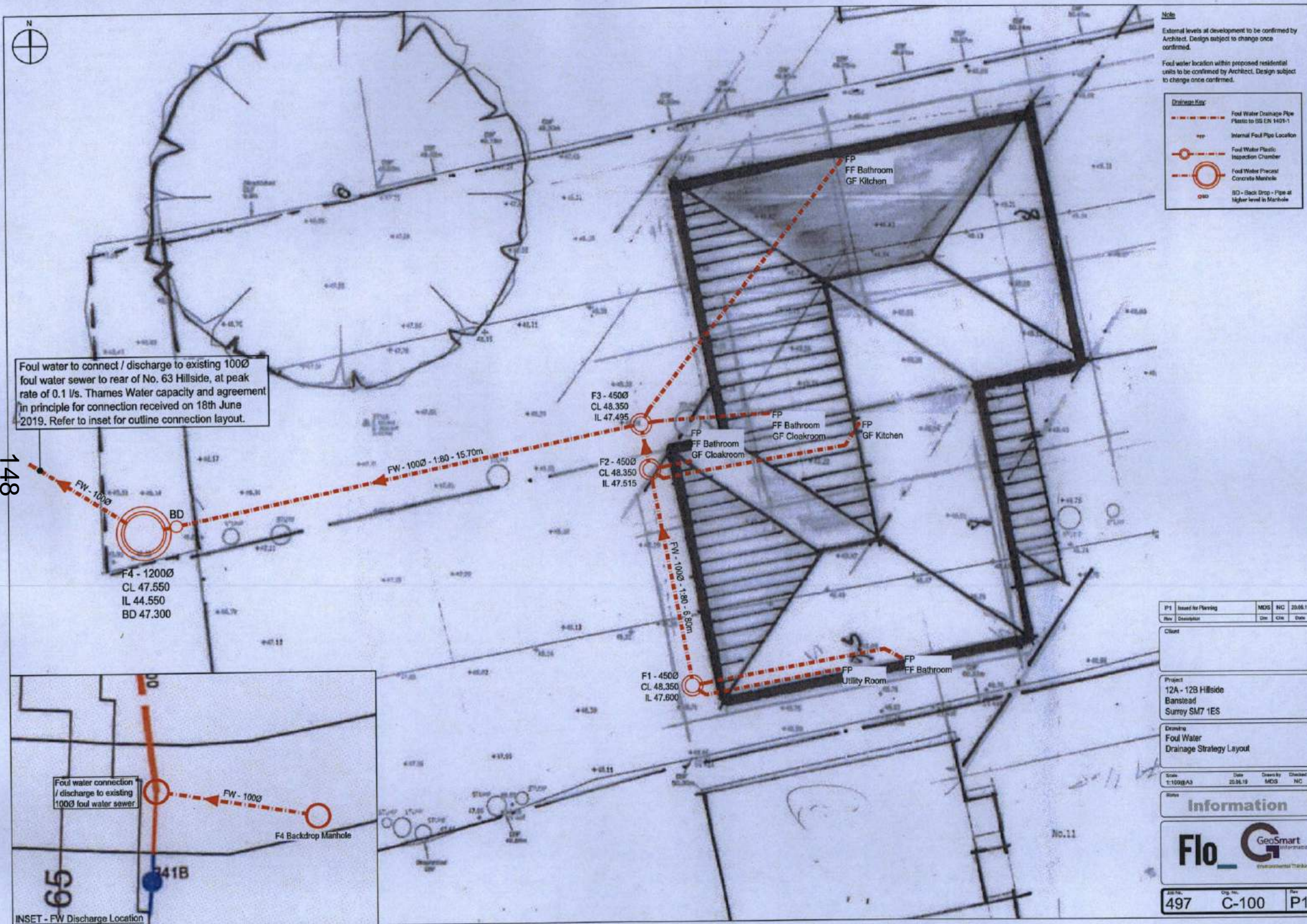
M 207 / 019 / 001

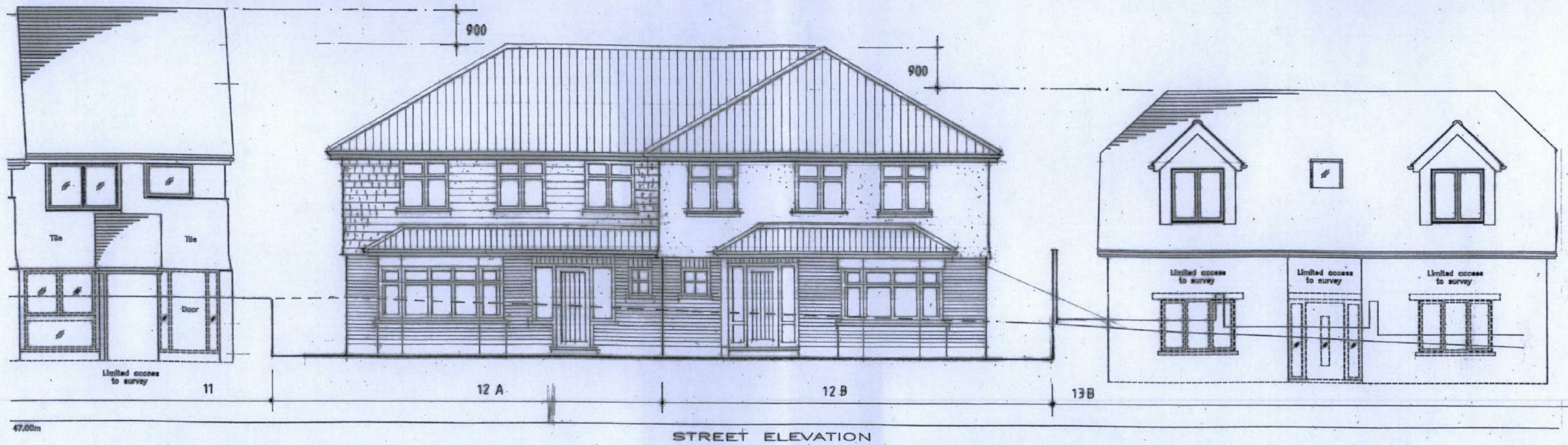
(12) HILLSIDE CLOSE BANSTEAD SURREY SM7 1ET	SITE PLAN as PROPOSED
Scale: 1:100 @ A3	Date JULY 2019
Drawn: MJN	M207 /19/ Sk 003



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148





Scale

0 1 2 3 4 5 6 7 8 m

(12) HILLSIDE CLOSE
BANSTEAD
SURREY SM7 1ET

STREET ELEVATION
as PROPOSED

Scale 1:100 @ A3

Date: JULY 2019

M207 /19/ Sk 002



NOTES:
All dimensions must be checked on site

Revisions	
A	Date
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Client
The Chapel Property Co Ltd

Job Title
LAND TO THE REAR of
63-64 HILLSIDE CLOSE
BANSTEAD
SURREY SM7 1ET.

Drawing Title
ELEVATIONS
as PROPOSED

Scale
1:50 @ A3

Date
Aug 2019

Drawn by
mjn

Drg. No.
M207/019/ 004



FRONT ELEVATION as PROPOSED



SIDE ELEVATION (South) as PROPOSED



REAR ELEVATION as PROPOSED



SIDE ELEVATION (North) as PROPOSED

NOTES:
All dimensions must be checked on site

A		Date	Revisions
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Client
The Chapel Property Co Ltd

Job Title
LAND TO THE REAR of
63-64 HILLSIDE CLOSE
BANSTEAD
SURREY SM7 1ET.

Drawing Title
ELEVATIONS
as PROPOSED

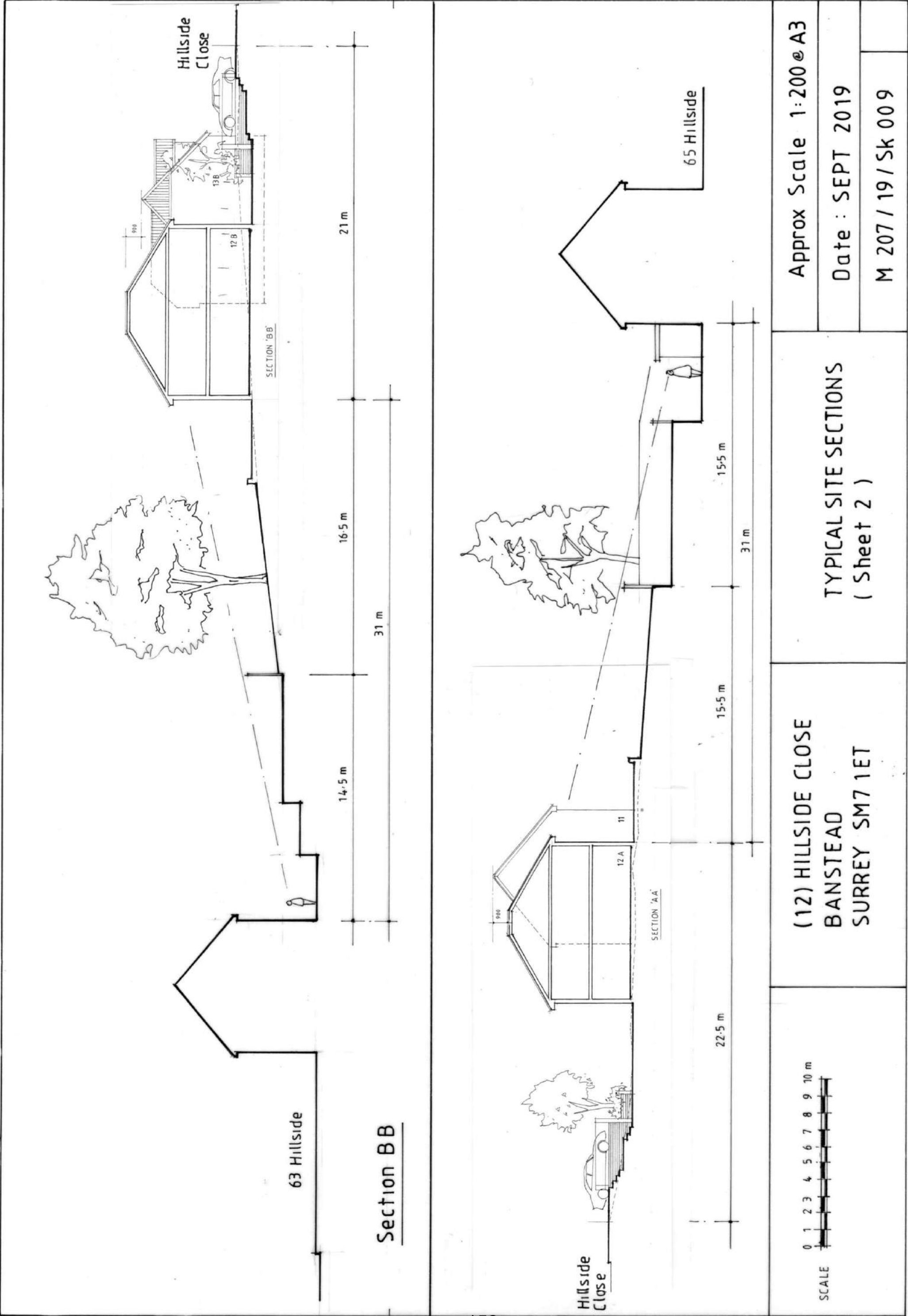
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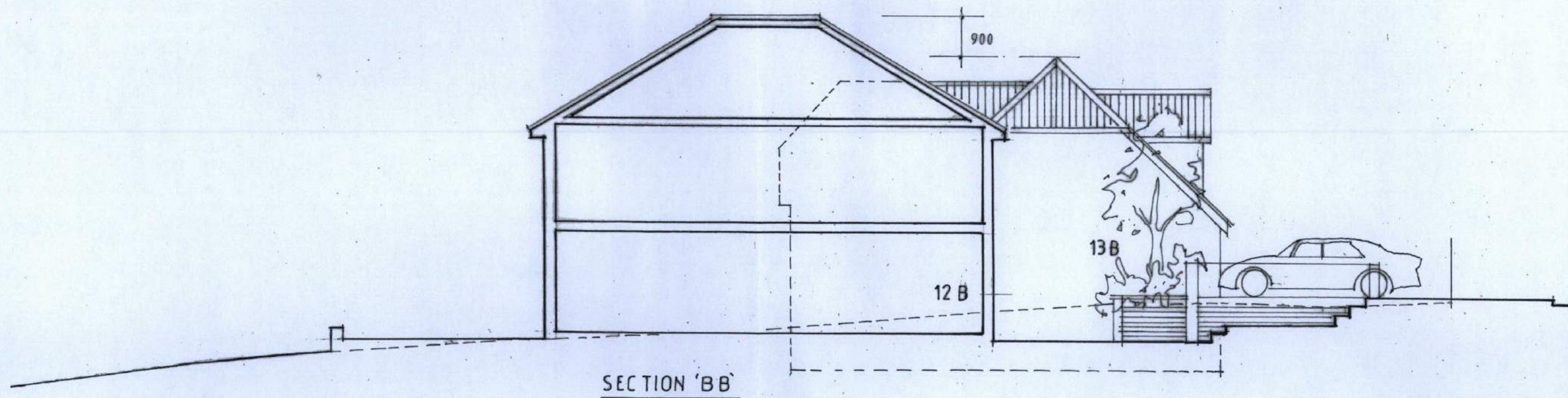
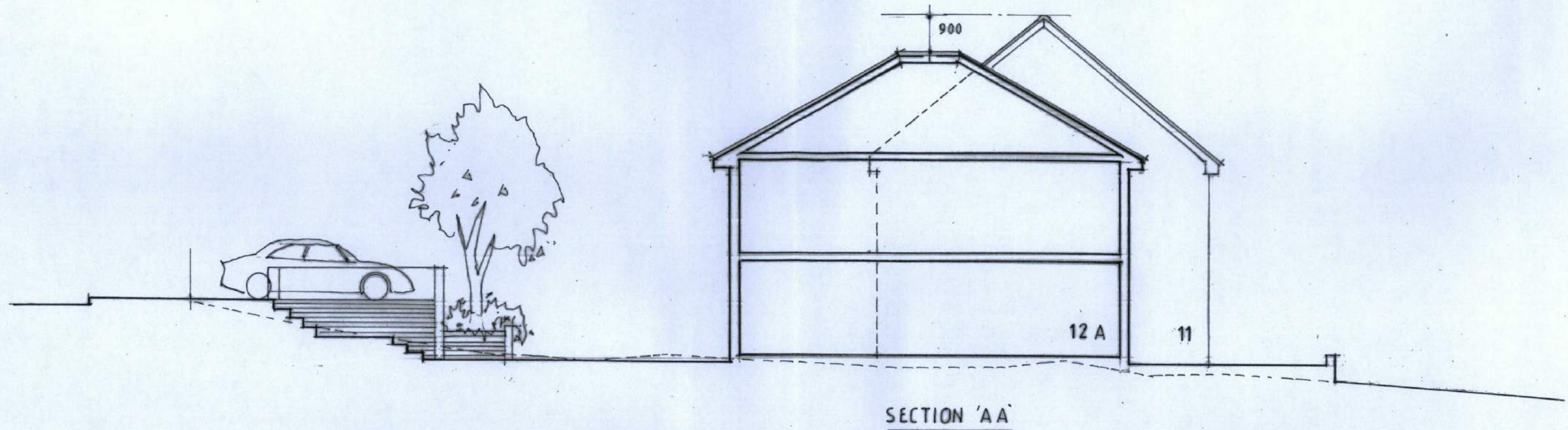
Date
Aug 2019

Drawn by
mjn

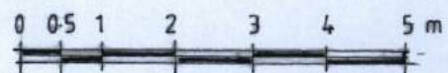
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M207/019/ 004

Rev.





Scale



(12) HILLSIDE CLOSE
BANSTEAD
SURREY SM7 1ET.

TYPICAL SITE SECTIONS

Scale: 1:100 A3

Date: JULY 2019


M207/19/SK008

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Agenda Item 11

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30 October 2019

Agenda Item: 11
DM Performance Q2 2019/20

 Reigate & Banstead BOROUGH COUNCIL Banstead Horley Redhill Reigate	TO:		PLANNING COMMITTEE
	DATE:		30 October 2019
	REPORT OF:		HEAD OF PLANNING
	AUTHORS:		Andrew Benson
	TELEPHONE:		01737 276175
	EMAIL:		Andrew.benson@reigate-banstead.gov.uk
AGENDA ITEM:	11	WARD:	All

SUBJECT:	DEVELOPMENT MANAGEMENT Q2 PERFORMANCE
PURPOSE OF REPORT:	To inform members of the 2019/20 Q2 Development Management performance against a range of indicators
RECOMMENDATION:	To note the performance of Q2 of 2019/20

Planning Committee has authority to note the above recommendation

BACKGROUND

1. Development Management encompasses a wide range of planning activities including pre-application negotiations and engagement; decision making on planning applications through to compliance and enforcement.
2. It puts the Council's locally adopted development plan policies into action and seeks to achieve sustainable development.
3. It is a non-political, legislative system with all Development Management functions falling under the responsibility of the Planning Committee in the Council's Constitution. As such it is a non-Executive function falling outside the scope of the quarterly corporate performance reports that are presented to the Executive and Overview and Scrutiny Committee.
4. Development Management performance has always been monitored and reviewed in line with statutory and local targets with quarterly reports sent to the Department for Communities and Local Government. However, given that all functions of the Council as Local Planning Authority fall under the responsibility of the Planning Committee, the performance information has also been shared with the Planning Committee Chairman. This report enables the performance indicators to be noted by the Planning Committee itself.
5. This report is the second quarterly report of the 2019/20 municipal year and provides the quarterly performance at Table 1. Also provided at Table 2 is the requested performance measure, relating to the time taken in total days from receipt of a valid application to its registration and a new Table 3, providing a breakdown on where each of the over-6 month enforcement cases are at.

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DM Performance Q2 2019/20

PERFORMANCE

	Applications determined (in 8/13 weeks or agreed ext of time)	Target	18/19	Q1	Q2
1	Major applications	60%	98%	100%	93%
2	Non-major applications	70%	90%	86%	88%
3	Average days to decision	73	77	73	95
	Appeals				
4	Appeals Received	-	81	31	21
5	Major Appeals Decided	-	8	0	2
6	Major Appeals Dismissed	70%	4 (50%)	-	1 (50%)
7	Non-major appeals Decided	-	52	16	18
8	Non-major appeals Dismissed	70%	34 (65%)	9 (56%)	16 (88%)
	Enforcement				
9	Reported Breaches Received		406	87	102
10	Cases Closed		451	76	120
11	On hand at end of period		128	139	120
12	Cases over 6 months old (no notice)		28	32	26
13	Priority 1 Enforcement cases investigated within 24 hours	100%	100%	100%	100%
	Application Workload				
14	On hand at beginning		345	369	358
15	Received		1366	343	309
16	Determined		1302	335	348
17	On hand at end of period		372	366	343

Table 1 - Development Management performance

Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep
8	6.2	5.8	2.3	2.9	2.6	3.8	5.3	7.1	10	3.2	2.4	4.2	3.9	4.2	3	5.3	8

Table 2 – Time taken from receipt to registration (days)

Reason for delay	Number
Awaiting submission of application	4
Awaiting outcome of application	3
Written in past month chasing information/regularisation	3
Open/ongoing prosecution	2
Awaiting Appeal	2
Expediency of harm be concluded with input from statutory consultees	2
Regularising works commenced but not yet complete	2
Chasing up of costs	2
Temporary Stop Notice Served	2
Awaiting planting of replacement tree	1
Delayed by probate	1
Awaiting compliance check	1
Service of Article 4 Direction awaited from Solicitors	1

Table 3 – Reason for enforcement investigation over 6 months

Planning applications

- The Town and Country Planning Development Management Procedure Order

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2015 sets the statutory period for the determination of planning applications at 8 weeks for non-major applications and 13 weeks for major applications (10+ dwellings or 1,000+ sqm floorspace). This statutory period is relaxed where an extension of time is agreed between the applicant and local planning authority. In order to monitor the performance of local planning authorities, the Government sets targets for the determination of major and non-major planning applications within the statutory period or agreed extension of time. For major developments, this target is 60% and for non-major developments it is 70%.

7. In this Quarter 93% of major applications were determined within the statutory period or within agreed extension of time and 88% of non-major applications. This compares favourably against the Government and local performance targets and also the national average.
8. The average days to decision for Q1 was 73 days, matching the target indicator but has jumped to 95 days this quarter, largely down to the higher than normal number of major (13 week) applications and the determination of several old cases, for example due to Section 106 Agreement.

Planning appeals

9. 21 appeals were received in the quarter, and 20 major/non-major appeals determined.
10. Alongside the Government performance measure based on speed of determination of planning applications, is the other performance criteria set for local planning authorities aimed at assessing the 'quality' of decision making. This is measured as a percentage of total applications which result in an appeal allowed, broken down between major and non-major development proposals. The relevant target for both types of application is that not more than 10% of applications should be allowed at appeal.

For example –

If 100 major applications are determined by the authority over the qualifying two-year period and 9 are allowed at appeal that would result in a figure of 9% which is acceptable. However, if 100 major applications were determined and 11 of these ended up being appealed and the appeals allowed, this would result in a figure of 11% which fails the 10% target.

The assessment is made over a 2-year period. The period concluding 31st December 2018 has now ended and we are entering the next period which will conclude 31st December 2019 and consider appeals against applications determined 1 April 2017 to 31st March 2019. Over this period 73 applications were determined meaning 8 or more appeals allowed in the two year period to 31st December 2019 will lead to the target being missed and likely poorly performing designation together with the loss of control by virtue of the ability to submit applications directly to the Secretary of State.

11. In this last quarter another major appeal has been allowed – Bellway House in Merstham which was a decision by Committee against Officer recommendation. The threat of designation therefore remains a significant one with the Council already having been contacted earlier this year to advise on the issue and offer assistance.

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12. The picture is much healthier relating to non-major appeals where 18 were determined in the quarter of which 16 were dismissed.

Planning Enforcement

14. The enforcement performance statistics for Quarter 2 show an increase in the number of cases closed with corresponding decrease in the number of open cases and a reduction in the number over 6 months old.
15. Table 3 is intended to give a picture as to the reason for each of the 26 cases which remain open after 6 months.

Registration/Other

15. Table 2 shows that performance in the time taken from receipt to registration of new applications dipped in September due to summer holidays within the team. This and any backlog has been overcome as will be demonstrated when October's figures are published.