

Agenda

Planning Committee

Wednesday, 31 August 2022 at 7.30 pm

New Council Chamber, Town Hall, Reigate



This meeting will take place in the Town Hall, Castlefield Road, Reigate. Members of the public, Officers and Visiting Members may attend remotely or in person.

All attendees at the meeting have personal responsibility for adhering to any Covid control measures. Attendees are welcome to wear face coverings if they wish.



Members of the public may observe the proceedings live on the Council's [website](#).

For information about speaking at meetings of the Planning Committee, visit our [website](#).

Members:

S. Parnall (Chairman)

M. S. Blacker
J. Baker
J. S. Bray
P. Chandler
Z. Cooper
P. Harp
A. King

J. P. King
S. A. Kulka
S. McKenna
R. Michalowski
C. Stevens
D. Torra
S. T. Walsh

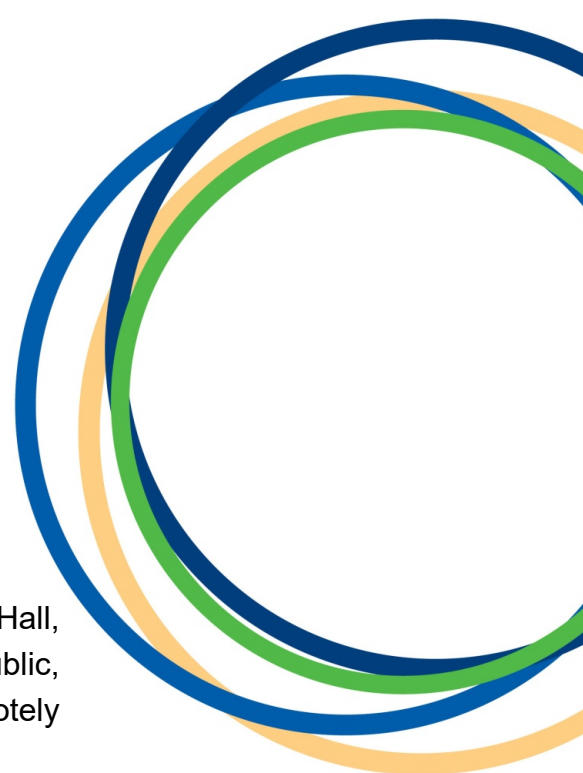
For enquiries regarding this agenda;

Contact: 01737 276182

Email: democratic@reigate-banstead.gov.uk

Published 22 August 2022

Reigate & Banstead
BOROUGH COUNCIL
Banstead | Horley | Redhill | Reigate



Substitutes:

Conservatives:	R. Absalom, H. Avery, J. Hudson, N. C. Moses, M. Tary and R. S. Turner
Residents Group:	G. Adamson and G. Hinton R. Harper and N. D. Harrison
Green Party:	J. Booton, V. Chester, J. C. S. Essex, A. Proudfoot, S. Sinden and R. Ritter
Liberal Democrats	M. Elbourne

Mari Roberts-Wood
Head of Paid Service

1. Minutes (Pages 5 - 12)

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. 22/00476/F - Gilead House, Quality Street, Merstham (Pages 13 - 44)

Demolition of extensions to the rear of the property and conversion of building to nine flats, including design and fenestration changes, including the erection of dormer to rear roof slope. As amended on 29/04/2022, 09/06/2022, 22/06/2022 and on 15/07/2022.

6. 22/01160/F - Drill Service Ltd, 89 Albert Road, Horley (Pages 45 - 74)

Demolition of the existing buildings on site and the erection of replacement buildings to provide 5 No. 2 bed and 2 No. 1 bed flats with 3 parking spaces. As amended on 30/05/2022.

7. 22/00647/F - Land to the rear of 5 Carlton Road, Redhill (Pages 75 - 100)

Erection of a new dwelling. As amended on 01/06/2022.

8. 22/00336/F - 73-77 Brighton Road, Horley

(Pages 101 - 120)

Construction of ground floor extension to existing retail unit. Alteration and extension to first floor accommodation to provide a total of 3x2 bed flats and 2x1 bed flats (net increase of two flats. As amended on 27/06/2022.

9. Any other urgent business

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



Our meetings

As we would all appreciate, our meetings will be conducted in a spirit of mutual respect and trust, working together for the benefit of our Community and the Council, and in accordance with our Member Code of Conduct. Courtesy will be shown to all those taking part.



Streaming of meetings

Meetings are broadcast live on the internet and are available to view online for six months. A recording is retained for six years after the meeting. In attending any meeting, you are recognising that you may be filmed and consent to the live stream being broadcast online, and available for others to view.



Accessibility

The Council's agenda and minutes are provided in English. However, the Council also embraces its duty to anticipate the need to provide documents in different formats, such as audio, large print or in other languages. The Council will provide such formats where a need is identified prior to publication or on request.



Notice is given of the intention to hold any part of this meeting in private for consideration of any reports containing "exempt" information, which will be marked accordingly.

This page is intentionally left blank

Minutes of a meeting of the **Planning Committee** held at the **New Council Chamber - Town Hall, Reigate** on **Wednesday, 27 July 2022 at 7.30 pm.**

Present: Councillors S.Parnall (Chair), M. S. Blacker (Vice-Chair), J. Baker, P. Chandler, Z. Cooper, P. Harp, A. King, S. A. Kulka, S. McKenna, C. Stevens, S. T. Walsh, V. Chester (Substitute), N. D. Harrison (Substitute) and R. S. Turner (Substitute)

Attended remotely: No Councillors attended remotely

24 Minutes

The Minutes of the last meeting on 6 July 2022 were approved.

It was noted that the Minute from Agenda Item 10 (Planning Committee 6 July 2022, 22/00939/F – 103B High Street Banstead) was not included. This item had been deferred due to lack of time at the meeting and was considered at Agenda Item 9 (Minute 32) at this Planning Committee (27 July 2022). The draft Minutes would be corrected online.

25 Apologies for absence

Apologies for absence were received from Councillor Bray (Substituted by Councillor Harrison); Councillor James King (with no substitute), Councillor Michalowski (Substituted by Councillor Turner) and Councillor Torra (Substituted by Councillor Chester).

26 Declarations of interest

There were no declarations of interest.

27 Addendum to the agenda

RESOLVED: that the Addendum be noted.

The Chairman, Councillor Parnall, thanked those Members who had attended site visits to Titan House (Salfords), Shelveys Way (Tadworth) and 80 Croydon Road, Reigate.

28 21/03303/F - Titan House, Crossoak Lane, Salfords

The Committee considered an application at Titan House, Crossoak Lane, Salfords for the demolition of existing buildings (2) and the erection of two any industrial processes

Agenda Item 1

Planning Committee, Wednesday, 27th July, 2022

(class e (g) (iii), general industrial (use class b2) storage and/or distribution (use class b8) units with ancillary office accommodation, together with other associated parking, servicing landscape and infrastructure.

Mr Robert Jeffery, a local resident, spoke in objection to the development, asking that the Committee refuse the application. The following points were made:

- Planning Policy DES1 of the Council's Management Plan supported residents' view that permission should not be granted in that: "Planning permission will be granted for new development where it provides an appropriate environment for future occupants whilst not adversely impacting upon the amenity of occupants of existing nearby buildings, including by way of overbearing, obtrusiveness, overshadowing, overlooking and loss of privacy." Two further measurements were highlighted which proved it was 'overbearing and overshadowing'. The 'overbearing' nature of the application which would be 25 metres from the living room window of 11 Empire Villas.
- A recent site visit to the road showed the light penetrating through the boundary trees, not just over the top of them. The proposed building would overshadow and block out the light throughout the year regardless of where the sun might be in the sky and regardless of any daylight or sunlight report and the 25 and 45 degree measurements.
- In addition to the height, the width of the proposed building was more than 127 metres long, (ie 22 metres longer than a Premier League football pitch), running along the length of the Empire Villas residential road, from 28 Beechwood Villas on the corner of Bonehurst Road, right up to 11 Empire Villas. Regardless of the height of the trees and bushes, the objector said this would block out light from the eastern edge by the railway line to the western edge of Bonehurst Road.
- The objector referred to the nearby Goya Developments buildings on the south side of Cross Oak Lane which he said were 15.4 metres from the edge of Bonehurst Road, the A23. He said this proposal was only about 7 metres from the edge of the Empire Villas' residential road. The Goya units nearest the A23 have a parapet height of 12 metres which was 1.2 metres lower than this proposal of 13.2 metres. This did not have any other buildings, such as private homes, next to or close to that neighbouring site.
- The objector argued for permission not to be granted for this new development as it would adversely impact the amenity of occupants of the existing buildings due to its height, its width and its proximity to Empire Villas residential road. In his view this did not meet planning policy outlined in DES1.

Paul Stoodley, the Applicant and CEO of Salmon Property (Horley), spoke in support of the application. The following points were made:

- Planning Officers' reports to the Planning Committee on each of two previous occasions (8 June 2022 and 6 July 2022) and to this Committee (27 July 2022) had supported the application and recommended it for approval. The applicant had looked carefully and objectively at the application following the previous two Committee meetings.
- The applicant's Counsel (leading planning barrister) had critically reviewed the approach; a leading daylight and sunlight specialist had assessed the application using accepted modelling techniques. Both of these reports had been shared with officers and extended to Committee Members. Counsel opinion did not view how the application could be refused on a rational basis.

Agenda Item 1

Planning Committee, Wednesday, 27th July, 2022

- A daylight/sunlight practitioner had confirmed that the scheme accorded with all the relevant standards (with or without the trees) for the scheme (before the height had been reduced as a concession). It was a technically compliant scheme.
- The site was an allocated major employment site which was suitable in terms of what such sites need to deliver currently for employers. The developers were seeking to provide what companies needed to operate successfully to be able to provide jobs and salaries. The applicants' investment on this site, of many millions of pounds, was coming at a time when the economy was hesitating.
- Alternatives to this proposal needed to be considered fully by the Committee. Any future development would encapsulate buildings up against the boundary of Empire Villas to meet planning policy requirements to efficiently reuse a brownfield site. The proposal was a good design scheme.
- The proposal was supported by environmental health officers in terms of shielding the residents from an active service yard.
- A package of concessions was put before Members in the report to the Committee. The height had been reduced twice and the applicant had offered a no left turn on the road. The application was currently within control of the council. If it was refused, the applicant would take it to appeal. The applicant confirmed that the property company would then revert to the original scheme.
- Two companies were interested in taking space in the units. One of them had supported the application with written support with over 50 skilled jobs available; similarly a larger organisation that wanted to relocate from London.
- This was a final opportunity to support recommendations to approve the application and avoid the waste and cost of an appeal, set against legal opinion that in Counsel's view it will be unreasonable to refuse it.

Salfords and Sidlow Parish Councillor, Jim Blackmore, asked to speak on behalf of the residents but this was not agreed by the Chairman.

A point of order was then raised by Committee Member, Councillor Harrison. He said the applicant had referred in his comments to the Committee to legal opinion from their Counsel that had been provided to Committee Members. However this same advice had not been made available to the objectors.

Committee Chairman, Councillor Parnall, confirmed that the legal advice had been made available to Committee Members as decision makers. The Council's Planning Solicitor confirmed that legal opinion had been made available to all Planning Committee Members as decision makers; objectors had not been disadvantaged.

A motion setting out two Reasons for Refusal were put forward to the Committee, proposed by Councillor McKenna and seconded by Councillor Chester which was as follows:

1. The proposed development by reason of its poor relationship to neighbouring housing in terms of the large size and industrial scale of the proposed unit and its close proximity to the northern boundary with Empire Villas would fail to respect the character of the adjoining residential area, including its street scene, in particular the height of the proposed unit being greater than existing vegetation will have an overpowering and dominating effect on houses in Empire Villas. This is contrary to Policy CS10 of the Reigate and Banstead core strategy and contrary to Policy DES1 of the Reigate and Banstead DMP 2019 and provisions within the National Policy Framework.

Agenda Item 1

Planning Committee, Wednesday, 27th July, 2022

2. The proposed development by reason of the close proximity to the northern boundary, its width which extends development across almost the entire length of the northern boundary and its substantial height would adversely impact the amenity of occupants of Empire Villas and nearby dwellings by way of overbearing impact and obtrusiveness contrary to policy DES1 of the Reigate and Banstead Development Management Plan 2019 and provisions within the National Policy Framework.

Following a vote by Members of the Committee, the tabled motion at the meeting giving reasons to refuse planning permission, set out above, was defeated.

It was then **RESOLVED** to proceed to a vote on the report recommendation to Approve the application.

The proposal was then voted on by Members of the Committee. Following the vote, the application was **APPROVED**.

It was **RESOLVED** that planning permission be **GRANTED** subject to conditions set out in the report to Committee:

Subject to the completion of all documentation required to create a planning obligation under Section 106 of the Town and Country Planning Act 1990 (as amended to secure):

- (i) Contribution of £6150 towards auditing of the travel plan
- (ii) The Council's legal costs in preparing the agreement.

In the event that a satisfactorily completed obligation is not received by 8 November 2022 or such longer period as may be agreed, the Head of Places and Planning be authorised to refuse permission for the following reason:

1. Without a completed planning obligation the proposal fails to provide adequate contribution towards auditing of the Travel Plan and is therefore contrary to the National Planning Policy Framework 2021 and Reigate and Banstead Core Strategy 2014 Policy CS17 (Travel Options and Accessibility).

29 22/00557/F - 80 Croydon Road, Reigate

The Committee considered an application for Demolition of existing single-storey permanent structures (used as garages and storage) and the erection of 2 No. self-built semi-detached 3-bedroom family dwellings with associated access, external amenity spaces, refuse storage and car and cycle parking.

This application was deferred from the Planning Committee meeting of 6 July.

Mr Alex Maunders, speaking on behalf of the resident in the neighbouring property, in objection to the application, asked that the Committee refuse the application. The following points were made:

- The letter from daylight/sunlight consultants, Rapleys LLP, referred to in the addendum was a desktop-based study. He disagreed that this three storey

Agenda Item 1

Planning Committee, Wednesday, 27th July, 2022

development would not have any notable impact. This would be overbearing on the back garden and was an inconsistent building line on Croydon Road.

- He focused on overdevelopment; the proposed site for two houses was built up to the boundary of the neighbouring property at 84 Croydon Road on a site in his view was fit for one house.
- On parking, Annex 4 of Parking Standards policy, states that this is a guide and may be varied at the discretion of the council to take into account specific local circumstances. Developments in high accessibility areas are encouraged to have some unallocated parking. This site was a few metres away from a medium accessibility area. If it was in that area, it would require 2 parking spaces per development and 4 parking spaces in total.
- The extended drop curb would remove more parking from the road itself. Parking on the road was already strained as it was unrestricted parking. Commuters used parking for Reigate train station and residents have had driveways blocked numerous times.
- A development with two parking spaces relied on each house having only one car which was unrealistic.
- No amendments to the proposed scheme had been made by the architects.
- Planning permission had been granted for one 2-storey detached dwelling in 2003 which had been proportionate, sympathetic and consummate to fit the size of the plot.

Stephen Bickford-Sawkings, applicant, from Sawkings Architects, spoke in support of the application.

- He referred to the previous Planning Committee on 6 July 2022. He corrected previous comments made at Committee by Members and said there were five mixed age schools within 700 metres from the proposed houses and 700 metres from Reigate station.
- The houses are located within the high accessibility area whether being on the border or not.
- The two houses were designed as the modern equivalent of the adjacent Victorian semi-detached houses which are between 3 and 4 storey dwellings with the design having lower heights to both ridge and eaves. The eaves were not dissimilar to those of 84 Croydon Road. The design was covered in depth in the report to Committee.
- The objector was incorrect as previous planning applications on this site related to the house now accessed via Doods Road at the very rear of the original overall site.
- This was not a speculative development. It was a self-build opportunity for two brothers who have lived in the borough for all their lives and were excited to create their own houses on land owned by their immediate family
- The application was in full compliance with the Council's Planning Policies and the questions of overbearing, daylight, sunlight and car parking had been fully addressed within the report to committee which recommended the application for approval.
- The Committee should not ignore the comprehensive report and not commit the Council to further cost and time of defending an appeal.

A motion setting out two Reasons for Refusal were put forward to the Committee, proposed by Councillor Blacker and seconded by Councillor Cooper, which was:

Agenda Item 1

Planning Committee, Wednesday, 27th July, 2022

1. The proposed dwellings, by virtue of their height, scale and proximity to the shared north side boundary, and the depth of the ground and first floor rear projections, would result in an unacceptable overbearing presence and impact on 84 Croydon Road, and would cause harmful overshadowing to the rear garden. The proposal would therefore be contrary to Policies CS1 and CS10 of the Reigate and Banstead Local Plan Core Strategy and Policy DES1 of the Development Management Plan 2019 and the Householder Extensions and Alterations Supplementary Planning Guidance.
2. The location of the proposed development is considered to fall within an area of medium accessibility as defined within the Reigate and Banstead Development Management Plan 2019, for which two parking spaces would be required per dwelling. The proposed shortfall in parking provision would result in an increased demand for on-street parking on Croydon Road, to the detriment of the amenities of the local area. The proposal would therefore be contrary to Policies CS1 and CS10 of the Reigate and Banstead Local Plan Core Strategy and Policies DES1, TAP1 and Annexe 4 of the Reigate and Banstead Local Plan Development Management Plan 2019.

Following a vote by Members of the Committee, it was **RESOLVED** that planning permission be **REFUSED**.

30 21/03215/F - Redhill Ambulance Station, Pendleton Road, Redhill

The Committee considered an application at Redhill Ambulance Station, Pendleton Road, Redhill for demolition of existing ambulance station and ancillary buildings, construction of 8 dwelling houses with associated access and parking. As amended on 31/01/2022 and on 30/05/2022. The item was deferred from 6 July Planning Committee for consideration of Reasons for Refusal.

A motion setting out Reasons for Refusal was put forward to the Committee, proposed by Councillor Kulka and seconded by Councillor Cooper, which was:

1. The proposed development has a significant level of hardstanding, a narrow access road, limited space for meaningful soft landscaping and impractical tandem parking for the larger units which include three tandem spaces when including the required garage space (units 1, 6, 7 and 8). The proposed layout would therefore appear cramped, would fail to respect the character of the surrounding area which does not include such parking layout and would fail to make adequate provision for parking, resulting in potential overspill and impact on local character and residential amenity contrary to policy DES1 of the Reigate and Banstead Development Management Plan and Section 9 of the NPPF 2021.

Following a vote by Members of the Committee, it was **RESOLVED** that planning permission be **REFUSED**.

31 21/02108/F - 64 & Rear of 62 Shelveys Way, Tadworth

Agenda Item 1

Planning Committee, Wednesday, 27th July, 2022

The Committee considered the application relating to 64 & Rear of 62 Shelveys Way, Tadworth – Demolition of 64 Shelveys Way and the erection of 3 x 4 bedroom dwellings and 1 x 3 bedroom dwelling. As amended on 08/02/2022 and on 23/05/2022. The item was deferred from 6 July Planning Committee as there was not enough time to hear the item. The addendum item had been included in the report.

A motion setting out Reasons for Refusal was put to the Committee, tabled by Councillor Cooper and seconded by Councillor Turner as follows:

1. The proposal, by virtue of the proximity of the access road with plot 1 and No. 62 Shelveys Way, would give rise to a level of noise and disturbance which would be harmful to the amenity and living conditions of the occupants of these dwellings, including the enjoyment of their gardens, contrary to DES1 of the Development Management Plan 2019.
2. The proposal, by virtue of the size and design of the dwelling at plot 1, together with the small plot size, would appear out of keeping with the established pattern of development and harmful to the character of the local area, contrary to policy DES1 of the Reigate and Banstead Development Management Plan 2019 and guidance contained within the Local Distinctiveness Design Guide SPD 2020.

Following a vote by Members of the Committee, it was **RESOLVED** that planning permission be **REFUSED**.

32 22/00939/F - 103B High Street, Banstead

The Committee considered the application relating to 103B High Street, Banstead – Extension of first floor at rear to form 2 self-contained units of accommodation.

The proposal was then voted on by Members of the Committee and following the vote it was **RESOLVED** that planning permission be **GRANTED**, subject to conditions set out in the report recommendations.

33 21/03311/F - Alvis House, Park Road, Banstead

The Committee considered the application relating to Alvis House Park Road, Banstead – A change of use of land to class c3, the removal of the existing areas of hardstanding, retention and restoration of bunker 4, the demolition of the remaining structures, and redevelopment to provide ten detached dwellings accessed via an internal circuit road framing a central water body. To include associated works for the purpose of landscaping. As amended on 25/03/2022 and on 12/04/2022.

The proposal was then voted on by Members of the Committee and following the vote it was **RESOLVED** that planning permission be **GRANTED** as set out in the report recommendations subject to the addendum changes and the inclusion of Tree Condition 32 and further informative 13 (Heritage open days).

Clerk's Note - After this item, Members agreed to continue sitting after 10.30pm to consider Agenda Item 11.

Agenda Item 1

Planning Committee, Wednesday, 27th July, 2022

34 22/00791/F - Heysham Church Lane, Hooley

The Committee considered Heysham Church Lane, Hooley – Demolition of existing substantial 1.5 Storey dwelling and replacement with 3x new dwellings with associated car parking and private amenity space. As amended on 22/06/2022

The proposal was then voted on by Members of the Committee. Following the vote, it was **RESOLVED** that planning permission be **GRANTED** as set out in the report recommendations subject to the addendum changes and the amendment of condition 7 (tree protection plan).

35 Any other urgent business


There was no other urgent business.

The meeting finished at 10.35 pm

Agenda Item 5

Planning Committee
31st August 2022

Agenda Item: 5
22/00476/F

 Reigate & Banstead BOROUGH COUNCIL Banstead Horley Redhill Reigate	TO:	PLANNING COMMITTEE
	DATE:	31 st August 2022
	REPORT OF:	HEAD OF PLACES & PLANNING
	AUTHOR:	Matthew Sheahan
	TELEPHONE:	01737 276514
	EMAIL:	Matthew.sheahan@reigate-banstead.gov.uk
AGENDA ITEM:	5	WARD: HMN - Hooley, Merstham And Netherne

APPLICATION NUMBER:	22/00476/F	VALID:	06/04/2022
APPLICANT:	Ms Lily Shi	AGENT:	Colin Smith Planning Ltd
LOCATION:	GILEAD HOUSE QUALITY STREET MERSTHAM SURREY RH1 3BB		
DESCRIPTION:	Demolition of extensions to the rear of the property and conversion of building to nine flats, including design and fenestration changes, including the erection of dormer to rear roof slope. As amended on 29/04/2022, 09/06/2022, 22/06/2022 and on 15/07/2022.		
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 demolition of existing extensions to the rear of Gilead House, Quality Street, Merstham, and the conversion of the building in to nine flats, including design, fenestration changes and the addition of a dormer window to the rear.

The site is currently occupied by a large, vacant detached building set within a deep plot to the west side of Quality Street in Merstham. The site is within the Merstham Village Conservation Area and adjacent to a number of locally and statutory listed buildings. Beyond the rear of the site is more open countryside located within the Metropolitan Green Belt, including Gatton Park beyond.

The existing building has historically been used as a residential care home for the elderly by a number of operators, however the building has been vacant since January 2020. Whilst the building was marketed as a care home, no interest was expressed in this regard. The building is considered to be unsuitable for the running of a care home given its' age and layout which is not conducive to care home living, particularly for people with mobility issues and dementia. This was the conclusion of the Care Quality Commission in their assessment of the previous care home

Agenda Item 5

Planning Committee
31st August 2022

Agenda Item: 5
22/00476/F

business, the report for which has been submitted in support of the application. Officer's view is that the likelihood of a care home use for the building coming forward is very unlikely. At present the building is in a neglected state and continuing to fall into disrepair, and as a consequence is causing harm to the character of Quality Street and the wider Conservation Area. A residential use would provide opportunity for the building to be retained and improved.

The existing large rear extension is proposed to be removed and replaced with two extensions of a more modest scale and depth. These would be of pitched roof designs more in keeping and sympathetic to the character of the existing building, which would be retained in its current form, with the exception of cosmetic improvements/ repairs to facilitate the conversion to a residential use. The design of the extensions are considered to be acceptable and would not harm the character of the Conservation Area. Materials would be conditioned to be in keeping with the existing building. Externally the existing parking area to the front would be removed and a section of the grass verge, which is a prominent character feature of Quality Street, would be reinstated. The setting of the building would be enhanced by additional planting throughout the site, details and implementation of which would be secured by condition.

Parking would be contained to the rear of the building, accessed to the north side of the building. A total of 10 spaces would be provided. Whilst this would be a shortfall of one space from the adopted parking standard, the applicants have conducted a parking survey and identified that there would be sufficient on-street parking during the day to accommodate a single space. This has been reviewed by the County Highway Authority (CHA) who have raised no objection. Furthermore, it is likely that any overspill parking from the proposed use would be considerably less than the resumption of the lawful use as a care home with no on-site parking.

Each of the proposed flats would meet the required living space standards and could comply with Policy DES5 of the Development Management Plan 2019 (DMP). Whilst only two of the ground floor flats would have access to private amenity space, access to a large communal garden would be available to all residents.

The site has significant biodiversity potential due to the building being vacant and the garden being overgrown. Ecological Assessments have been carried out and reviewed by Surrey Wildlife Trust, who have recommended a series of conditions and informatives to ensure existing species are protected during and post development and biodiversity benefits are secure. Many of the existing trees are to be retained, with two trees along the north boundary proposed for removal. Should planning permission be granted the scheme would be conditioned to secure replacement planting to compensate for the loss of these trees.

To conclude the principle of the conversion of the building to a residential is considered to be acceptable. The design of the extensions would enhance the building and character of the Conservation Area. The scheme would be acceptable with regards to matters relating to access, parking, landscaping, biodiversity and amenity for future occupiers.

Agenda Item 5

Agenda Item: 5

22/00476/F

Planning Committee
31st August 2022

RECOMMENDATION(S)

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

Agenda Item 5

Planning Committee
31st August 2022

Agenda Item: 5
22/00476/F

Consultations:

County Highway Authority: No objection has been raised on highway safety, capacity and policy grounds and have raised no objection subject to conditions and informatives requiring details of the proposed belmouth access to be submitted and approved, the provision of parking as per the submitted plans, the submission of a construction transport management plan, the provision of electric vehicle charging points.

Planning Policy: Advise that marketing evidence should be submitted in accordance with Annex 3 of the Development Management Plan.

County Archaeologist: No objection on the grounds that the proposed works are small scale and therefore unlikely to impact on buried archaeology.

Surrey Wildlife Trust: Following the submission of additional bat surveys, no objection raised subject to conditions and informative.

Representations:

Letters were sent to neighbouring properties on the 7th of April 2022. A total of 20 responses have been received raising the following issues:

Issue	Paragraph
Overdevelopment	Paragraph 6.6-6.9
Harm to Conservation Area	Paragraph 6.6-6.9
Harm to Listed Building	Paragraph 6.6-6.9
Out of character	Paragraph 6.6-6.9
Overlooking and loss of privacy	Paragraph 6.10-6.17
Overshadowing	Paragraph 6.10-6.17
Health fears	Paragraph 6.39-6.43
Conflict with covenant	Paragraph 6.39-6.43
Property Devalue	Paragraph 6.39-6.43
Loss of private view	Paragraph 6.39-6.43
Harm to Green Belt/ Countryside	Paragraph 6.39-6.43
Noise and disturbance	Paragraph 6.39-6.43
Loss of/harm to trees	Paragraph 6.23-6.25
Inadequate parking	Paragraph 6.26-6.29
Inconvenience during construction	Paragraph 6.26-6.29
Increase in traffic and congestion	Paragraph 6.26-6.29
Hazard to highway safety	Paragraph 6.26-6.29

1.0 Site and Character Appraisal

1.1 The site is located to the west side of Quality Street in Merstham. The property, along with the rest of the street, is located within the Merstham Village Conservation Area. There are many characterful properties located

along Quality Street, a number of which are locally and statutory listed. The immediate vicinity of the site is residential in character. The wider area features more mixed land uses, particularly along the High Street, which is a small local centre comprised of a mix of commercial uses.

- 1.2 The application site is currently occupied by a large, detached building, set within a deep irregular, broadly rectangular plot, and features a large extension to the rear. This is the Barn House of 1902 by the notable architect Paxton Watson. The building is fairly characterful, featuring prominent pitched roof gables to the principal elevation and pleasant elements of architectural and design detailing, however it has been vacant for some years and is in a neglected state, having previously been occupied as an elderly care home. To the rear is an area of garden space that is somewhat overgrown, with the landscape beyond comprising more open countryside, which is located within an Area of Great Landscape Value (AGLV) and the Green Belt. An area of informal parking is located to the front and the site remains reasonably flat throughout.

2.0 Added Value

- 2.1 Improvements secured at the pre-application stage: Formal pre-application advice was sought from the Local Planning Authority prior to the submission of the application. Pre-application advice had been sought historically for a larger scheme comprised of a mix of houses and flats, which was considered an overdevelopment of the site.
- 2.2 Improvements secured during the course of the application: Improvements have been sought during the course of the application with regard to aspects of the proposed design, parking layout/ provision, ecological matters and waste collection.
- 2.3 Further improvements to be secured: Further improvements could be sought by way of conditions.

3.0 Relevant Planning and Enforcement History

There is an extensive history related to the site relating to various extensions and alterations to the existing building. The most recent application is as follows:

01/00106/F - Alterations; retention of existing single storey rear extension with construction of pitched roof over – Approved

4.0 Proposal and Design Approach

- 4.1 This is a full application for the demolition of existing extensions to the rear of the property and the conversion of the remaining building into a mix of nine 1 and 2 bed flats. The existing extension, which is some 35m in depth, would be replaced by two new extensions which are more modest in scale. They would total 6m in depth and would be a maximum height of 6m. A small, flat roof

Agenda Item 5

Planning Committee
31st August 2022

Agenda Item: 5
22/00476/F

dormer window would be inserted into the rear roof plane, along with a small window in each of the rear gables. The remaining fenestration would remain unchanged. Two existing small, flat roof dormers to the front elevation would be retained. The remaining changes to the building would largely be internal in order to facilitate the conversion.

- 4.2 Externally a total of 10 car parking spaces would be provided on an area of hardstanding to the rear. This area would be comprised of gravelled tarmac to match the existing road. These would be accessed to the north side of the building. An area of communal garden area would remain to the rear, including an existing garden building. To the front the existing informal parking area would be replaced by a new grass verge and enhanced by additional planting to the front of the building. Refuse storage would be contained to the side of the building, with secure cycle storage for 12 spaces would be located to the rear.
- 4.3 The application proposes a total of 9 flats, comprised of a mix of 7x 1 bed and 2x 2 bed flats. These would be arranged across 3 floors with two flats located in the roof. The two ground floor flats would have access to their own private garden whilst the remaining flats would be able to access communal garden areas.
- 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	<p>The site is identified as being located towards the northern end of Quality Street, within the Conservation Area and the built up area of Merstham. Many of the buildings on Quality Street are acknowledged as being heritage assets. Buildings are noted as being of varied design, scale and appearance. The historical significance of the building, being a Paxton Watson designed building, is noted and is therefore recognised as having particular significance within the street and surrounding area.</p> <p>It is stated that the site is within 300m walking distance of Merstham railway station as well as a parade of local shops along the High Street. The site is described as being very accessible, being within walking distance of schools, community facilities and public open spaces.</p>
------------	--

Involvement	It is not stated that any community involvement or consultation has taken place.
Evaluation	Pre-application advice was sought from the Council for a larger scheme comprising a mix of flats and dwellinghouse, constituting a more comprehensive development of the site.
Design	The design of the proposed alterations is considered to represent an improvement to the existing building by the removal of the existing large and unsightly extension to the rear and its replacement with more proportionate extensions commensurate to the scale of the building. The style of the extensions would be in keeping with that of the building by incorporating pitched roofs. The proposed scheme would bring a currently disused building, which at present contributes poorly to the character of the area, back in to use.

4.6 Further details of the development are as follows:

Site Area	0.2 Hectares
Site Density	45 d.p.h
Existing Use	C2 Residential Institutions (Nursing home)
Proposed Use	C3 Residential
Housing Mix	7x1bed and 2x2 bed flats (9 total)
Net increase in dwellings	9
Number of affordable units	0
Parking Standard	Medium accessibility (11 Spaces required)
Proposed parking	10 spaces (9+visitor space)

5.0 Policy Context

5.1 Designation

Urban Area
Merstham Village (Part) Conservation Area
Adjacent to Statutory Listed Buildings (Old Manor and Court Cottage Gradell)

5.2 Reigate and Banstead Core Strategy

Agenda Item 5

Planning Committee
31st August 2022

Agenda Item: 5
22/00476/F

CS1(Sustainable Development)
CS2 (Valued Landscapes and the Natural Environment)
CS4 (Valued Townscapes and Historic Environment)
CS10 (Sustainable Development)
CS11 (Sustainable Construction)
CS12 (Infrastructure Delivery)
CS14 (Housing Needs)

5.3 Reigate & Banstead Development Management Plan 2019

Design	DES1, DES2, DES5, DES6, DES8 DES9
Housing Mix	DES4
Transport, access and parking	TAP1
Climate Change resilience and flooding	CCF1 CCF2
Infrastructure	INF1
Natural and Historic Environment	NHE2 NHE3 NHE9

5.4 Other Material Considerations

National Planning Policy Framework
2021

National Planning Practice Guidance

National Design Guide

Supplementary Planning Guidance

Surrey Design
Local Distinctiveness Design Guide
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 demolition of the existing rear extensions to Gilead House, and the conversion and extension of the building to provide 9 flats, including design and fenestration changes and the erection of a dormer window to the rear roof slope. The main issues for consideration are:

- Principle of the development
- Design and character assessment
- Neighbouring Amenity
- Amenity for future occupiers and housing mix

- Trees and landscaping
- Transport matters
- Ecology
- Flooding and Drainage
- Sustainability, Infrastructure and Climate change
- CIL
- Affordable Housing

Principle of the development

- 6.2 The application site is within the urban area, where there is a presumption in favour of sustainable development and where the principle of residential development is accepted. The area is primarily comprised of residential properties, however there are a number of commercial and industrial uses within the wider locality. There is therefore no objection to the principle of residential development in this location. Consideration of the application therefore rests on whether the application is acceptable with regards to design and impact on the character of the conservation area, impact on neighbouring amenity, amenity for future occupiers, highway matters, trees and landscaping and ecology.
- 6.3 The building has historically been used as a residential care home for the elderly. The property has been vacant since January 2020, with the building having closed down twice in recent years. Policy DES7 of the DMP 2019 states that the loss of existing care homes, housing for older people and housing for people with support needs will be resisted unless adequate alternative provision is provided locally, or evidence is provided that there is no longer a need for the facilities, or it is not viable for continued care home use.
- 6.4 As stated the property has been vacant since January 2020 and had been closed a number of times in the years preceding its most recent closure. The applicants have stated that, whilst the previous care home operations had failed partly for reasons of mismanagement and procedural failure in relation to the running of these facilities, the building was also not physically suitable for use as a care home. A report, prepared by the Care Quality Commission for the most recent care home operation, considered that:
- ‘the physical environment was not safe or well designed to enable people with mobility needs or dementia to be as independent as possible for as long as possible. At our last inspection we identified risks to people who had reduced mobility such as hallways dimly lit and trip hazards in hallways. The registered provider had put up some signage, but this environment was insufficient to keep the environment safe for people with mobility issues and dementia.’*
- 6.5 Having visited the property, including the internal areas, the corridors are somewhat narrow, including in the later rear extension. I would therefore share the view that the existing layout of the building would likely be unsuitable for the continued operation of a care home, and the likelihood of this building being run by another operator in the future unlikely. During the time in which the property was on the market no interest was expressed in continuing to operate

Agenda Item 5

Planning Committee
31st August 2022

Agenda Item: 5
22/00476/F

the building as a care home. At present the building is in a neglected state and continuing to fall into disrepair, and as a consequence is causing harm to the character of Quality Street and the wider Conservation Area. A residential use would provide the best opportunity for the building to be retained and improved, enhance the character of the building and improving the quality and character of the Conservation Area.

Design and character assessment

- 6.6 Much of the external appearance of the existing building would remain unchanged. The existing deep extension to the rear would be removed, which would be a positive with regard to the character and setting of the Conservation Area, as at present they are somewhat disproportionately large and unsightly. The proposed extensions to the rear of the property would be much more proportionate and reflective of the character of the building. Whilst specific details of the proposed materials have not been submitted at this stage, it is expected that these would match those of the existing. A condition requiring the submission of details of materials would be included in the event of planning permission being granted. Whilst the proposed dormer to the rear elevation would have a flat roof, it would be modest and due to its rear location between two existing gables, would not result in significant visual harm to the character of the Conservation Area, where the front elevation arguably makes the greater contribution.
- 6.7 Externally, whilst the proposed area of hardstanding to the rear would result in the loss of a small portion of the garden, it should be noted that this area is already largely covered by the existing rear extensions, which currently project deeper into the site than the proposed parking area. Much of the rear garden would remain, which would be appropriate given the transition of the site to the countryside beyond. The existing area of informal parking to the front would be replaced with a new grass verge, which would be consistent with the character of Quality Street, where the grass verge is a prominent and attractive feature, particularly to the west side of the road. To complement this, additional landscaping would be incorporated immediately in front of the building, which would further enhance the setting of the site within the Conservation Area.
- 6.8 It is accepted that flats are currently not present along Quality Street, however the site is located within the urban area where there is not an in principle objection to residential development. The NPPF is supportive of development which makes use of underutilised land and buildings, and substantial weight should be given to the value of using suitable brownfield land within settlements for homes and other identified needs, and support appropriate opportunities to remediate despoiled, degraded, derelict, contaminated or unstable land. The building has been vacant for some time and is contributing poorly to the character of the street and wider conservation area. The likelihood of the property being used for a new care facility is low therefore a residential scheme such as that proposed would constitute the best and most efficient use of land, bringing a vacant building back in to use, improving the visual quality of the area.

- 6.9 In light of the above it is considered that the development and the impact upon the character of the area would result in a significant improvement to the character of the building and the Conservation Area and would comply with Policies DES1, DES2 and NHE9 of the Development Management Plan 2019 and Character and Local Distinctiveness Design Guide.

Impact on neighbouring amenity

- 6.10 The nearest neighbouring properties to the application site are The Cottage to the south, and Old Manor and Orchard Cottages to the north and north-west. The impact of the development on each of these properties will be considered in turn.
- 6.11 The original property would remain largely unchanged, with only the extensions to the property proposed to be removed and replaced. The proposed new extensions to the building would be modest in comparison to the existing building. This, coupled with the level of separation between the property and both Old Manor and Orchard Cottages to the north, would ensure that the extensions would not have a significant level of harm to the amenity of these properties in terms of loss of light/ overshadowing or being overbearing.
- 6.12 The fenestration to the upper floors would remain unchanged on the north-west elevation and would serve a mix of bedroom and living rooms. It is considered that the level of overlooking afforded would not be substantially greater than the previous care home use, with the windows having previously served bedrooms. The rear of the building would remain some 21m distance from Orchard Cottages. Much of the existing vegetation along the shared boundary would be retained with only two trees proposed for removal, meaning the level of intervening screening would continue to mitigate against any potential overlooking.
- 6.13 The introduction of 9 flats with parking to the rear of the site would result in an increased level of vehicular movements to the north of building, adjacent to the boundary with Old Manor, with the proposed parking area being in closer proximity to Orchard Cottages. It is accepted that this would be a change, however this would not be a significantly large development, comprised of 1 and 2 bedroom flats, therefore the number of vehicles likely to occupy the site would be sufficiently low so as not to generate a great amount of noise and disturbance.
- 6.14 The relationship between the access road and neighbouring properties would not be dissimilar to that experienced by Home Farm House and Wisteria Cottage in relation to the development at Home Farm Place, which is comprised of larger dwellinghouses and arguably a greater number of vehicle movements.
- 6.15 Turning to The Cottage to the south of the site, the application site wraps around part of the rear garden boundary of this property, where there are at present a number of trees. The fenestration to this side of the building would remain unchanged, with a window on both the first and second floors proposed

Agenda Item 5

Planning Committee
31st August 2022

Agenda Item: 5
22/00476/F

to serve bedrooms. Much like the opposing side of the building, it is not considered that the level of overlooking would be greater than the previous use, where the number of people occupying the rooms would not be dissimilar. Whilst views of part of the rear garden would be afforded from these windows, it is noted that first and second floor windows of other neighbouring properties (Meadowside) also have views over the garden, therefore refusal on the grounds of overlooking and loss of privacy would be unreasonable. The proposed southernmost extension would be 6m from the shared boundary between the two properties, which would be an appropriate distance to ensure that the development would not be overbearing in nature.

- 6.16 The proposed boundary treatments are yet to be determined, however the details of this can be secured by way of a condition. There are currently a number of trees near the boundary, including a Tree of Heaven which lies within the grounds of The Cottage. It is not proposed to remove trees in this location therefore appropriate visual screening would remain between the proposed parking area and the neighbouring property. This could be further enhanced by additional planting which would also be secured by condition.
- 6.17 In light of the above it is considered that the conversion of the existing building and removal of the existing rear extension would not result in significant harm to the amenity of neighbouring properties and would therefore comply with Policy DES1 of the DMP 2019 in this regard.

Amenity for future occupiers and housing mix

- 6.18 It is a fundamental objective of planning policy and stated within the National Planning Policy Framework 2021 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. Policy DES2 requires developments to be designed to ensure a good standard of amenity for all existing and future occupants.
- 6.19 The development would be comprised of 7x1 bed and 2x 2bed flats. In accordance with the above standards, a 1 bed 1 person bed flat must provide a minimum of 39sqm of internal floor space whilst a 2 person flat should provide 50sqm. A 2 bed 3 person flat (as proposed) must provide a 61sqm. Having considered the amended plans each of the proposed units would comply with the required space standards. The two flats occupying the roof space would meet the required minimum floor to ceiling heights of 2.3m. Each flat would be well served by appropriately placed windows of a good size serving habitable rooms to allow for acceptable light provision and good outlook. It is noted that only flats 3 and 9 on the ground floor would have access to their own private outdoor amenity space of 20sqm and 12sqm respectively, however there would be access for all residents to the shared communal garden area to the rear

portion of the site, which would be approx. 950sqm in area, which is a particularly generous size.

- 6.20 The submitted plans shows a total of 9 properties with a mix of 2x2 bed units and 7 x 1 bed market dwellings.
- 6.21 Policy DES4 relates to Housing Mix and states that all new residential developments should provide homes of an appropriate type, size and tenure to meet the needs of the local community. The proposed housing mix must on sites of up to 20 homes, at least 20% of market housing should be provided as smaller (one and two bedroom) homes. In this case, all of the proposed flats would meet this requirement and therefore comply with the above Policy.
- 6.22 In light of the above, the proposal would therefore be acceptable with regard to amenity for future occupants and therefore would comply with Policies DES2 and DES5 of the DMP 2019.

Trees and Landscaping

- 6.23 There are a number of trees and other landscaping features within and bordering the site. Whilst these are not subject to individual Tree Preservation Orders (TPOs), they are protected by virtue of their location within a Conservation Area. An Arboricultural Impact Assessment (AIA) has been submitted in support of the application, which has been reviewed by the Tree Officer, who has made the following comments:

‘The submitted arboricultural information has been reviewed as a desk top assessment. The tree submission details are well presented and justified according to the site circumstances. No further detail is required on this, and these details can be conditioned to be implemented should planning permission be granted.

The Tree Protection Plan is shown on the Tree Survey Plan Dwg. No. TCP1-TB and this must be implemented as shown on this drawing. In other words, the Tree Survey Plan is the Tree Protection Plan to be implemented by condition.

Full landscaping details will be required to include a mix of native and non-native species for landscape value and to enhance the biodiversity of the site. The new planting must provide robust compensation for any trees removed from site. All landscape planting must be able to establish to full maturity avoiding conflict with the built environment.’

- 6.24 In addition to the above comments, it is also proposed to incorporate additional planting to the front of the site, as well as reinstate the grass verge in place of the existing parking spaces, the detail of which would form part of the above details’ submission. This would be a positive contribution to the character of both the existing property and wider Conservation Area.

Agenda Item 5

Planning Committee
31st August 2022

Agenda Item: 5
22/00476/F

- 6.25 Subject to compliance with conditions requiring development to be carried out in accordance with the submitted tree protection and in accordance with a landscaping scheme to be submitted for approval, the development would be acceptable and would accord with Policies NHE3 and NHE9 in regard to trees and landscaping.

Transport Matters

- 6.26 The site is located in a highly accessible location as defined within Annex 4 of the DMP. In line with the Councils' residential parking standards 1 space would be required per dwelling along with 2 visitor spaces. Therefore a total of 11 spaces would be required to be provided. It is proposed to provide 10 spaces in total, all of which would be contained to the rear of the building. There would therefore be a shortfall of 1 space.
- 6.27 Policy TAP1 of the DMP requires parking to be provided in accordance with standards unless satisfactory evidence is provided to demonstrate that non-compliance would not result in unacceptable harm. Such evidence could include on-street parking surveys, evidence of parking demand, and/ or further information on accessibility. Development should not result in unacceptable levels of on-street parking demand in existing or new streets.
- 6.28 In this instance the applicants have conducted a parking survey. The survey was carried out on Quality Street, Old Mill Lane, Station Road and High Street. These surveys were carried out between the 15th and 17th March 2022. These surveys have identified that Quality Street, Station Road and High Street are not being occupied to capacity by residential or visitor parking, however capacity is exceeded by commuter parking on Old Mill Lane, Station Road and High Street, whilst Quality Street was identified as being occupied at 72% capacity.
- 6.29 It is clear from these surveys that there would be capacity within the surrounding roads to accommodate the shortfall of one parking space. The parking for future residents would be fully accommodated within the site therefore the shortfall would relate to visitor parking, which would only be required for occasional visits. The access, parking layout and parking surveys have been assessed by the Highway Authority who are satisfied that the development would be acceptable on capacity and highway safety grounds and have recommended a number of conditions. On this basis the development would be acceptable with regard to highway matters and would comply with Policy TAP1 of the DMP 2019.

Ecology

- 6.30 Whilst detailed ecological information or replacement/ additional planting has not been provided at this stage, it is noted that it is intended to retain many of the existing trees and hedges within the site, with only a number of small trees along the north boundary of the garden proposed for removal. Policy NHE2 of the Development Management Plan 2019 requires new development to:

a. retain and enhance other valued priority habitats and features of biodiversity importance; and

b. be designed, wherever possible, to achieve a net gain in biodiversity. Where a development will impact on a priority habitat or species, or protected species, and mitigation cannot be provided on site in an effective manner, developers may be required to offset the loss by contributing to appropriate biodiversity projects elsewhere, in a location agreed with the Council.

- 6.31 The existing garden is overgrown and has the potential to provide habitat for a range of species. The existing building also has the potential to provide habitat/roosting opportunity for bats given its vacant state. A Preliminary Ecology Appraisal and Bat Emergence Survey has been submitted in support of the application, which has been reviewed by Surrey Wildlife Trust (SWT). The surveys of the site identified that the main protected species potential for the site is for breeding bats and birds. There was bird nesting habitat present within the development footprint, as would be expected within any similar site, with breeding bird structure within the shrubs and trees within the gardens. Birds could nest at the house too, although no nests were present. There is some bat roosting potential within the external features around the former care home building, with some crevices under lead flashing plus the roof and ridge tiles, and at the outbuilding. The rear garden outbuilding has damage at the wooden soffit box, which has resulted in a sizeable hole. There was no bat evidence within the lofts, although the roof voids do have some value for bats. The overall bat roost grading for the buildings has been assessed as moderate to high. There were no other protected species issues at the overall application site, with no reptiles, great crested newts or badgers expected to be present.
- 6.32 It is identified that the works to the building could impact bats present at the site, with possible loss or damage of bat roosts within both the main building and existing outbuilding in the rear garden. Upon reviewing the submitted surveys, SWT advised that follow-up presence/ likely absence surveys would need to be carried out prior to determination to establish the presence of bat roosts. These surveys have been submitted and demonstrated the presence of active bat roosts within the site which would be subject to loss or disturbance. A mitigation licence from Natural England would need to be sought prior to works commencing which may affect bats. Bat roosts should be monitored during the course of construction works.
- 6.33 Additional conditions and informatives would be included in the event of planning permission being granted advising of the following: the requirement to survey the site for new badger setts and confirm that any setts present remain active; a Sensitive Lighting Management Plan (SLMP) would be required for submission and approval in writing prior to commencement of development; any site or vegetation clearance should be timed to avoid bird nesting season (March to August), and *Cotoneaster Horizontalis* will need to be eradicated and disposed of by experienced and qualified contractors to prevent spread of an invasive species; the submission of a Biodiversity Enhancement Plan and Construction Environmental Management Plan (CEMP).

Agenda Item 5

Planning Committee
31st August 2022

Agenda Item: 5
22/00476/F

- 6.34 Subject to compliance with the above conditions and informatives the development would comply with Policy NHE2 of the Development Management Plan 2019.

Flooding and drainage

- 6.35 The site is not located within Flood Zones 2 or 3 and is not prone to surface water flooding. It is noted that surface water flooding does occur elsewhere in Quality Street. In accordance with Policy CCF2 of the DMP developments should seek to reduce surface water run-off rates using Sustainable Urban Drainage systems (SUDs) where necessary, suitable to the scale and type of development. Drainage details have not been submitted at this stage, therefore a condition requiring these to be submitted and approved prior to commencement of development would be included in the event of permission being granted. Subject to compliance with this condition the development would be acceptable and comply with Policy CCF2 of the DMP.

Sustainability, Infrastructure and Climate change

- 6.36 Policy CCF1 of the Councils Development Management Plan 2019 seeks to ensure that all new development contributes to reducing carbon emissions. New development will be encouraged to incorporate passive and active energy efficiency measure and climate change resilience measures and renewable energy technologies. In order that the proposed development contributes to achieving these aims, in the event that planning permission were to be granted, conditions requiring demonstration that it will meet the national water efficiency standard of 110litres/person/day. A further condition requiring the provision of broadband connection, in accordance with Policy INF3 of the DMP 2019, would also be attached to any grant of planning permission.

CIL

- 6.37 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

- 6.38 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.

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.

Other Matters

- 6.39 It is noted that objection has been raised on the grounds of increased noise and disturbance and inconvenience during the construction phase. Whilst development can cause disturbance this is temporary in nature. Separate noise legislation is in place to deal with excessive disturbance, and it would be expected that works would be carried out with the hours outlined in informative 3 below.
- 6.40 Objection has been raised on the grounds that development would result in harm to the Green Belt. The site is not located within the Green Belt therefore this matter has not been relevant to consider.
- 6.41 Objection has been raised on the grounds that the development would impact on property values and conflict with a covenant. These are not material planning considerations that can be taken into account.
- 6.42 Concern has been raised that the development would result in the loss of private view. Whilst impact on immediate outlook can be considered, there is no right to a view that can be protected within planning.
- 6.43 It is not considered that the proposed development would give rise to health impacts.

CONDITIONS

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

Plan type	Reference	Version	Received
Floor Plan	P104	B	09.06.2022
Floor Plan	P102	B	09.06.2022
Combined Plan	P106	B	26.04.2022
Location Plan	P100		06.04.2022
Floor Plan	P103		06.04.2022
Elevation Plan	P105		06.04.2022
Arboricultural Plan	TCP1_TB		29.04.2022
Site Layout Plan	P101	D	15.07.2022
Floor Plan	P102	D	15.07.2022
Floor Plan	P104	D	15.07.2022
Proposed Plans	P106	D	15.07.2022

Agenda Item 5

Planning Committee
31st August 2022

Agenda Item: 5
22/00476/F

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.

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

Reason: The condition above is required in order that the development should not prejudice highway safety, nor cause inconvenience to other highway users, and to accord with the National Planning Policy Framework 2021 and Policy TAP1 Parking, access, and Servicing of the Reigate and Banstead Local Plan Development Management Plan September 2019.

4. 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) provision of boundary hoarding behind any visibility zones
 - (g) vehicle routing
 - (h) measures to prevent the deposit of materials on the highway
 - (i) before and after construction condition surveys of the highway and a commitment to fund the repair of any damage caused
 - (k) on-site turning for construction vehicles 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 condition above is required in order that the development should not prejudice highway safety, nor cause inconvenience to other highway users, and to accord with the National Planning Policy Framework 2021 and DES8 Construction Management of the Reigate and Banstead Local Plan Development Management Plan September 2019.

5. The development hereby approved shall not be occupied unless and until each of the proposed dwellings are provided with a fast charge socket (current minimum requirements - 7 kw Mode 3 with Type 2 connector - 230v AC 32 Amp

single phase dedicated supply) in accordance with a scheme to be submitted and approved in writing by the Local Planning Authority and thereafter retained and maintained to the satisfaction of the Local Planning Authority. The sockets and any guarding shall be sited to minimise the visual impact and of a dark colour and minimal illumination to conserve the character of the Conservation Area.

Reason: The condition above is required in order that the development should not prejudice highway safety, nor cause inconvenience to other highway users, and to accord with the National Planning Policy Framework 2021 and and Reigate and Banstead Core Strategy 2014 Policy CS17 (Travel Options and Accessibility).

6. Notwithstanding the drawings, the proposed external finishing materials and details shall be carried out using the external facing materials and details specified below and there shall be no variation without the prior approval in writing of the Local Planning Authority.

a) All joinery to match existing original work including white painted timber cornices with lead apron not to obscure such cornice detail.

b) All windows shall be white painted timber leaded light windows with pane size to match existing and external came strips of width to match existing and casements in each opening to ensure equal sightlines, except for the oak front door and associated oak windows which shall be retained as existing. Details of the windows and external doors shall be submitted to and approved in writing by the LPA before any work above slab level.

c) All tiles shall be handmade sandfaced plain clay tiles of colour to match existing. A photographic sample of the tiles adjacent to the existing shall be submitted to and approved in writing by the LPA before any work above slab level.

d) All making good shall be in white painted roughcast render finish to match existing.

e) The drive and parking area shall be of flint pea shingle gravelled tarmac.

f) The grass verge to the front of Gilead House shall be reinstated in accordance with the drawing before any of the flats or units are occupied.

g) If any photovoltaics or solar panels are to be installed, they shall be sited within the crown roof and with their highest point below the ridge of the crown roof to minimise their visual impact, details and locations of which shall be submitted to and approved in writing by the LPA before any work above ground floor slab level.

Reason: To ensure that the historic and architectural character of the locally listed building is maintained with regard to Reigate and Banstead Development Management Plan Policy DES1 and NHE9 and the Character & Distinctiveness Design Guide Supplementary Planning Document.

7. Prior to the commencement of any development works, including demolition and all construction activities, all tree protection measures shall be undertaken in strict accordance with the approved details contained in the 'Arboricultural Appraisal and Impact Assessment and the Tree Survey Plan

Agenda Item 5

Planning Committee
31st August 2022

Agenda Item: 5
22/00476/F

dwg. no. TCP1-TB from ACS (Trees) Consulting. All arboricultural matters will then follow that described in these approved details.

Reason: To ensure good arboricultural practice in the interests of the maintenance of the character and appearance of the area and to comply with policies NHE3 and DES1 of the Reigate and Banstead Development Management Plan 2019 and the recommendations within British Standard BS 5837:2012 'Trees in relation to design, demolition and construction – Recommendations'

8. 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 Local Planning Authority. 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 either prior to occupation or within the first planting season following completion of the development hereby approved.

Any trees, shrubs or plants planted or retained in accordance with this condition which are removed, die or become damaged or become diseased within five years of planting shall be replaced within the next planting season by trees and shrubs of the same size and species.

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

10. No development above ground level shall commence until a scheme to provide positive biodiversity benefits, informed by the submitted Preliminary Ecology Assessment ASW/LS/024/26/2022 dated June 2022, has been

submitted to and approved in writing by the local planning authority (LPA). This should be designed alongside the soft landscaping proposals for the site. The biodiversity enhancement measures approved shall be carried out and maintained in strict accordance with these details or as otherwise agreed in writing by the LPA, and before occupation of this development.

Reason: To provide enhancements to the biodiversity of the site in accordance with the provisions of the National Planning Policy Framework and Reigate and Banstead Development Management Plan 2019 policy NHE2.

11. No development shall commence on site until a Sensitive Lighting Management Plan (SLMP) has been submitted to and approved in writing by the Local Planning Authority (LPA).

Reason: To ensure that the proposed development does not result in any loss of, or harm to, identified protected wildlife species, in accordance with Schedule 2 of the Conservation of Habitats and Species Regulations 2017, the NPPF 2019 and Development Management Plan Policies NHE2 and NHE3.

12. No development shall commence until an appropriately detailed Construction and Environment Management Plan (CEMP) detailing how habitats and species will be protected from any adverse impacts as a result of construction has been submitted to and approved in writing by the Local Planning Authority.

The CEMP shall include the following details:

- Map showing the location of all of the ecological features
- Risk assessment of the potentially damaging construction activities
- Practical measures to avoid and reduce impacts during construction
- Location and timing of works to avoid harm to biodiversity features
- Responsible persons and lines of communication
- Use of protected fences, exclusion barriers and warning signs.

The CEMP should include the general avoidance and mitigation measures provided in section 5.5 of the Preliminary Ecological The CEMP should also include impact avoidance measures for the species-rich grassland.

Reason: To ensure that the development does not result in harm to the existing biodiversity of the site and in the interests of retaining and enhancing other valued priority habitats and features of biodiversity importance with regard to Reigate and Banstead Development Management Plan 2019 policy NHE2.

13. The development hereby permitted shall not commence until details of the design of a surface water drainage scheme has been submitted to and approved in writing by the local planning authority. The design must satisfy the SuDS Hierarchy and be compliant with the national Non-Statutory

Agenda Item 5

Planning Committee
31st August 2022

Agenda Item: 5
22/00476/F

Technical Standards for SuDs, NPPF and Ministerial Statement on SuDs.
The required drainage details shall include:

- a) Evidence that there is no risk of contamination through the infiltration SuDs
- b) Evidence that the proposed final solution will effectively manage the 1 in 30 and 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 storage volumes shall be provided using a maximum discharge rate of 37.8l/s.
- 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, inspections 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 offsite will be protected. This should include details of how surface water run-off entering the site from the bunded northern boundary will be intercepted.

The development shall be completed in accordance with the approved details and thereafter maintained.

Reason: To ensure the design meets the technical standards for SuDs and the final drainage design does not increase flood risk on or off site in accordance with, Policy CS10 of the Core Strategy 2014, Policy CCF2 of the Development Management Plan 2019 and the NPPF.

14. 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.

15. 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.

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.

16. Prior to the first occupation of the development full details (and plans where appropriate) of the waste management storage and collection points, including design and screening (and pulling distances where applicable), throughout the development shall be submitted to and approved in writing by the Local Planning Authority.

All waste storage and collection points should be of an adequate size to accommodate the bins and containers required for the dwelling(s) which they are intended to serve in accordance with the Council's guidance contained within Making Space for Waste Management in New Development.

Each dwelling shall be provided with the above facilities in accordance with the approved details prior to occupation of the relevant dwellings.

Reason: To provide adequate waste facilities in the interests of the amenities of the area and to encourage recycling in accordance with the Development Management Plan 2019 policy DES1.

17. The development hereby approved shall not be first occupied unless and until space has been laid out within the site, in accordance with details and plans to be submitted to and approved in writing, for cycles to be parked in a covered and secure location for each dwelling. Thereafter the cycle parking area shall be retained and maintained for its designated purpose.

Reason: In order that the development promotes more sustainable forms of transport, and to accord with the NPPF and Reigate and Banstead Core Strategy 2014 Policy CS17.

Agenda Item 5

Planning Committee
31st August 2022

Agenda Item: 5
22/00476/F

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. Further information can be found on the Council website at : Climate Change Information.
3. You are advised that the Council will expect the following measures to be included in the above CMS condition to control noise, pollution and parking:
 - (a) Work that is audible beyond the site boundary should only be carried out between 08:00hrs to 18:00hrs Monday to Friday, 08:00hrs to 13:00hrs Saturday and not at all on Sundays or any Public and/or Bank Holidays;
 - (b) The quietest available items of plant and machinery should be used on site. Where permanently sited equipment such as generators are necessary, they should be enclosed to reduce noise levels;
 - (c) Deliveries should only be received within the hours detailed in (a) above;
 - (d) Adequate steps should be taken to prevent dust-causing nuisance beyond the site boundary. Such uses include the use of hoses to damp down stockpiles of materials, which are likely to generate airborne dust, to damp down during stone/slab cutting; and the use of bowsers and wheel washes;
 - (e) There should be no burning on site;
 - (f) Only minimal security lighting should be used outside the hours stated above; and
 - (g) Building materials and machinery should not be stored on the highway and contractors' vehicles should be parked with care so as not to cause an obstruction or block visibility on the highway.Further details of these noise and pollution measures can be obtained from the Council's Environmental Health Services Unit.

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

4. 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.
5. 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).

6. 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.
7. 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.
8. Notwithstanding any permission granted under the Planning Acts, no signs, devices or other apparatus may be erected within the limits of the highway without the express approval of the Highway Authority. It is not the policy of the Highway Authority to approve the erection of signs or other devices of a non-statutory nature within the limits of the highway.
9. The permission hereby granted shall not be construed as authority to obstruct the public highway by the erection of scaffolding, hoarding or any other device or apparatus for which a licence must be sought from the Highway Authority Local Highways Service.
10. The use of a suitably qualified arboricultural consultant is essential to provide acceptable submissions in respect of the arboricultural tree condition above. All works shall comply with the recommendations and guidelines contained within British Standard 5837.
11. The use of landscape/arboricultural consultant is considered essential to provide acceptable submissions in respect of the above landscaping condition. The planting of trees and native hedging shall be in keeping with the character and appearance of the locality. There is an opportunity to incorporate structural landscape trees into the scheme to provide for future amenity and long term continued structural tree cover in this area. It is expected that the replacement structural landscape trees will be of [Semi-Mature/Advanced Nursery] stock / [Extra Heavy Standard/Heavy Standard] size with initial planting heights of not less than [6m/4.5m/4m/3.5m] with girth measurements at 1m above ground level in excess of [20/25cm/16/18cm/14/16cm/12/14cm].
12. With regard to Condition 17 (Landscaping) and Condition 16 (boundary treatment) the Council is encouraging the developer to incorporate planting and measures to encourage biodiversity and wildlife and allow wildlife to move into and out of gardens and, in particular, include Hedgehog friendly gravel boards where appropriate. Details of the 'wildlife friendly' measures should be provided with the submission of the details for approval.

Agenda Item 5

Planning Committee
31st August 2022

Agenda Item: 5
22/00476/F

13. The applicant should take action to ensure that development activities such as vegetation or site clearance are timed to avoid the bird nesting season of early March to August inclusive.
14. Measures should be made to enhance the site for European hedgehog including:
 - Ensuring the species can move across the landscape by creating gaps into all close boarded fencing
 - Creating habitat connectivity across the landscape
 - Creating a wild corner with minimal habitat management
 - Incorporating hedgehog homes into the development.
15. To prevent its spread *Cotoneaster horizontalis* should be eradicated using qualified and experienced contractors and disposed of in accordance with the Environmental Protection Act (Duty of Care) Regulations 1991. Further information on this species can be obtained from the GB Non-native Species Secretariat at 'www.nonnativespecies.org'.
16. The applicant is advised of their need to:
 - Obtain a mitigation licence from Natural England following the receipt of planning permission and prior to any works which may affect bats commencing.
 - Undertake all the actions which will be detailed in the Method Statement which must support a mitigation licence.
 -

This will help ensure that the proposed development is in compliance with the statutory provisions of the above referenced legislation.

Monitoring of the bat roosts following construction works should take place as recommended in Paragraph 5.4 of the above referenced Bat Emergence Survey Report Number: ASW/LS/041/26/2022, ASW Ecology Ltd., dated July 2022.

17. Building works involving work on an existing wall shared with another property; or new building on the boundary with a neighbouring property; or excavating near a neighbouring building, may fall within the scope of the Party Wall, etc. Act 1996 and may require that you serve a Statutory Notice on all affected owners. Further guidance is available from <https://www.gov.uk/guidance/party-wall-etc-act-1996-guidance>
18. The developer is advised that if the buildings to be demolished are found to contain asbestos within the building fabric they should produce a mitigation plan to reduce any potential risks to construction workers and future occupiers. For further information see the Council's website or contact Environmental Protection at the Council. http://www.reigate-banstead.gov.uk/info/20060/environmental_health/712/asbestos

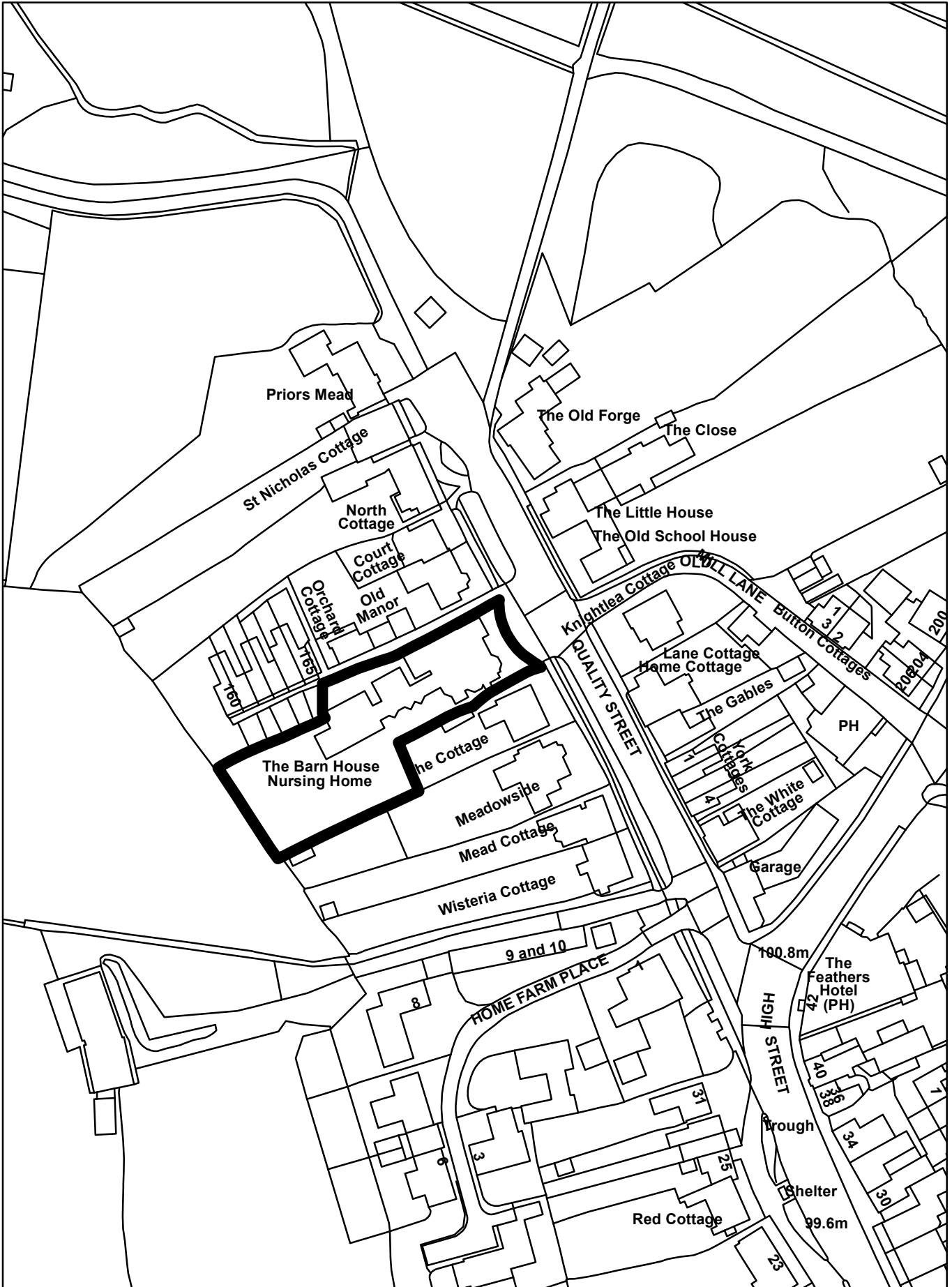
REASON FOR PERMISSION

The development hereby permitted has been assessed against the NPPF 2021 and Development Management Plan policies DES1, DES2, DES4, DES5, DES6, DES8, DES9, NHE2, NHE3, NHE9, TAP1, CCF1, INF1 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
22/00476/F - Gilead House, Quality Street, Merstham

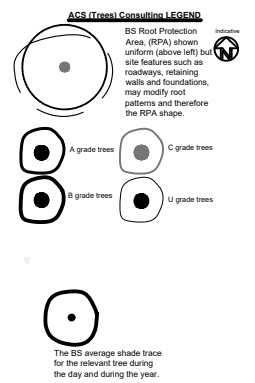
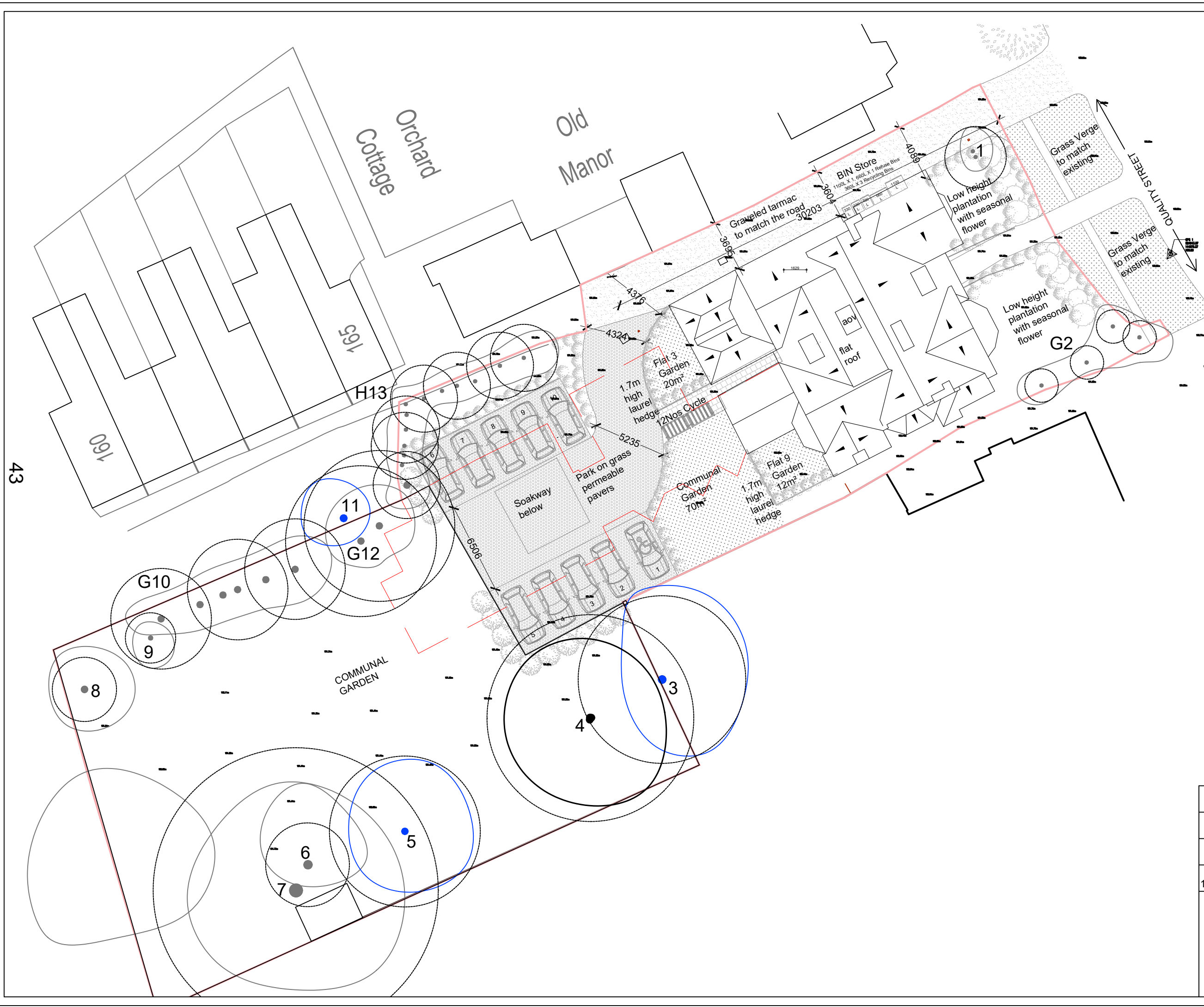


This drawing and any related notes are protected by copyright. To the extent that this is a design document it is, in addition, protected by design right. All rights in them are reserved. They are provided for your information only. No part of them or any design to which they relate may be reproduced in any form or by any means without the prior written permission of Generative Design Partnership Ltd, except as expressly permitted by law. The doing of any unauthorised act in relation to them may result in both a civil claim and criminal prosecution.

All dimensions in millimetres & to be checked on site prior to commencement. Builder to verify all dimensions, heights & levels prior to commencement of work. No encroachment into neighbours property. The contractor in preparing his estimate shall visit the site & acquaint himself with the problems involved & shall allow in his price for any detail whether shown or not which may reasonably be considered necessary to ensure a neat structurally sound & workman like job. The contractor shall issue all statutory notices to the local Authority during progress & completion of works.

The clients must give notice to the adjoining owner under the Party Wall Act 1996. This notice must be served two months prior to any works commencing on the party wall or excavation within 3m of any adjacent structures. These drawings any supporting calculations have been prepared for the purpose of applying for Building Regulation and Planning Permission only. Any work commenced at site prior to the statutory approval is at client's and builder's responsibility.

Any Discrepancies or Change in Design as per assumptions made shall be brought to the attention of structural Engineer. Timber sizes to be verified by Structural Engineer and approved by building control prior to construction



CLIENT	Ms Hunchui Shi			
PROJECT	GILEAD HOUSE (THE BARN), QUALITY STREET REDHILL			
TITLE	PROPOSED BLOCK PLAN			
SCALE	DATE	PROJECT	DRG No	REV
1:250@A3	09/03/2022	GDP252	P101	



GENERATIVE DESIGN PARTNERSHIP LTD
 12 CAIRE COURT, WOODSIDE AVENUE, LONDON N12 8TD
 E: generativedesignpartnership@gmail.com M: 07950430252

Agenda Item 5

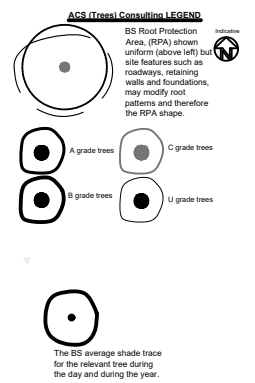
43

This drawing and any related notes are protected by copyright. To the extent that this is a design document it is, in addition, protected by design right. All rights in them are reserved. They are provided for your information only. No part of them or any design to which they relate may be reproduced in any form or any means without the prior written permission of Generative Design Partnership Ltd, except as expressly permitted by law. The doing of any unauthorised act in relation to them may result in both a civil claim and criminal prosecution.

All dimensions in millimetres & to be checked on site prior to commencement. Builder to verify all dimensions, heights & levels prior to commencement of work. No encroachment into neighbours property. The contractor in preparing his estimate shall visit the site & acquaint himself with the problems involved & shall allow in his price for any detail whether shown or not which may reasonably be considered necessary to ensure a neat structurally sound & workman like job. The contractor shall issue all statutory notices to the local Authority during progress & completion of works.

The clients must give notice to the adjoining owner under the Party Wall Act 1996. This notice must be served two months prior to any works commencing on the party wall or excavation within 3m of any adjacent structures. These drawings any supporting calculations have been prepared for the purpose of applying for Building Regulation and Planning Permission only. Any work commenced at site prior to the statutory approval is at client's and builder's responsibility.

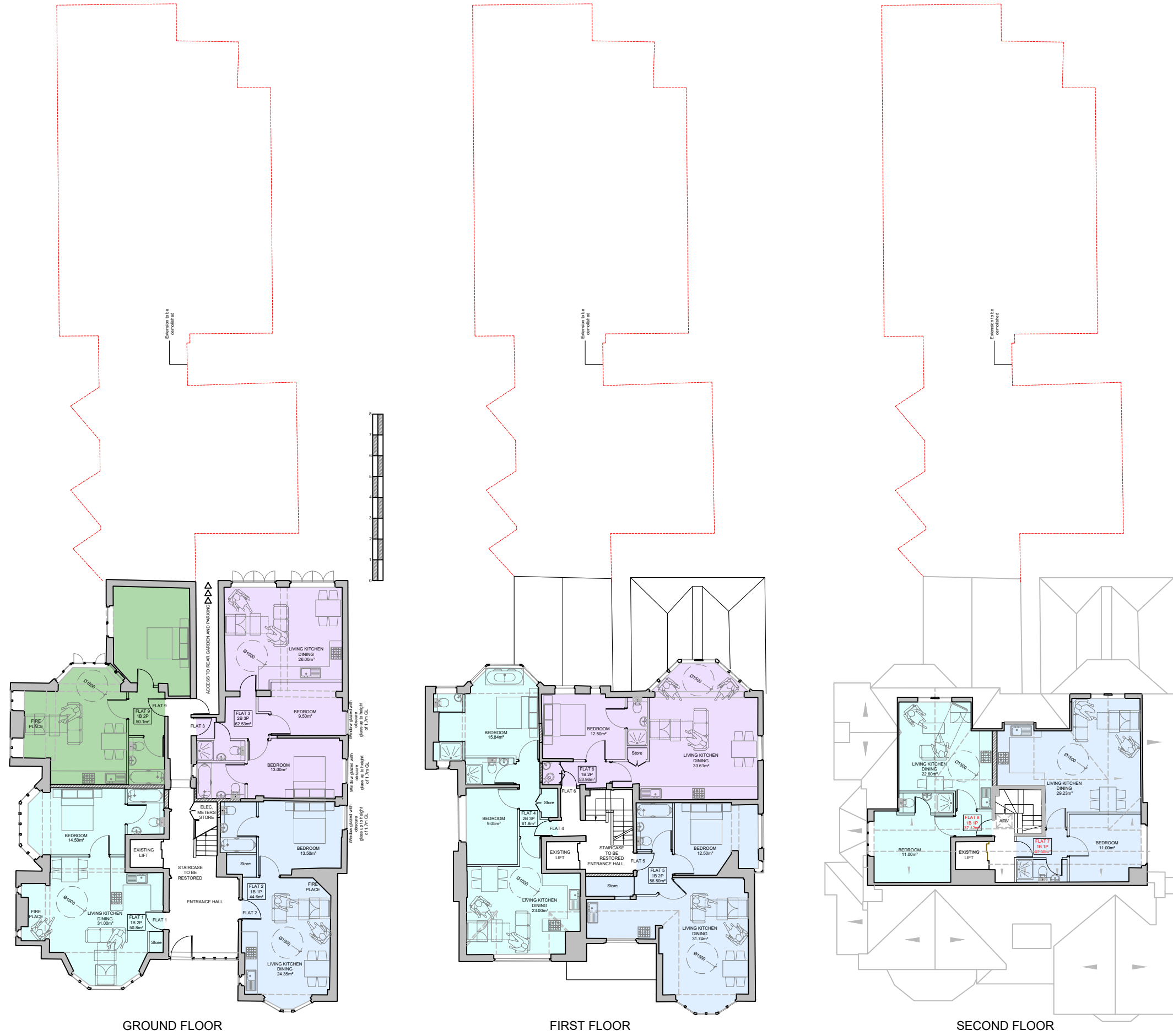
Any Discrepancies or Change in Design as per assumptions made shall be brought to the attention of structural Engineer. Timber sizes to be verified by Structural Engineer and approved by building control prior to construction



CLIENT	Ms Hunchui Shi				
PROJECT	GILEAD HOUSE (THE BARN), QUALITY STREET REDHILL				
TITLE	PROPOSED GROUND PLAN				
SCALE	DATE	PROJECT	DRG No	REV	
1:250@A3	09/03/2022	GDP252	P102	D	



GENERATIVE DESIGN PARTNERSHIP LTD
 12 CAIRE COURT, WOODSIDE AVENUE, LONDON N12 8TD
 E: generativedesignpartnership@gmail.com M: 07950430252



This drawing and any related notes are protected by copyright. To the extent that this is a design document it is, in addition, protected by design right. All rights in them are reserved. They are provided for your information only. No part of them or any design to which they relate may be reproduced in any form or any means without the prior written permission of Generative Design Partnership Ltd, except as expressly permitted by law. The doing of any unauthorised act in relation to them may result in both a civil claim and criminal prosecution

All dimensions in millimetres & to be checked on site prior to commencement. Builder to verify all dimensions, heights & levels prior to commencement of work. No encroachment into neighbours property. The contractor in preparing his estimate shall visit the site & acquaint himself with the problems involved & shall allow in his price for any detail whether shown or not which may reasonably be considered necessary to ensure a neat structurally sound & workman like job. The contractor shall issue all statutory notices to the local Authority during progress & completion of works.

The clients must give notice to the adjoining owner under the Party Wall Act 1996. This notice must be served two months prior to any works commencing on the party wall or excavation within 3m of any adjacent structures. These drawings any supporting calculations have been prepared for the purpose of applying for Building Regulation and Planning Permission only. Any work commenced at site prior to the statutory approval is at client's and builder's responsibility.

Any Discrepancies or Change in Design as per assumptions made shall be brought to the attention of structural Engineer. Timber sizes to be verified by Structural Engineer and approved by building control prior to construction

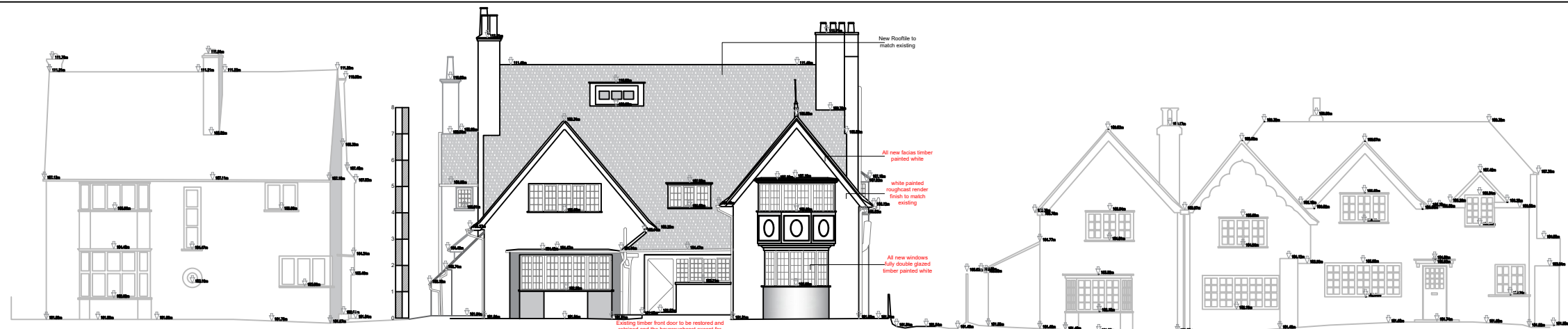
AREA SCHEDULE									
FLAT	AREA	BED	PEOPLE	LEVEL	PARKING	CYCLE	AMENITY		
FLAT 1	50.80m ²	1B	2P	GROUND	1 On Site	1	Communal		
FLAT 2	44.60m ²	1B	1P	GROUND	1 On Site	1			
FLAT 3	62.53m ²	2B	3P	GROUND	1 On Site	2	20m ²		
FLAT 4	61.80m ²	2B	3P	FIRST	1 On Site	2			
FLAT 5	56.50m ²	1B	2P	FIRST	1 On Site	1			
FLAT 6	53.96m ²	1B	2P	FIRST	1 On Site	1	Communal		
FLAT 7	47.58m ²	1B	1P	SECOND	1 On Site	1			
FLAT 8	37.12m ²	1B	1P	SECOND	Street	1			
FLAT 9	50.10m ²	1B	2P	GROUND	1 On Site	1	12m ²		

CLIENT	Ms Hunchui Shi		
PROJECT	GILEAD HOUSE (THE BARN), QUALITY STREET REDHILL		
TITLE	PROPOSED FLOOR PLANS		
SCALE	DATE	PROJECT	DRG No
1:200@A3	09/03/2022	GDP252	P104

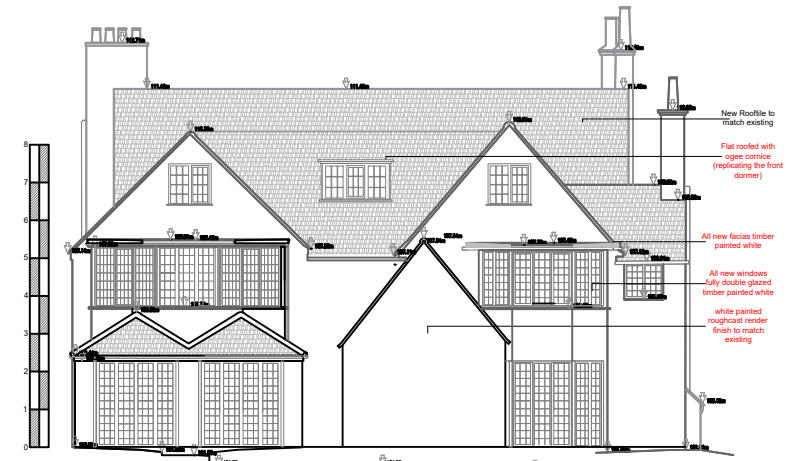
Agenda Item 5



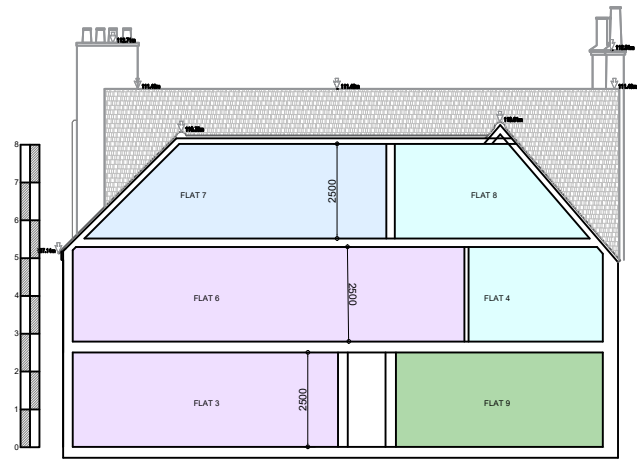
GENERATIVE DESIGN PARTNERSHIP LTD
 12 CAIRE COURT, WOODSIDE AVENUE, LONDON N12 8TD
 E: generativedesignpartnership@gmail.com M: 07950430252



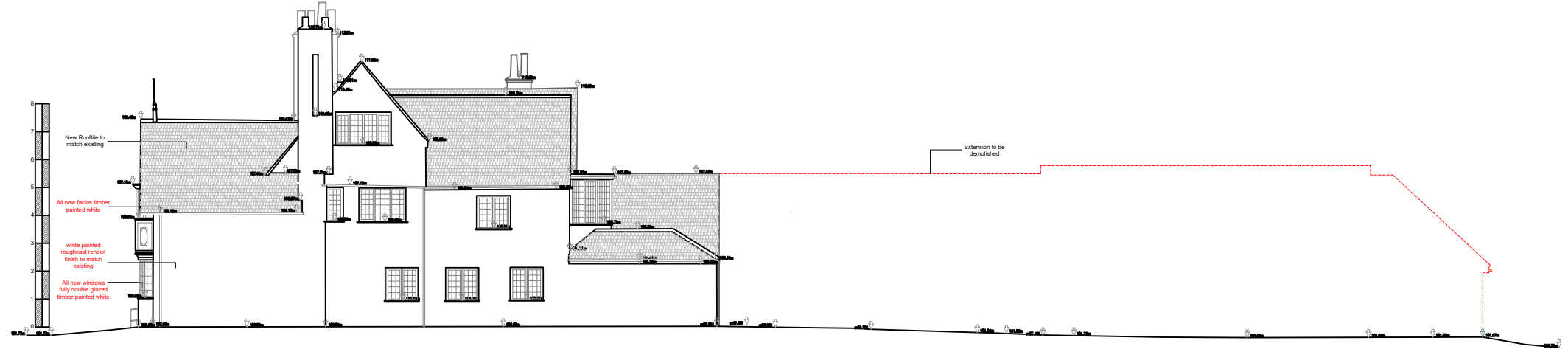
NORTH-EAST (FRONT) ELEVATION



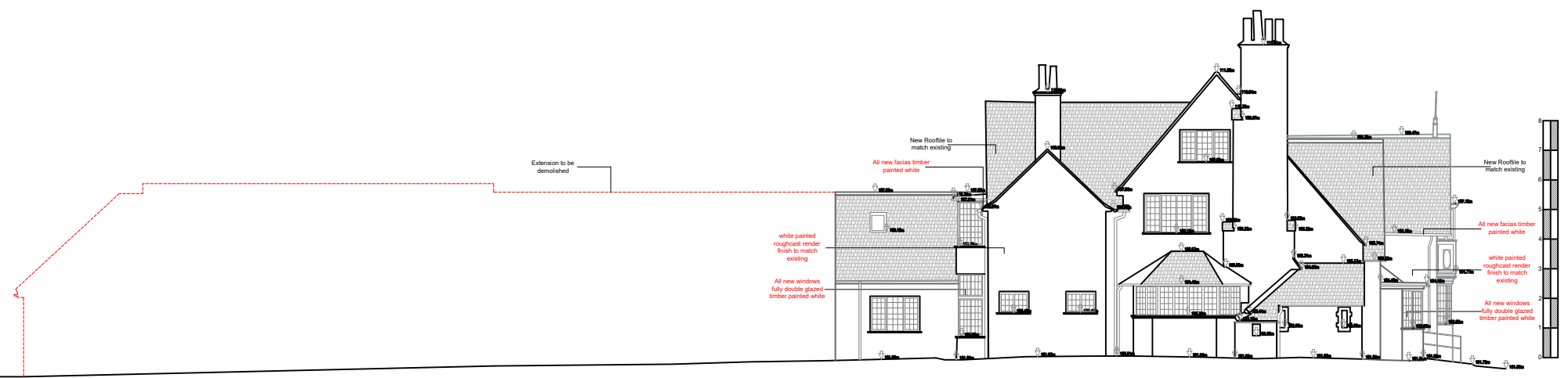
SOUTH-WEST (REAR) ELEVATION



PROPOSED SECTION



NORTH-WEST (ACCESS ROAD) ELEVATION



SOUTH-EAST (SIDE) ELEVATION

This drawing and any related notes are protected by copyright. To the extent that this is a design document it is, in addition, protected by design right. All rights in them are reserved. They are provided for your information only. No part of them or any design to which they relate may be reproduced in any form or by any means without the prior written permission of Generative Design Partnership Ltd, except as expressly permitted by law. The doing of any unauthorised act in relation to them may result in both a civil claim and criminal prosecution.

All dimensions in millimetres & to be checked on site prior to commencement. Builder to verify all dimensions, heights & levels prior to commencement of work. No encroachment into neighbours property. The contractor in preparing his estimate shall visit the site & acquaint himself with the problems involved & shall allow in his price for any detail whether shown or not which may reasonably be considered necessary to ensure a neat structurally sound & workman like job. The contractor shall issue all statutory notices to the local Authority during progress & completion of works.

The clients must give notice to the adjoining owner under the Party Wall Act 1996. This notice must be served two months prior to any works commencing on the party wall or excavation within 3m of any adjacent structures. These drawings any supporting calculations have been prepared for the purpose of applying for Building Regulation and Planning Permission only. Any work commenced at site prior to the statutory approval is at client's and builder's responsibility.

Any Discrepancies or Change in Design as per assumptions made shall be brought to the attention of structural Engineer. Timber sizes to be verified by Structural Engineer and approved by building control prior to construction



CLIENT	Ms Hunchui Shi				
PROJECT	GILEAD HOUSE (THE BARN), QUALITY STREET REDHILL				
TITLE	PROPOSED ELEVATIONS & CROSS SECTION				
SCALE	DATE	PROJECT	DRG No	REV	
1:200@A3	09/03/2022	GDP252	P106	D	




GENERATIVE DESIGN PARTNERSHIP LTD
 12 CAIRE COURT, WOODSIDE AVENUE, LONDON N12 8TD
 E:generativedesignpartnership@gmail.com M:07950430252

Agenda Item 6

Planning Committee
31st August 2022

Agenda Item: 6
22/01160/F

 Reigate & Banstead BOROUGH COUNCIL Banstead Horley Redhill Reigate	TO:	PLANNING COMMITTEE	
	DATE:	31 st August 2022	
	REPORT OF:	HEAD OF PLACES & PLANNING	
	AUTHOR:	Hollie Marshall	
	TELEPHONE:	01737 276010	
	EMAIL:	Hollie.marshall@reigate-banstead.gov.uk	
AGENDA ITEM:	6	WARD:	Horley Central and South

APPLICATION NUMBER:	22/01160/F	VALID:	25 th May 2022
APPLICANT:	Drill Service Ltd	AGENT:	Fulcrum Design Ltd
LOCATION:	DRILL SERVICE LTD 89 ALBERT ROAD HORLEY SURREY RH6 7HB		
DESCRIPTION:	Demolition of the existing buildings on site and the erection of replacement buildings to provide 5 No. 2 bed and 2 No. 1 bed flats with 3 parking spaces. As amended on 30/05/2022.		
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 demolition of the existing buildings on site and the erection of a replacement building to provide 5 No. 2 bed and 2 No. 1 bed flats with 3 parking spaces. The site benefits from extant consent for conversion to 7 dwellings and this is a significant material consideration.

The existing site is in mixed use of retail, light industrial and residential. The site lies within the urban area, approximately 177m north of the Horley Town Centre boundary. The site is not a designated employment use although policy EMP4 (Safeguarding employment land and premises) does apply. In this case, given the proposed wholly residential use, it is considered there would be a lower level of noise and disturbance than that associated with a light industrial use, which would be commensurate with the neighbouring residential uses. The change of use would provide improved amenity to the residential neighbouring properties and therefore in this instance, the loss of the employment premises is considered acceptable and complies with policy EMP4. In regard to the retail element of the building, the retail business has remained empty for more than 3 years, with the front window presently boarded up. The change of use to a residential use is considered to positively contribute to the vitality and vibrancy of the area by bringing this part of the building back into use, and complies with policy RET4.

This application follows a previous outline application ref: RE/19/01191/OUT, that proposed to convert the existing buildings to seven dwellings. This application was

Agenda Item 6

Planning Committee
31st August 2022

Agenda Item: 6
22/01160/F

approved with conditions in September 2019 and remains extant. The proposed replacement building would be of the same scale, height and footprint to that of the existing. There would be alterations to the front elevation to create a more residential appearance to the building. This would be largely from the fenestration design that would replace the existing larger windows at ground floor with a smaller, more typical residential appearance and at first floor the windows would have a more cohesive design approach and be of a style more in keeping with the appearance of the building.

While giving rise to a degree of change in the relationship between buildings, the proposed scheme would not adversely affect the amenity of neighbouring properties, and complies with policy DES1.

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.

RECOMMENDATION(S)

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

Consultations:

Highway Authority: The County Highway Authority has assessed the application on safety, capacity and policy grounds and has raised no objection subject to condition.

Environmental Health (Contaminated Land): There is some potential for ground contamination to be present on and or/in close proximity to the application site, as such a condition to deal with contaminated land and an informative to provide additional guidance is recommended.

Following the submission of a contaminated land report by the Applicant, revised conditions have been recommended from the Contaminated Land Officer.

Horley Town Council: No objections

Housing: no comments received

Sutton and East Surrey Water Company: no comments received

Horley Chamber of Commerce: no comments received

Representations:

Letters were sent to neighbouring properties on 26th May 2022.

29 responses have been received raising the following issues:

Issue	Response
Hazard to highway safety	See paragraph 6.22 – 6.24
Inadequate parking	See paragraph 6.21 – 6.24
Increase in traffic and congestion	See paragraph 6.21 – 6.24
No need for the development	See paragraph 6.1
Noise and disturbance	See paragraph 6.18
Overbearing relationship	See paragraph 6.15 – 6.16
Overdevelopment	See paragraph 6.14
Out of character with surrounding area	See paragraph 6.11 – 6.14
Inconvenience during congestion	See paragraph 6.42 and condition 5
Harm to wildlife habitat	See paragraph 6.29 – 6.30
Overlooking and loss of privacy	See paragraph 6.16 – 6.17
Overshadowing	See paragraph 6.15 - 6.16
Drainage/sewage capacity	See paragraph 6.39

Agenda Item 6

Planning Committee
31st August 2022

Agenda Item: 6
22/01160/F

Harm to Conservation Area	See paragraph 6.40
Health fears	See paragraph 6.41
Loss of a private view	Not a material planning consideration
Crime fears	See paragraph 6.41
Loss of/harm to trees	See paragraph 6.13
Loss of buildings	See paragraph 6.11
Alternative location/proposal preferred	Each scheme must be assessed on its own planning merits
Property devaluation	Not a material planning consideration

1.0 Site and Character Appraisal

- 1.1 The site is located on the west side of Albert Road and comprises a detached two storey building, with single storey buildings towards the rear part of the site. To the front of the building there is an area of hardstanding used for parking and there is an access driveway along the north western side boundary that gives access to the rear part of the site. The application site is currently in mixed use, with an A1 retail unit at ground floor previously occupied by a hairdressers although current empty, a light industrial use also at ground floor, and residential use at first and second floor.
- 1.2 The area is primarily residential with neighbouring dwellings to the north and south in residential use. The Albert Rooms, used by Horley Town Council, are sited on the opposite side of Albert Road.

2.0 Added Value

- 2.1 Improvements secured at the pre-application stage: The applicant did not approach the Council for pre-application advice therefore the opportunity to secure improvements did not arise
- 2.2 Improvements secured during the course of the application: Conditions are recommended to secure a suitable landscaping scheme for the site.

3.0 Relevant Planning and Enforcement History

- | | | | |
|-----|--------------|---|--|
| 3.1 | 19/01191/OUT | Conversion of existing ground floor commercial property, alterations to existing first and second floor residential properties and single storey side extension to create 3 No. 1-bed, 3 No. 2-bed and 1 No. 3- | Approved with conditions
17 th September
2019 |
|-----|--------------|---|--|

bed flats. As amended on
20/08/2019.

- | | | | |
|-----|-------------|---|--|
| 3.2 | 96/04800/CU | Change of Use from A1 retail to a residential unit to form 1 bed flat | Approved with conditions
13 th June 1996 |
|-----|-------------|---|--|

4.0 Proposal and Design Approach

- 4.1 This is a full application for demolition of the existing buildings on site and the erection of replacement buildings to provide 5 No. 2 bed and 2 No. 1 bed flats with 3 parking spaces.
- 4.2 The replacement building would be of the same height, footprint and scale to that of the existing. Alterations are proposed to the front elevation by way of a revised fenestration design to appear more residential than the existing ground floor windows, that serve an existing commercial use.
- 4.3 Five flats are proposed on the ground floor, with new areas of soft landscaping, shared and private areas of outdoor amenity space. On the first floor, two further flats are proposed as well as a bedroom in the roofspace as part of unit six.
- 4.4 To the front of the building, three parking spaces are proposed as well as a bin store and cycle storage.
- 4.5 A design and access statement should illustrate the process that has led to the development proposal, and justify the proposal in a structured way, by demonstrating the steps taken to appraise the context of the proposed development. It expects applicants to follow a four-stage design process comprising:
Assessment;
Involvement;
Evaluation; and
Design.
- 4.6 Evidence of the applicant's design approach is set out below:

Assessment	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	<p>The applicant's reasons for choosing the proposal from the available options were:</p> <ul style="list-style-type: none"> • These proposals will enable all of the dwellings to be highly insulated to comply with current

Agenda Item 6

Planning Committee
31st August 2022

Agenda Item: 6
22/01160/F

	<p>requirements and to greatly enhance the existing poor thermal performance.</p> <ul style="list-style-type: none">• Rebuilding will also enable insulation to be provided to the ground floor and roof constructions which will again greatly enhance the thermal performance of the dwellings.• The internal steps within the single storey building would also be removed by the re-construction which would ensure that all of the dwellings would be fully accessible.• Although the footprint of the buildings would be unaltered, the new construction would enable the two storey building to be reconfigured internally to maximise the habitable area and minimise communal areas.• The reconstruction will also enable the facades of the frontage building to be more in keeping with the character of the area with the large commercial openings replaced with more domestic scaled windows. The existing metal framed replacement windows generally would be replaced with sash frames, stone cills and brick arches to the ground floor to reflect the original building style.• Although the window openings are to be reconfigured the number of windows and their orientation are consistent with the existing situation to ensure that there is no additional adverse impact on the adjoining properties.• Due to the internal replanning the amount of extension required to the south-east elevation of the frontage building is reduced from the previous approval which is reduced from the previous approval which lessens the impact on the adjacent property whilst at the same time creating a larger and more usable external amenity space to Plot 2.
--	---

4.7 Further details of the development are as follows:

Site area	0.09 hectares
Existing use	Commercial (Class E – retail and light industrial) and Residential
Proposed use	Residential
Existing parking spaces	4
Proposed parking spaces	3
Parking standard	9

Net increase in dwellings	5
Existing site density	22 dwellings per hectare
Proposed site density	77 dwellings per hectare
Density of the surrounding area	33 dwellings per hectare (69 – 121 Albert Road, odd numbers)

5.0 Policy Context

5.1 Designation

Urban area
Parking Standards – medium accessibility

5.2 Reigate and Banstead Core Strategy

CS1(Sustainable Development)
CS4 (Valued Townscapes and Historic Environment)
CS5 (Valued People/Economic Development),
CS10 (Sustainable Development),
CS11 (Sustainable Construction),
CS14 (Housing Needs)
CS15 (Affordable Housing)

5.3 Reigate & Banstead Development Management Plan 2019

Design, Character and Amenity (including housing) DES1, DES4, DES5, DES8, DES9,

Landscape & Nature Conservation NHE2, NHE3,
Employment EMP4

Town Centres and Local Centres RET4
Infrastructure INF1, INF3

Transport, Access and Parking TAP1,
Climate Change Resilience and CCF1
Flooding

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

Agenda Item 6

Planning Committee
31st August 2022

Agenda Item: 6
22/01160/F

Community Infrastructure Levy
Regulations 2010
Conservation of Habitats and
Species 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. Furthermore, the extant scheme for conversion of the building to 7 dwellings is a material consideration, meaning the principle of development is accepted.

6.2 The main issues to consider are:

- Loss of employment use and retail
- Design appraisal
- Neighbour amenity
- Highway matters
- Amenity for future occupants
- Housing mix
- Biodiversity
- Contaminated land
- Sustainable construction
- Drainage
- Other matters
- Affordable Housing
- Community Infrastructure Levy

Loss of employment use and retail

6.3 The proposed development would result in the loss of employment land. Policy EMP4 recognises the importance of safeguarding viable employment land and premises, whilst also recognising the requirements of national policy that such land and premises should only be protected if there is a reasonable prospect of employment use. Applicants will be required to provide appropriate evidence, proportionate to the scale of the scheme, to demonstrate prospects of on-going employment use including evidence of marketing activities undertaken. Policy RET4 seeks to retain retail units in uses that make a contribution to the local community where possible, whilst recognising that in some circumstances this may not be viable.

6.4 In this case, planning permission has been granted in 2019 for a similar development (conversion of the building, rather than replacement) for residential use. This permission is still extant and could be implemented subject to pre-commencement conditions be approved, and as such should be given significant weight as a material consideration when considering the loss of the employment use.

- 6.5 During the course of the previous application, the applicant stated that the existing business at this site has reduced in staff from 15 to 3. The company has their main premises at 23 Albert Road where the 3 members of staff shall be relocated. The Applicant has also noted other issues with the existing premises, notably the access for large delivery vehicles to the premises, the substantial improvements required to the existing buildings to create improved working environments for employees that would comply with Health and Safety standards, thermal efficiency and the standard of incoming services.
- 6.6 The Applicant has provided an update to confirm their staff have relocated to other premises further along Albert Road, however, some machinery and equipment are still in situ.
- 6.7 A proposed residential use is considered to have a lower level of noise and disturbance than the current commercial use and is more compatible with the surrounding residential properties. The change of use would provide improved amenity to the residential neighbouring properties. In combination with the vacant use and extant permission, in this instance, the loss of the employment premises is considered acceptable.
- 6.8 Part of the ground floor of the site was used by a hairdressers (Class E). Accordingly, any application should address DMP policy RET4. Small centres and isolated shops provide a useful service for local residents. Policy RET4 seeks to retain such units in uses that make a contribution to the local community where possible, whilst recognising that in some circumstances this may not be viable.
- 6.9 In this instance the Applicant stated, during the course of the previous application, that the previous tenant had failed to run a viable business since 2016 and the tenant has ceased trading. Since this time, the Applicant has confirmed there has been no further retail usage on the site following the previous application.
- 6.10 The existing hairdressers business made up a relatively small element of the building (33sqm) on the ground floor offering a limited element of retail use. The site is located in close proximity to Horley Town Centre, approximately 350m north west of High Street and 177m north of the Town Centre boundary. Given the somewhat limited A1 use and the close proximity to the town centre where there is alternative retail provision within the locality, the loss in this instance would not have an adverse impact upon the amenities of the surrounding area. The change of use from a disused retail business that has remained empty for more than 3 years, is considered to positively contribute to the vitality and vibrancy of the area. The presently boarded up front window has an unattractive appearance in the streetscene. The replacement building would have a positive impact upon the visual amenities of the area, and the use as residential dwellings would sit comfortably within this largely residential road, bringing the site back into use. The proposal therefore complies with policy RET4.

Agenda Item 6

Planning Committee
31st August 2022

Agenda Item: 6
22/01160/F

Design appraisal

- 6.11 The proposed replacement building would be of the same scale, height and footprint to that of the existing. The redesign of the front elevation to create a more residential appearance to the building. This would be largely from the fenestration design that would replace the existing larger windows at ground floor with a smaller, more typical residential appearance. At first floor the windows would have a more cohesive design approach and be of a style more in keeping with the appearance of the building. The existing building is not worthy of retention in regard to historic or architectural features, and the replacement would, in terms of the front elevation, would have a more cohesive window design, improving the appearance when compared to the existing.
- 6.12 Towards the rear of the building the existing openings, doors and windows would take a more domestic form and new entrance doors and windows used in the new building in place of the existing commercial entrances into the building. A small, single storey extension is proposed to the south eastern side of the building and a terrace area created to provide outdoor amenity space for plot 2. The building would have a mix of hipped and gable style roofs, traditional in form and matching the existing. The finishing materials are proposed to match the existing building, using red/brown bricks with soldier arch details above the windows and a brown roof tile. The sash style windows proposed would create a cohesive appearance, in keeping with the form of the building and neighbouring buildings in the streetscene.
- 6.13 The site layout would include areas of communal and private outdoor space, creating space for soft landscaping and planting, replacing areas of existing hardstanding. There is an existing hardstanding access along the northern side of the site that offers opportunity for increased areas of soft landscaping. There are no significant trees that would be impacted by the proposal and a condition is recommended to secure a suitable landscaping scheme for the site.
- 6.14 Overall it is considered that the replacement building would be commensurate with the residential character of the area and provide a comprehensive redevelopment of the site. The proposed development would be acceptable in terms of its design and impact upon the character of the wider area and complies with policy DES1.

Neighbour amenity

- 6.15 The proposed single storey side extension would be set away from the shared side boundary with 87 Albert Road by 1.7m and the existing single storey side projection that does extend along the side boundary would not be replaced, increasing the separation distance between the dwellings. Given the relatively modest scale of the side extension and increase in gap to the side boundary existing, the proposal is not considered to give rise to a harmful impact upon the amenities of this dwelling.

- 6.16 The form and scale of the building in all other regards would remain as existing therefore resulting in a similar relationship with neighbouring dwellings. The alterations to the replacement building in terms of new windows and doors are not considered to result in harm to neighbour amenity. One additional first floor side facing windows is proposed on the south east side, bringing the total to three side facing windows, one to serve a bathroom and two to serve kitchen/diner/lounges. To avoid overlooking or loss of privacy these new windows would be conditioned to be of obscure glazing. The proposed kitchen/diner/lounges would be served by secondary (existing) window on the north west side elevation and front elevation providing outlook for future occupants.
- 6.17 On the north western side, five first floor windows are proposed, and one dormer. This would replace four existing windows and one dormer. It is considered the relationship would be similar to that of the existing in terms of overlooking and loss of privacy to that of the existing situation and would provide an outlook for future residents.
- 6.18 The residential use of the site would reduce noise from the existing commercial use of the site, improving the relationship to neighbouring properties.
- 6.19 Objection was raised on the grounds of inconvenience during the construction. Whilst it is acknowledged there may be a degree of disruption during the construction phase, the proposal would not warrant refusal on this basis and statutory nuisance legislation exists to control any significant disturbance caused during the construction of the proposal. Furthermore, conditions are proposed to secure a Construction Management Statement (condition 4) and [SL1] Construct Transport Management Plan (condition 7).
- 6.20 While giving rise to a degree of change in the relationship between buildings, the proposed scheme would not adversely affect the amenity of neighbouring properties, and complies with policy DES1.

Highway matters

- 6.21 The existing site has a total of three parking spaces that serves the residential units and commercial uses on site. The application proposes to retain these three parking spaces for the seven proposed dwellings. The site occupies a sustainable location being approximately 0.8km walk from Horley train station and approximately 0.3km walk from bus stops along Brighton Road. The site is approximately 0.2km north west of Horley Town Centre where local amenities, shops and leisure services can be found. Whilst this would fall short of the minimum parking standards required under policy TAP1 of the Development Management Plan, taking into account the specific local circumstances, the existing commercial uses of the site and parking demand this creates, the site is within a sustainable location in close proximity to Horley Town Centre and well served by bus services, train station and local amenities. A bike store is proposed within the site layout. Given the close proximity to the town centre, the proposal is not considered to warrant refusal on the basis of absence of parking.

Agenda Item 6

Planning Committee
31st August 2022

Agenda Item: 6
22/01160/F

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

6.23 The County Highways Authority provided the following comments in their assessment:

This application follows a previous outline application ref: RE/19/01191/OUT, that proposed to convert the existing buildings within the application site to seven dwellings. This application provides for the same number of dwellings, seven, but as a new purpose built block.

In accordance with Reigate and Banstead Local Plan Parking Standards the development would be expected to provide a maximum of 9.5 car parking spaces. Three existing car parking spaces within the application site will be retained for the proposed development, the same as approved in the 2019 outline application. Given that the site is in a relatively sustainable location, within walking distance of a local high street and Horley Train Station, the County Highway Authority raise no objections to the reduced level of car parking at the site in this location.

Cycle parking spaces normally occupy a footprint of about 1m² per cycle. Cycle parking spaces should be provided in a well-lit, secure, level, covered and convenient location.

Inter visibility splays between the development and public highway should be kept clear of obstruction, and the CHA note the introduction of new vegetation/planting proposed along the public highway edge, in locations that are considered to obstruct visibility, where no obstruction currently exists.

6.24 A condition is recommended to secure visibility splays, as well as a condition requiring a construction transport management plan, the parking spaces to be completed prior to occupation and a requirement for fast charge sockets.

Amenity for future occupants

6.25 The NPPF provides that planning decisions should provide a high standard of amenity for future users. DMP Policy DES5 relates to the delivery of high quality homes and requires, inter alia, that as a minimum, all new residential development (including conversions) must meet the relevant nationally described space standard for each individual units. In addition, the policy also requires all new development to be arranged to ensure primary habitable rooms have an acceptable outlook and where possible receive direct sunlight.

6.26 The application proposes 7 units:

- Plot 1 - 2 bedroom four person - internal floor area 70sqm
- Plot 2 - 2 bedroom three person - internal floor area 61sqm
- Plot 3 - 1 bedroom two person - internal floor area 52sqm
- Plot 4 - 1 bedroom two person - internal floor area 55sqm
- Plot 5 - 2 bedroom four person - internal floor area 70sqm
- Plot 6 – 2 bedroom 4 person - internal floor area 88sqm
- Plot 7 - 2 bedroom 3 person - internal floor area 61sqm

- 6.27 All units would meet or exceed the nationally described space standards. Plots two, three, four and five would have small areas of private outside space and a small communal courtyard area is proposed to the front of units four and five. A condition is recommended to secure details of the boundary treatments for the subdivision of the site. The proposal is considered to result in a satisfactory living environment for future occupants and would provide adequate living space for future occupants, complying with national standards for living space, the NPPF and DMP policy DES5.

Housing mix

- 6.28 Policy DES4 requires on sites of up to 20 homes, at least 20% of market housing should be provided as smaller (one and two bedroom) homes. In this case all the dwellings would be small homes. On this basis, the proposal complies with the requirement.

Biodiversity

- 6.29 The National Planning Policy Framework (NPPF) makes it clear (para 170) that "Planning policies and decisions should contribute to and enhance the natural and local environment by; minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures". Paragraph 174 requires the promotion of "the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity".
- 6.30 At the time of the writing of the committee report, further information has been requested from the Applicant in regard to an ecology report and bat survey. Should these issues be satisfactorily addressed prior to the Planning Committee meeting on 31st August 2022, this shall be updated within the addendum and conditions added to ensure the development is in accordance with local and national policy in this regard. In the absence of the required information, the application would be deferred to a later planning committee meeting until such time that satisfactory information has been received to ensure the proposal is compliant with policy.

Agenda Item 6

Planning Committee
31st August 2022

Agenda Item: 6
22/01160/F

Contaminated land

- 6.31 The Contaminated Land Officer was consulted during the course of the application and identified the potential for ground contamination to be present on and/or in close proximity to the applicant site. As such, he recommended 5 conditions and an informative. During the course of the application, a Ground Contamination Risk Assessment Report (by Ashdown Site Investigation limited ref: R13982 dated 23rd December 2019) was submitted and the Contaminated Land Officer re-consulted. The Contaminated Land Officer confirmed the report provides a Phase 1 desktop study and Phase 2 intrusive investigation. The report concludes that as contamination is present on site, the site will require a degree of remediation, as such a remediation strategy is required for the site.
- 6.32 Accordingly, conditions are recommended to secure remediation for the site (and subsequent verification) to be carried out in accordance with the findings or the required remediation method statement.
- 6.33 A further condition is recommended in regard to asbestos removal.

Sustainable construction

- 6.34 DMP Policy CCF1 relates to climate change mitigation and requires new development to meet the national water efficiency standard of 110litres/person/day and to achieve not less than a 19% improvement in the Dwelling Emission Rate (DER) over the Target Emission Rate (TER).
- 6.35 In June 2022, changes to building regulations means all new homes must produce 30% less carbon dioxide emissions than current standards. This supersedes the requirements of the DMP policy CCF1 and therefore a condition to require the development to achieve not less than a 19% improvement in the Dwelling Emission Rate (DER) over the Target Emission Rate (TER) is no longer required.
- 6.36 Whilst the applicant has not acknowledged the updated requirements of the DMP, in the event that planning permission is to be granted, a condition could be imposed to seek such information in regard to water efficiency and its implementation prior to the first occupation of development. In this regard, there would be no conflict with DMP Policy CCF1.
- 6.37 A condition is also recommended to ensure that each dwelling is fitted with access to fast broadband services in accordance with policy INF3 of the DMP.
- 6.38 Policy DES7 of the DMP requires that on sites of 5 or more homes at least 20% of homes should meet the Building Regulations requirements for 'accessible and adaptable dwellings'. The applicant has not referred to this requirement. Without any evidence to the contrary it is considered that such a requirement would be viable for the applicant and therefore a condition is

recommended to secure adequate accessible housing in accordance with policy DES7.

Drainage matters

- 6.39 The site is in Flood Zone 1 and is not in an area identified as being at any significant risk of surface water flooding. As such no concern is raised with regard to fluvial flooding. The sewage capacity for the site would be assessed at building control stage.

Other matters

- 6.40 The site is not within nor adjacent to a Conservation Area and is not therefore considered to result in harm in this regard.
- 6.41 The development is not considered to cause an increase in crime issues. The majority of the site would have natural surveillance from the new dwellings. A boundary treatments condition is recommended to secure these details. No significant health issues are considered to arise as a result of the planning application.
- 6.42 In terms of inconvenience during the construction period. Whilst it is acknowledged there may be a degree of disruption during the construction phase, the proposal would not warrant refusal on this basis and statutory nuisance legislation exists to control any significant disturbance caused during the construction of the proposal. To ensure that the impacts of construction are reduced a condition is recommended to secure a method of construction statement.

Affordable Housing

- 6.43 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.
- 6.44 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.

Agenda Item 6

Planning Committee
31st August 2022

Agenda Item: 6
22/01160/F

Community Infrastructure Levy (CIL)

- 6.45 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.

Infrastructure Contributions

- 6.46 In terms of other contributions and planning obligations, The Community Infrastructure Levy (CIL) Regulations were introduced in April 2010 which state that it is unlawful to take a planning obligation into account unless its requirements are (i) relevant to planning; (ii) necessary to make the proposed development acceptable in planning terms; and (iii) directly related to the proposed development. As such only contributions, works or other obligations that are directly required as a consequence of development can be requested and such requests must be fully justified with evidence. In this case, no such contributions or requirements have been requested or identified. Accordingly, any request for an infrastructure contribution would be contrary to CIL Regulation 122.

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
Site Layout Plan	18-51-08		17.05.2022
Floor Plan	18-51-05		17.05.2022
Existing Plans	18-51-06		17.05.2022
Elevation Plan	18-51-07		17.05.2022
Proposed Plans	18-51-02		17.05.2022
Elevation Plan	18-51-03		17.05.2022
Location Plan	UNNUMBERED		17.05.2022
Combined Plan	18-51-09		25.05.2022

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

3. No development shall take place until the developer obtains the Local Planning Authority's written approval of details of both existing and proposed ground levels and the proposed finished ground floor levels of the buildings. The development shall be carried out in accordance with the approved levels.

Reason: To ensure the Local Planning Authority are satisfied with the details of the proposal and its relationship with adjoining development and to safeguard the visual amenities of the locality with regard to Reigate and Banstead Development Management Plan DES1.

4. No development shall commence until a Construction Management Statement, to include details of:
- Prediction of potential impacts with regard to water, waste, noise and vibration, dust, emissions and odours, wildlife. Where potential impacts are identified, mitigation measures should be identified to address these impacts.
 - Information about the measures that will be used to protect privacy and the amenity of surrounding sensitive uses; including provision of appropriate boundary protection.
 - Means of communication and liaison with neighbouring residents and businesses.
 - Hours of work.

Has been submitted to and improved in writing by the Local Planning Authority. Only the approved details shall be implemented during the construction of the development.

Reason: The condition above is required in order that the development is managed in a safe and considerate manner to help mitigate potential impact on the amenity and safety of neighbours and to accord with Reigate and Banstead Development Management Plan 2019 policy DES8.

5. The development hereby approved shall not be first occupied unless and until space has been laid out within the site in accordance with the approved plans for vehicles to be parked. Thereafter the parking area shall be retained and maintained for its designated purpose.

Reason: In order that the development should not prejudice highway safety nor cause inconvenience to other highway users and to meet the objectives of the NPPF, and to satisfy policy TAP1 of the Development Management Plan 2019.

6. Before any of the operations hereby approved are started on site, a pedestrian inter-visibility splay of 2m by 2m shall be provided on each side of the access, the depth measured from the back of the footway (or verge) and the widths outwards from the edges of the access. No fence, wall or other obstruction to visibility between 0.6m and 2m in height above ground level shall be erected within the area of such splays.

Reason: In order that the development should not prejudice highway safety nor cause inconvenience to other highway users and to meet the objectives

Agenda Item 6

Planning Committee
31st August 2022

Agenda Item: 6
22/01160/F

of the NPPF, and to satisfy policy TAP1 of the Development Management Plan 2019.

7. No development shall commence until a Construction Transport Management Plan, to include details of:
- (a) parking for vehicles of site personnel, operatives and visitors
 - (b) loading and unloading of plant and materials
 - (c) storage of plant and materials
 - (d) programme of works (including measures for traffic management)
 - (e) provision of boundary hoarding behind any visibility zones
 - (f) HGV deliveries and hours of operation
 - (g) vehicle routing
 - (h) measures to prevent the deposit of materials on the highway
 - (i) before and after construction condition surveys of the highway and a commitment to fund the repair of any damage caused
 - (j) no construction vehicle movements to or from the site shall take place between the hours of 8.30 and 9.15 am and 3.15 and 4.00 pm nor shall the contractor permit any construction vehicles associated with the development at the site to be laid up, waiting, in Albert Road at any time during these times.
 - (k) on-site turning for construction vehicles has been submitted to and approved in writing by the Local Planning Authority. Only the approved details shall be implemented during the construction of the development.

Reason: In order that the development should not prejudice highway safety nor cause inconvenience to other highway users and to meet the objectives of the NPPF, and to satisfy policies DES8 and TAP1 of the Development Management Plan 2019.

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

Reason: In recognition of Section 9 "Promoting Sustainable Transport" in the National Planning Policy Framework 2021 and to satisfy policy TAP1 of the Development Management Plan 2019.

9. The development hereby approved shall not be occupied unless and until at least one of the available parking spaces is 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: In recognition of Section 9 "Promoting Sustainable Transport" in the National Planning Policy Framework 2021 and to satisfy policy TAP1 of the Development Management Plan 2019.

10. No development shall commence on site until a scheme for the soft and hard landscaping (including hard surfacing and any street furniture), including details of existing landscape features to be retained or pruned, has been submitted and approved in writing by the local planning authority. The landscaping scheme 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 first occupation 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 or any existing plants/hedging retained in accordance with this condition which are removed, die or become damaged or become diseased within five years of planting shall be replaced within the next planting season by trees, and shrubs of the same size and species.

Reason: To ensure good arboricultural and landscape practice in the interests of the maintenance of the character and appearance of the area and Meath Green Conservation Area, and to comply with Reigate and Banstead Borough Development Management Plan 2019 policies NHE3 and DES1, British Standards including BS8545:2014 and British Standard 5837:2012.

11. Prior to commencement of the development a detailed remediation method statement should be produced, informed by Ground Contamination Risk Assessment Report reference R13982 dated 23rd December 2019, 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.

B. 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

Agenda Item 6

Planning Committee
31st August 2022

Agenda Item: 6
22/01160/F

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 the Reigate and Banstead Development Management Plan 2019 policy DES9 and the NPPF.

12. 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 the Reigate and Banstead Development Management Plan 2019 policy DES9 and the NPPF. to the Reigate and Banstead Development Management Plan 2019 policy DES9 and the NPPF.

13. The developer must either submit evidence that the building was built post 2000 or provide an intrusive pre-demolition and refurbishment asbestos survey in accordance with HSG264 supported by an appropriate remedial mitigation scheme to control risks to future occupiers should asbestos be present onsite.

The remedial mitigation scheme must be written by a suitably qualified person and shall be submitted to the LPA and must be approved prior to commencement to the development. The scheme as submitted shall identify potential sources of asbestos contamination and detail removal or mitigation appropriate for the proposed end use of the site. Detailed working methods are not required but the scheme of mitigation shall be independently verified to the satisfaction of the LPA prior to occupation to ensure the remedial

mitigation plan has been complied with. The development shall then be undertaken in accordance with the approved details.

REASON: To ensure that a satisfactory strategy is put in place for addressing contaminated land before development commences and to make the land suitable for the development without resulting in risk to construction workers, future users of the land, occupiers of nearby land and the environment with regard to the Reigate and Banstead Local Plan Development Management Plan 2019 and the NPPF.

14. 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 Development Management Plan 2019 policy DES1.

15. No development above slab level shall take place until details setting out how the applicant will ensure that at least 20%, unless otherwise agreed in writing, of the homes meet the Building Regulations requirements for 'accessible and adaptable dwellings' have been submitted to and agreed in writing by the Local Planning Authority. The development shall be implemented in accordance with the agreed details.

Reason: In order that the scheme provides accessible housing in accordance with Reigate and Banstead Development Management Plan 2019 policy DES7.

16. 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 Development Management Plan 2019 policy DES1 and NHE3

17. Prior to the first occupation of the development full details (and plans where appropriate) of the waste management storage and collection points, (and pulling distances where applicable), throughout the development shall be submitted to and approved in writing by the Local Planning Authority.

All waste storage and collection points should be of an adequate size to accommodate the bins and containers required for the dwelling(s) which they are intended to serve in accordance with the Council's guidance contained within Making Space for Waste Management in New Development.

Agenda Item 6

Planning Committee
31st August 2022

Agenda Item: 6
22/01160/F

Each dwelling shall be provided with the above facilities in accordance with the approved details prior to occupation of the relevant dwellings.

Reason: To provide adequate waste facilities in the interests of the amenities of the area and to encourage recycling in accordance with the Development Management Plan 2019 policy DES1.

18. The development hereby approved shall not be first occupied unless and until a 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

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.

19. 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.

20. The first floor windows in the south 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 Development Management Plan 2019 policy DES1.

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. Further information can be found on the Council website at : [Climate Change Information](#).
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. All developer enquires on recycling and refuse bin ordering, collections and discussing waste matters is via our department email address RC@reigate-banstead.gov.uk . Please also note our website area for developers https://www.reigate-banstead.gov.uk/info/20062/recycling_and_refuse/392/fees_for_recycling_and_refuse_services/3.
4. You are advised that the Council will expect the following measures to be taken during any building operations to control noise, pollution and parking:
 - (a) Work that is audible beyond the site boundary should only be carried out between 08:00hrs to 18:00hrs Monday to Friday, 08:00hrs to 13:00hrs Saturday and not at all on Sundays or any Public and/or Bank Holidays;
 - (b) The quietest available items of plant and machinery should be used on site. Where permanently sited equipment such as generators are necessary, they should be enclosed to reduce noise levels;
 - (c) Deliveries should only be received within the hours detailed in (a) above;
 - (d) Adequate steps should be taken to prevent dust-causing nuisance beyond the site boundary. Such uses include the use of hoses to damp down stockpiles of materials, which are likely to generate airborne dust, to damp down during stone/slab cutting; and the use of bowsers and wheel washes;
 - (e) There should be no burning on site;
 - (f) Only minimal security lighting should be used outside the hours stated above; and
 - (g) Building materials and machinery should not be stored on the highway and contractors' vehicles should be parked with care so as not to cause an obstruction or block visibility on the highway.

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

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

Agenda Item 6

Planning Committee
31st August 2022

Agenda Item: 6
22/01160/F

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 http://www.reigatebanstead.gov.uk/info/20277/street_naming_and_numbering
7. The applicant is advised that the development should seek to achieve standards contained within the Secured by Design award scheme to ensure that it results in a safe development.
8. 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.
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 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 developer would be expected to agree a programme of implementation of all necessary statutory utility works associated with the development, including liaison between Surrey County Council Streetworks Team, the relevant utility companies and the developer to ensure that where possible the works take the route of least disruption and occurs at least disruptive times to highway users.
13. The permission hereby granted shall not be construed as authority to obstruct the public highway by the erection of scaffolding, hoarding or any other device or apparatus for which a licence must be sought from the Highway Authority Local Highways Service.

REASON FOR PERMISSION

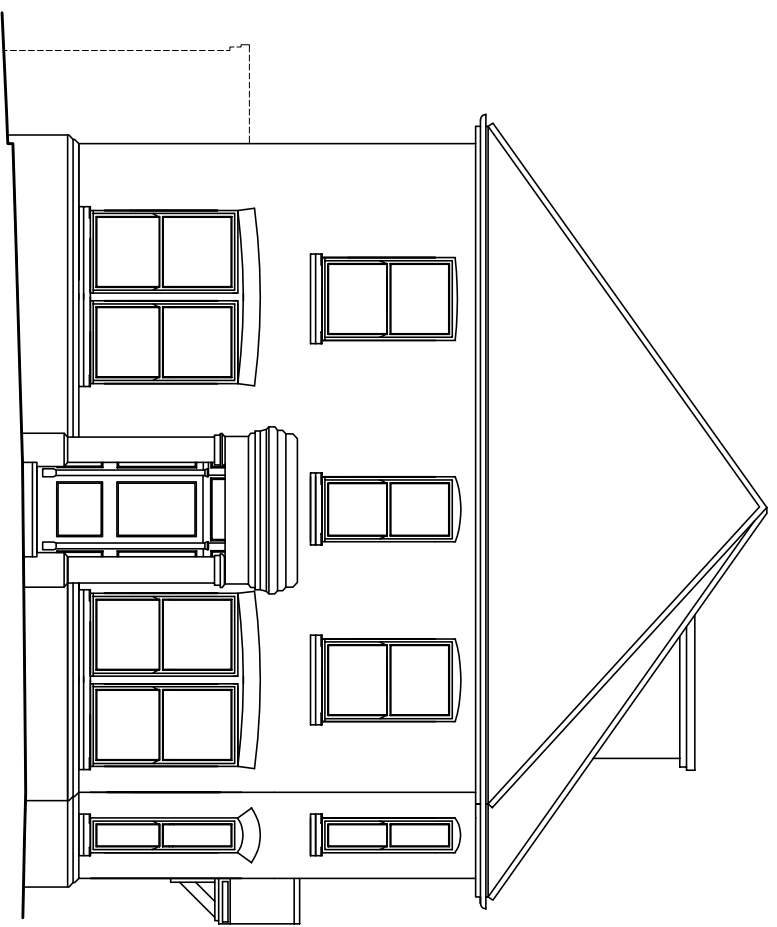
The development hereby permitted has been assessed against development plan policies DES1, DES4, DES5, DES8, DES9, NHE2, NHE3, EMP4, RET4, INF1, INF3, TAP1, CCF1 and material considerations, including third party representations. It has been concluded that the development is in accordance with the development plan and there are no material considerations that justify refusal in the public interest.

Proactive and Positive Statements

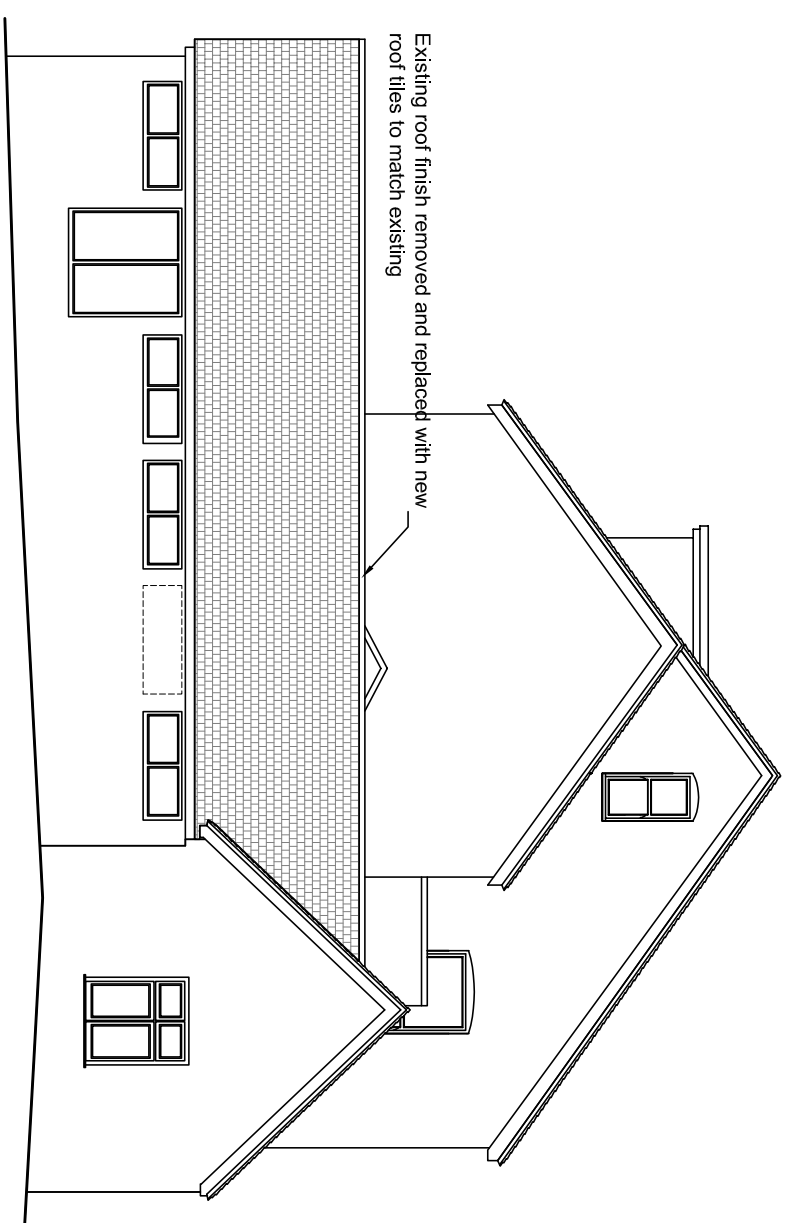
The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in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

Agenda Item 6
22/01160/F - Drill Service Ltd, 89 Albert Road, Horley

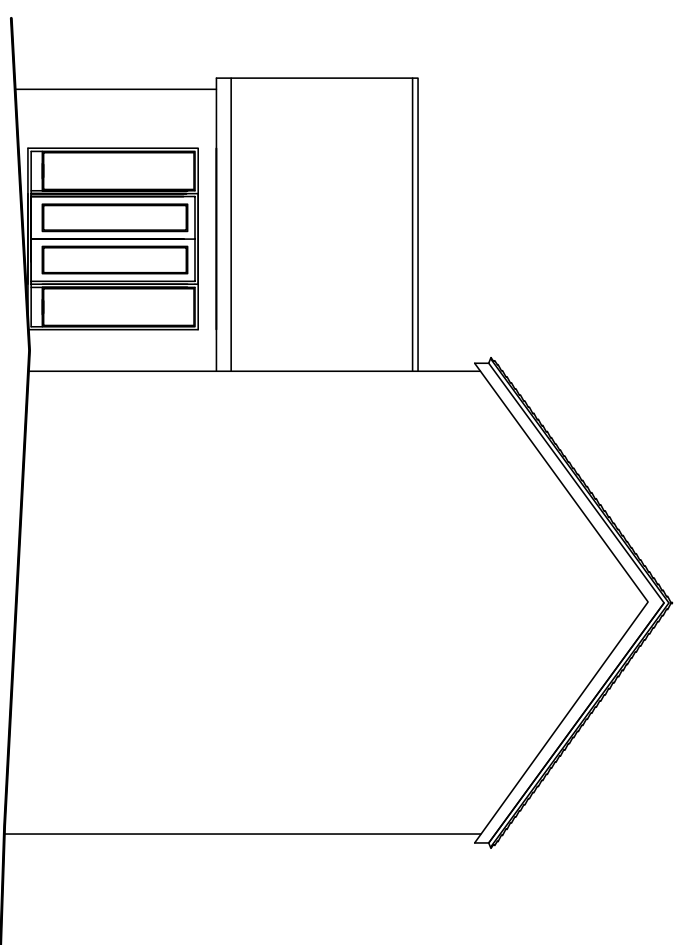




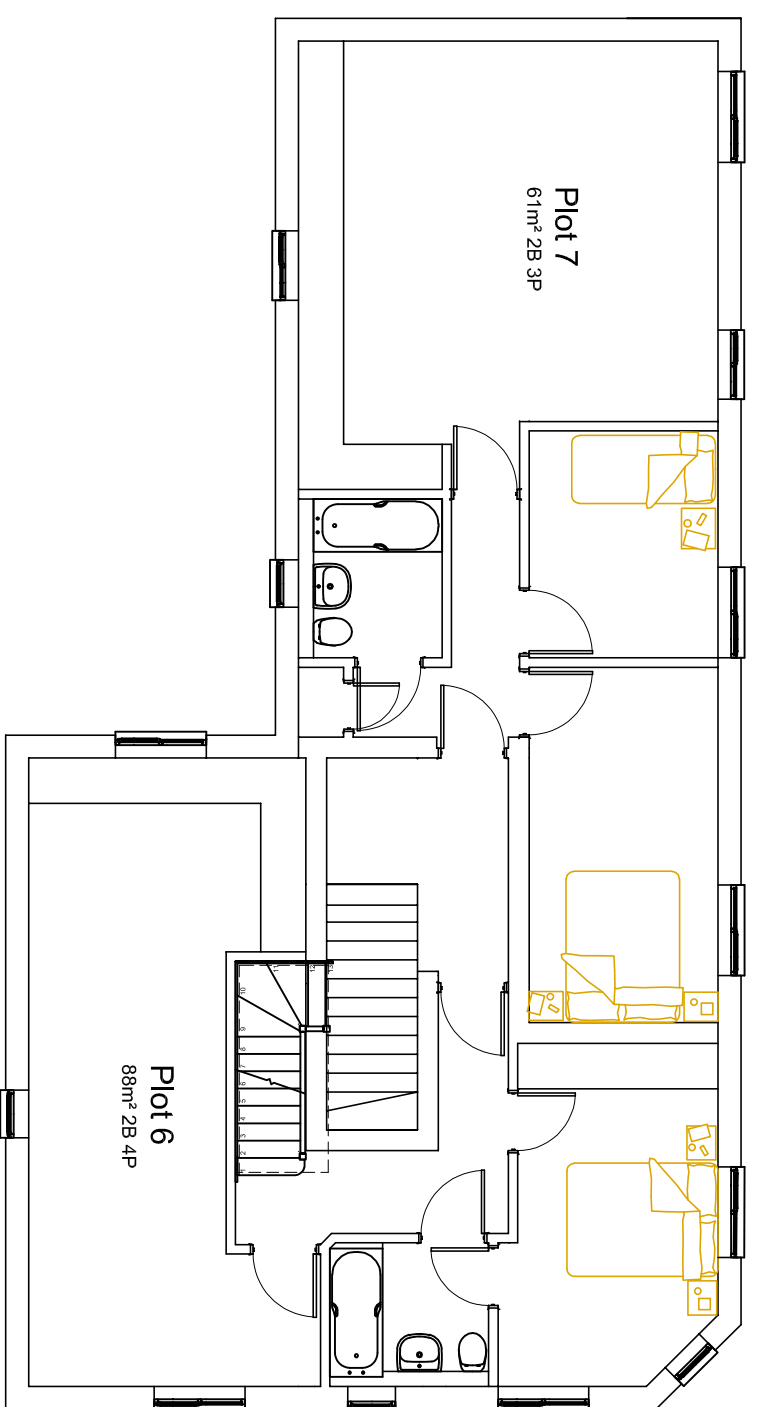
Proposed Front / North East Elevation



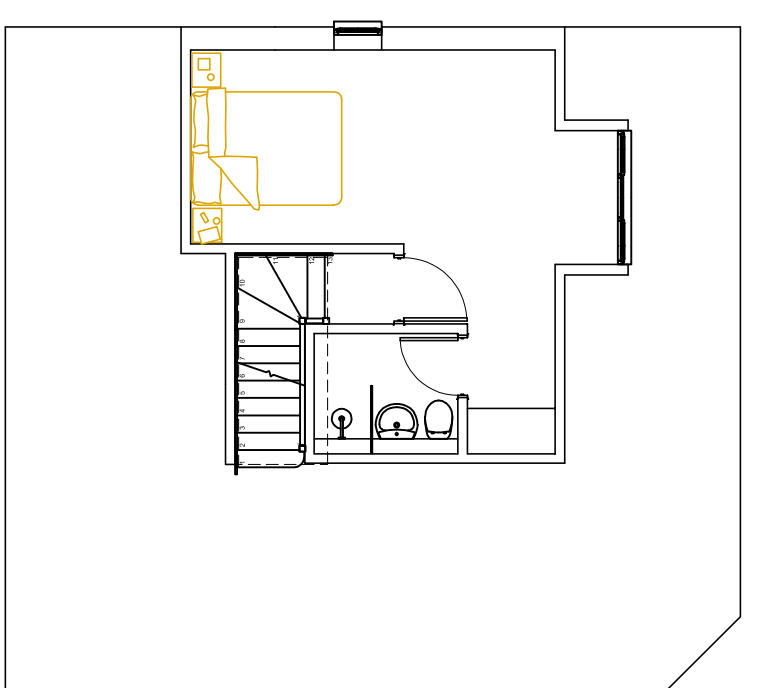
Proposed Rear / South West Elevation



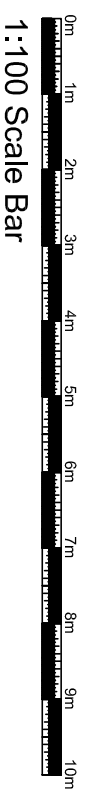
Proposed Elevation A



Proposed First Floor Plan



Proposed Second Floor Plan

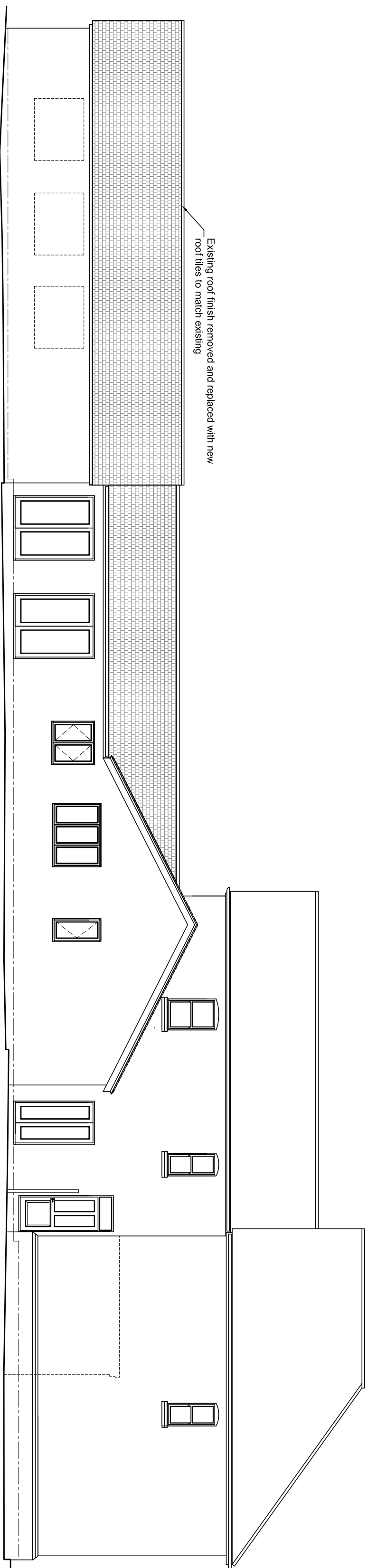


fulcrum design

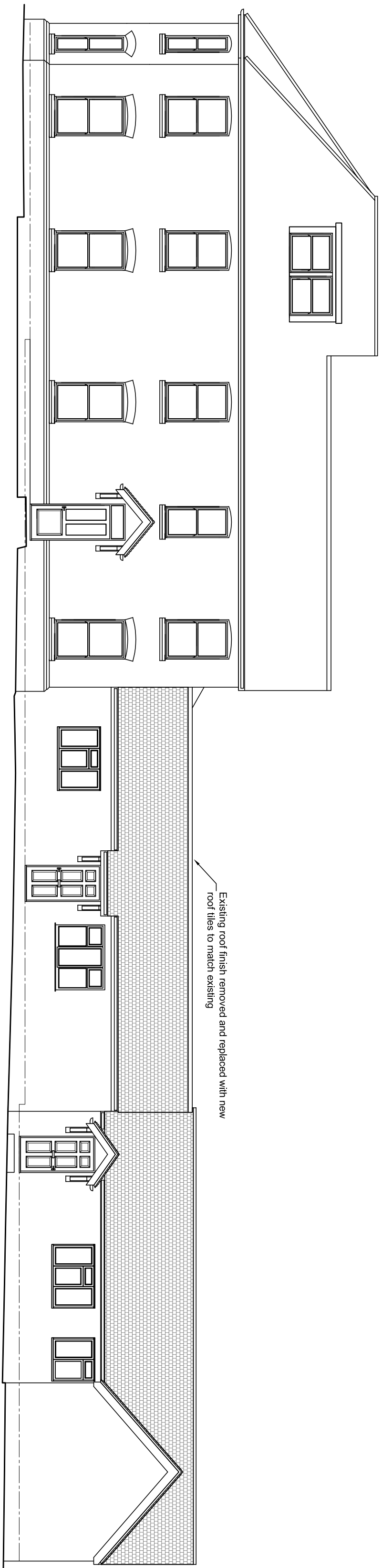
Address Site 7 Taxiholme
Guldford Road, Bookham
Surrey KT123 4HB
Tel 01372 451425
Fax 01372 459620
Web www.fulcrumarchitects.co.uk
Email info@fulcrumarchitects.co.uk

Proposed First & Second Floor Plans

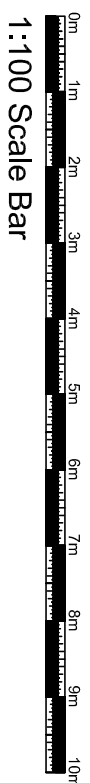
Drill Services (Horley) Ltd.
89 Albert Road, Horley, Surrey, RH6 7HB
Site Area 0.0852 Hectares
Paper Size A2
Drawn by MB
Date 27-03-19
Scale 1:100
Drawing No. 18-51-02



Proposed Side / South East Elevation



Proposed Side / North West Elevation



fulcrum design

Address
 Site 7 Taxiholme
 Guildford Road, Bookham
 Surrey KT23 4HB
 Tel 01372 451425
 Fax 01372 459620
 Web www.fulcrumarchitects.co.uk
 Email info@fulcrumarchitects.co.uk

Proposed Side Elevations


Drill Services (Horley) Ltd.
89 Albert Road, Horley, Surrey, RH6 7HB
 Site Area 0.0852 Hectares
 Paper Size A2
 Drawn by MB
 Date 27-03-19
 Scale 1:100
 Drawing No. 18-51-03

This page is intentionally left blank

Agenda Item 7

Planning Committee
31 August 2022

Agenda Item: 7
22/00647/F

 Reigate & Banstead BOROUGH COUNCIL Banstead Horley Redhill Reigate	TO:	PLANNING COMMITTEE
	DATE:	31 August 2022
	REPORT OF:	HEAD OF PLACES & PLANNING
	AUTHOR:	Clare Chappell
	TELEPHONE:	01737 276004
	EMAIL:	Clare.Chappell@reigate-banstead.gov.uk
AGENDA ITEM:	7	WARD: Redhill West and Wray Common

APPLICATION NUMBER:	22/00647/F	VALID:	22.03.2022
APPLICANT:	Ms Natasha Nallen	AGENT:	Ph Planning Consultancy
LOCATION:	LAND TO THE REAR OF 5 CARLTON ROAD REDHILL SURREY RH1 2BY		
DESCRIPTION:	Erection of a new dwelling. As amended on 01/06/2022.		
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 a new four-bedroom dwelling in the back garden of no.5 Carlton Road, Redhill.

The existing house at no.5 is a 1930s, two-storey, detached house set in a reasonably large plot. The surrounding area is characterised by good-sized detached houses which are well set-back from Carlton Road with leafy frontages.

The scheme would create an access driveway to the new house on the west side of the plot, utilising the existing in/out driveway access and demolishing the existing car port. This arrangement, with proposed enhanced soft landscaping, would maintain an open frontage without significant change to the street scene appearance. It is considered that the new access driveway would not be prominent and so would not be disruptive to the pattern of the housing along Carlton Road. The principle of back garden land development in this location is supported by planning policy and considered acceptable in this location, taking account of other examples of backland development and subdivision of plots in Carlton Road.

The resultant plot sizes, space to boundaries, building scale and space for retaining and enhancing landscaping are considered to be appropriate. The traditional house design would reinforce local distinctiveness.

The distances to surrounding properties would be such that there would be no adverse impacts on neighbour amenity.

Agenda Item 7

Planning Committee
31 August 2022

Agenda Item: 7
22/00647/F

The Highway Authority raise no objection to the scheme and the access arrangements would be wide enough to accommodate the domestic vehicle movements as well as provide access for emergency services. Adequate parking and turning spaces are achieved for both dwellings.

The valuable trees and vegetation on the site would be retained. Biodiversity enhancements would be achieved alongside new trees and planting. The Tree Officer and Surrey Wildlife Trust raise no objection to the scheme.

RECOMMENDATION(S)

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

Consultations:

SCC Highways: No objection, subject to conditions, see comments in report below.

Environmental Consultants: No objection, recommend taller close-boarded fence adjacent to tennis club.

Surrey Wildlife Trust: No objection, subject to conditions, see comments in report below.

RBBC Housing: No response.

Sutton And East Surrey Water Company: No response.

Contaminated Land Officer: No response.

Representations:

Letters were sent to neighbouring properties on 24 March 2022. Neighbours were re-notified on the revised plans for a 14-day period commencing 15 June 2022.

17no. Responses have been received, including repeat responses following the re-consultation, raising the following issues:

Issue	Response
Loss of private view	See Neighbour amenity section
Noise & disturbance	See Neighbour amenity section
Overlooking and loss of privacy	See Neighbour amenity section
Overshadowing	See Neighbour amenity section
Overbearing relationship	See Neighbour amenity section
Overdevelopment	See Design and character section
Poor design	See Design and character section
Out of character with surrounding area	See Design and character section
Covenant conflict (non planning matter)	
Property devalue (a non planning matter)	
Crime fears	Not a material consideration in this case
Drainage/sewage capacity	See Other matters section.
Flooding	See Other matters section.
Harm to Green Belt/countryside	Not applicable as within urban area
Harm to wildlife habitat	See Protecting and enhancing biodiversity section
Loss of/harm to trees	See Impact upon trees section
Hazard to highway safety	See Highway matters section
Inadequate parking	See Highway matters section

Agenda Item 7

Planning Committee
31 August 2022

Agenda Item: 7
22/00647/F

Inconvenience during construction
Increase in traffic and congestion
Alternative location/ proposal preferred
No need for the development
Neighbour letters not received

Not a material consideration in this case
See Highway matters section

Council records show neighbour letters sent to adjacent/opposite addresses

Support - Benefit to housing need
Support - Community/regeneration benefit
Support - Economic growth / jobs

1.0 Site and Character Appraisal

1.1 The application site comprises a two-storey detached house in a reasonably large plot. The house is likely to have been built in the early 1930s and appears on the 1935 historic map. The property has an in-out driveway. The house has a few modest extensions and car port on the west side. There is a mature Oak on the east side of the back garden. There are other trees and shrubs which form a reasonably dense screen along the rear boundary. The site is relatively flat, rising very slightly towards the rear. There are no specific planning designations which apply to the site.

1.2 The surrounding area is characterised by good-sized detached houses which are well set-back from Carlton Road. Carlton Road has a relatively leafy feel afforded by mature planting in the generous front gardens. The site shares a boundary with Redhill Lawn Tennis Club to the east. There is a large church, Holy Trinity, 100 metres from the site on the corner of Carlton Road with the A23. The character changes somewhat near to the A23 with the presence of some larger buildings comprising flats.

2.0 Added Value

2.1 Improvements secured at the pre-application stage: The opportunity did not arise because the applicant did not approach the Local Planning Authority before submitting the application.

2.2 Improvements secured during the course of the application: The scheme has been amended slightly, including reduced house size and more space to neighbour boundaries.

2.3 Further improvements to be secured through conditions or legal agreement:
Recommended conditions:

3.0 Relevant Planning and Enforcement History

3.1 08/01732/F - Erection of car port. Approved with conditions.

3.2 12/01919/CLP - Single storey side garage extension. Permitted development.

4.0 Proposal and Design Approach

4.1 The proposal is for a new house in the back garden, accessed via a driveway to the west side of the existing house (following the demolition of the car port).

4.2 The applicant has submitted a design and access statement. 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 submitted statement contains a thorough description of the site and surroundings.
Involvement	The applicant has not sought any advice from the planning department prior to submitting the application.
Evaluation	The submitted statement demonstrates that the context of the locality and other backland schemes nearby have been evaluated. A good level of information on trees and ecology has been gathered in advance. The statement does not include any evidence of other development options being considered, but this would not necessarily be expected for a relatively ordinary single house scheme.
Design	The statement explains the positioning of the new house to avoid harm to the mature Oak tree. The new house has been designed to be subservient to the donor house.

4.4 Further details of the development are as follows:

Site area	0.164 hectares
Existing use	Single residential dwelling
Proposed use	Two residential dwellings
Proposed parking spaces	Space for at least 3 cars (for new dwelling) Space for at least 3 cars (for donor dwelling)

Agenda Item 7

Planning Committee
31 August 2022

Agenda Item: 7
22/00647/F

DMP parking standard	2 car parking spaces for each house (medium accessibility)
----------------------	--

5.0 Policy Context

5.1 Designation Urban Area

- 5.2 Reigate and Banstead Core Strategy
CS1 (Sustainable Development)
CS2 (Valued Landscapes and the Natural Environment)
CS4 (Valued Townscapes and Historic Environment)
CS10 (Sustainable Development)
CS11 (Sustainable Construction)
CS12 (Infrastructure Delivery)
CS14 (Housing Needs)

- 5.3 Reigate and Banstead Development Management Plan
DES1 (Design of New development)
DES2 (Residential garden land development)
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)
INF3 (Electronic communication networks)

5.4 Other Material Considerations

National Planning Policy Framework
National Planning Practice Guidance
Supplementary Planning Guidance

‘Local Character and Distinctiveness Design Guide’ (LCDDG SPD)

‘Householder Extensions and Alterations’ (Householder SPG)

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 residential development is acceptable.

- 6.2 The development would provide a net gain of one residential unit and as such the development would help the Council meet some of the Borough's identified housing need and furthermore would be welcomed as a contribution to housing supply. The new dwelling would be a four-bedroom house. The principle of acceptability in this case rests upon considering the impact of the proposal and resultant harm and the need to provide additional housing, and its resultant benefit. The following report sets out the key considerations.
- 6.3 The main issues to consider are:
- Design and effect on the character of the area
 - Neighbour amenity
 - Highways matters
 - Impact upon trees
 - Protecting and enhancing biodiversity
 - Affordable housing and Community Infrastructure Levy
 - Other matters

Design and effect on the character of the area

- 6.4 The proposed scheme can be described as a 'back garden land' or 'backland' scheme, whereby part of the residential garden land of no.5 Carlton Road is proposed to become the plot for a new dwelling. The Council's policy DES2 supports this type of development as it can make efficient use of land, but provided it meets various design criteria and ultimately results in a well-designed development.
- 6.5 There are several examples of backland development along Carlton Road. The very deep original back gardens have given rise to Vandyke Close in the 1970s, and in more recent years nos. 7A and 7B Carlton Road (to the rear of no.7 Carlton Road) and Lemon Grove, which is a couple of hundred metres from the application site on the opposite side of Carlton Road. There have been other infill developments nearby where wider plots have been subdivided; namely adjacent no.3 and no.3A, no.7 and no.5A, and no.1 and no.1A. The application site plot itself appears to be the same size as it was on the 1935 historic map, and is wider than most plots on Carlton Road.
- 6.6 The current size of the application site (1 house within 0.164 hectares) equates to a density of **6 dwellings per hectare**. The proposed new dwelling, excluding the access drive to the side of no.5 would equate to a density of **14 dwellings per hectare**. Some other densities in the surrounding area are approximately as follows:

The Carlton Road fronting properties from no.1A to no.23 (south side of Carlton Road): **10 dwellings per hectare**.

The Carlton Road fronting properties from Vicarage Villas to no.54 Carlton Road (north side of Carlton Road up to Lemon Grove properties): **10 dwellings per hectare**.

Agenda Item 7

Planning Committee
31 August 2022

Agenda Item: 7
22/00647/F

No.7A and 7B Carlton Road (excluding the access drive to the side of no.7): **15 dwellings per hectare.**

Vandyke Close: **16 dwellings per hectare.**

Lemon Grove: **25 dwellings per hectare.**

- 6.7 It can be seen from the figures above that there is a variation in the density in the vicinity and the figures are quite sensitive to which areas of land are analysed. The Council's policy DES2 does not prescribe particular densities, instead it states that *"proposals must for infilling, incorporate plot widths, front garden depths, building orientation and spacing between buildings in keeping with the prevailing layout in the locality"*. It is considered that the proposed development would be in keeping with the size characteristics of the surrounding properties; it would not be one of the smaller plots, nor one of the larger plots, and so would not be an outlier or uncharacteristic. The most comparable properties to the development proposal are, in my view, no.7A and 7B Carlton Road. The plot sizes, building footprints and garden depths are very similar to the proposed new dwelling. The two developments would be very close to one another, only separated by the deeper garden of no.5A. It is considered that the similarity to no.7A and 7B weighs strongly in favour of the proposed scheme. There is also a tendency for increasing density towards the A23 end of Carlton Road. The adjacent houses from 3A to 1A which back onto the Tennis Club; Vicarage Villas on the opposite side of the road; and ultimately the buildings on the corner of Carlton Road with the A23 are flatted blocks of considerably higher density.
- 6.8 Policy DES2 also requires that *"proposals must provide well-designed access roads, with space for suitable landscaping and maintain separation to neighbouring properties"* and *"proposals must not create an undue disruption to the character and appearance of an existing street frontage, particularly where the form and rhythm of development within the existing street frontage is uniform"* and *"proposals that would cumulatively result in multiple, closely spaced access points through the existing street frontage will be resisted"*.
- 6.9 It is considered that the proposed scheme would comply with these criteria. Although the access driveway has to be close to both the side boundary and the side of the donor house to fit within the space which currently comprises a car port, without demolishing any of the donor house itself, the resultant appearance would not be disruptive to the existing street scene. The existing in/out driveway layout would be maintained with only the subdivision of the plot being made at the front wall of the existing house, where the access driveway would begin and there would be a gate. Given the set-back position of this gate, the new access driveway would not be overly prominent when viewed from Carlton Road. The frontage would largely retain the appearance of a driveway serving a single house. Arguably, the access roads for 7A and 7B Carlton Road and Lemon Grove are more obviously entrances to backland developments. The existing westerly dropped kerb would be widened but it is considered that additional soft landscaping and tree planting elsewhere in the frontage would compensate for the wider access, and the

appearance of an in/out driveway without segregation between donor and new dwelling would be achieved.

- 6.10 The proposed access driveway would be wide enough for a single dwelling at 3.0m in width. There would be space for planting alongside the boundary with no.5A and the driveway would meander away from no.5A and so give more space for meaningful tree planting. This in turn would help to soften the appearance in views from Carlton Road.
- 6.11 It is not considered that the scheme would result in multiple, closely spaced access points through the existing street frontage. As described above, the access already exists and the character of an in/out driveway serving the frontage house would largely be maintained. The nearest backland access serves no.7A and 7B Carlton Road, and is 45 metres approximately from the existing westerly access to the application site. There is no realistic prospect of any further backland access points on this side of Carlton Road for considerable distances in either direction given Vandyke Close already exists (access road 200m west of the site) and the Tennis Club and flatted blocks approaching the A23 would preclude such a development. No.5A Carlton Road would be the only remaining property with a deeper back garden, and it being a much narrower plot, would not be a comparable development prospect compared to the current application site.
- 6.12 The proposed new house design would be traditional and would reinforce local distinctiveness. The ridge and eaves heights would be no taller than the donor house or no.29 Hurstleigh Drive to the rear. The size of the new house, with four bedrooms, would be comparable to the prevailing house size in the area. There would be good space between the house and all the plot boundaries, particularly at the sides, and so the house would not appear cramped. Finalised materials would be secured by condition.
- 6.13 The overall site layout would retain the valuable landscape features such as the Oak tree, the trees alongside the rear boundary and the landscaped semi-circle in the frontage. The areas flanking the new access driveway and the new boundaries to the donor garden would have adequate space for new planting. A condition requiring a landscaping scheme to be submitted and approved prior to commencement would be attached to the permission.
- 6.14 In summary, the proposed development would be acceptable in terms of its design and impact upon the character of the area, and so complies with policies DES1 and DES2.

Neighbour Amenity

- 6.15 The proposed new dwelling would share boundaries with the donor house (no.5); no.5A Carlton Road to the west; Redhill Lawn Tennis Club to the east; and no.29 Hurstleigh Drive to the south. The front northeast corner of the new plot, in the location of the mature Oak, would meet the southwest corner of the rear garden on no.3A Carlton Road.

Agenda Item 7

Planning Committee
31 August 2022

Agenda Item: 7
22/00647/F

- 6.16 No.5A Carlton Road is a good-sized house with a long back garden. The proposed new house would result in some change to the environment of no.5A but this is not considered to amount to harm to the amenity of no.5A. The new house has been orientated so it faces the donor house and therefore the mutual views from first floor window to first floor window would not be direct for no.5A, instead they would be angled. The diagonal distance between first floor windows would be 24.8m approximately which is excess of the 21.0m direct window-to-window relationship which is typically considered acceptable. The proposed flank wall of the new house would be 4.5m from the side boundary of no.5A's rear garden. This is considered to be a good level of separation and would not create any significant overshadowing or feeling of overbearing within the garden on no.5A, particularly as the flank roof would be hipped and the eaves not unduly tall. The access driveway meanders away from no.5A so there is meaningful space for tree and shrub planting, thus helping to improve privacy and a sense of separation. Where the access drive is closest, alongside the flank wall of no.5A, there would still be room for a strip of soft landscaping plus the 3.0m driveway width. The flank wall of no.5A does not contain any windows. The Council's Environmental Consultants have confirmed that the noise from one dwelling and associated vehicle movements, taking into account the width and proximity of the driveway, would not be a material concern. An ordinary 2.0m close-boarded fence would be sufficient from a noise mitigation point of view.
- 6.17 No.29 Hurstleigh Drive would share its rear garden boundary with the rear garden boundary of the proposed dwelling. Here, the rear first floor windows of the two houses would face each other but at closest gap, the window-to-window distance would be 27.7m approximately. This is in excess of the 21.0m direct window-to-window relationship which is typically considered acceptable. Accordingly - although acknowledging there would be a change to the existing rear environment for no.29 - it is not considered that the new dwelling would result in a harmful loss of privacy or create a sense of overbearing. The distance from the rear of the new house to the common boundary would be 14.8m from the southwest corner and 10.8m at the southeast corner. These distances are considered acceptable in terms of the level of privacy afforded to the garden of no.29, particularly as existing trees and shrubs will be retained to provide screening and that the new house would not be elevated relative to no.29.
- 6.18 No.3A Carlton, to the northeast corner of the new dwelling plot would experience a similar first floor window-to-window relationship as no.5A would. No.3A and the proposed house would not directly look onto each other; the first-floor window-to-window distance would be 26.7m approximately; and the distance from the nearest first floor window to the very corner of no.3A's back garden would be 13.0m approximately. These distances would be considered far enough to avoid any harmful overlooking. No.3A would also benefit from a good sense of separation owing to the intervening Oak tree.
- 6.19 The resultant relationship with the donor house would be considered acceptable in terms of the amenity for both sets of occupants. The first-floor window-to-window distance would be 25.3m, which would be satisfactory in terms of privacy. The donor house would clearly experience a reduction in the value of its rear garden, with the first-floor bedroom and landing windows of the new dwelling at 6.5m from the new rear boundary of no.5, however, given this circumstance applies to the

donor property, and that the Oak tree and enhanced planting (as indicated on the site layout drawing) would provide screening and a sense of separation, this relationship is considered acceptable.

- 6.20 The existing and potential future courts at the Tennis Club would not be adversely impacted in any way by the new dwelling.
- 6.21 In summary, the proposed the proposed scheme would not adversely affect the amenity of neighbouring properties, and complies with policies DES1 and DES2.

Highways Matters

- 6.22 The proposed scheme would retain two dropped kerb access points to the site (the existing in/out driveway). The westerly access would be widened, and the position of the dropped kerb altered slightly. This would provide easier access to/from both the donor house and the new house. More importantly, the applicant has demonstrated that a fire engine (shown as 'pumping appliance' on drawing CRB P22 05 HP) is able to use the westerly access and position itself on the driveway area to be within 45 metres reach of the new house. This would allow emergency services to tackle a fire but without the fire engine needing to use the driveway up to the new house (to the side of the donor house). At 3.0m in width the driveway to the side is less than the recommended 3.7m for fire engine access, and therefore, the proposed arrangement with the engine positioned within 45m of the house provides the acceptable alternative solution from a fire and highway safety viewpoint.
- 6.23 The Highway Authority have raised no objection to the proposed scheme. To ensure the new westerly access is constructed with sufficient splay at the kerb edge to accommodate the turn of the fire engine, the Highways Officer has recommended a condition requiring a finalised layout of the dropped kerb/crossover. The Highways Officer has also recommended a condition to ensure the parking and turning areas are implemented and that an electric vehicle charger is provided. A condition requiring a revised bin collection point layout is not required as this is already shown on the site layout^[SL1]. The collection point would be within 9.0m of the highway as required by the Council's Making Space for Waste guidelines.
- 6.24 The proposed scheme provides adequate parking and turning space for both the donor house and the new house, and would meet the Council's minimum parking standards. ^[SL2]The 3.0m width of driveway to the side of the donor house would be more than wide enough to function as intended; a driveway serving a single house.
- 6.25 The two accesses and the existing in/out driveway would not have any distinction or division to segregate the use by the two properties, rather the frontage would largely retain the appearance of the existing in/out driveway. The first point of division would be in line with the front wall of the donor house where a gate is proposed to the new house driveway. Given the accesses and frontage would only serve two properties, this arrangement is not considered likely to result in any conflict from a highway safety point of view. The open, unsegregated frontage is

Agenda Item 7

Planning Committee
31 August 2022

Agenda Item: 7
22/00647/F

considered important for aesthetic and character reasons (see section in report above).

- 6.26 In summary, the proposed scheme is therefore considered acceptable in terms of access, parking, servicing and overall highway safety, and would comply with policy TAP1.

Impact upon Trees

- 6.27 The Tree officer has commented twice on the application; once initially and again following the amended layout. In both instances the arboricultural information submitted was deemed to be acceptable. The second set of comments are as follows:
- 6.28 *“Thank you for the further consultation for this application, now with an amended layout. The submitted arboricultural information has again been reviewed as a desk top assessment. The tree submission details are well presented and justified according to the site circumstances. No further detail is required on this, and these details can be conditioned to be implemented as is should planning permission be granted. Full landscaping details will be required to include a mix of native and non-native species for landscape value and to enhance the biodiversity of the site. The new planting must provide robust compensation for any trees removed from site. All landscape planting must be able to establish to full maturity avoiding conflict with the built environment.”*
- 6.29 Three conditions are recommended; one to ensure the tree protection plan is implemented; the second to ensure no works are carried out to trees which are shown to be retained; and thirdly a full landscaping scheme condition. In combination, these conditions would ensure that the valuable trees and vegetation on the site is not lost, and that the development enhances the greenery on the site. In particular, the mature oak and the trees and shrubs along the rear boundary have high value in terms of appearance and screening, and the proposed landscaped strip alongside no.5A is an important feature.
- 6.30 In summary, the proposed scheme is considered to be acceptable in terms of its impact upon trees and landscaping and would comply with policies DES1, DES2 and NHE3.

Protecting and enhancing biodiversity

- 6.31 The application was submitted with a preliminary ecological assessment. This has been reviewed by Surrey Wildlife Trust alongside the arboricultural information and design statement, and they have raised no objections to planning permission being granted subject to conditions. The main findings and recommendations are summarised below.
- 6.32 The extended Phase 1 habitat survey identified a likely absence of active bat roosts, hazel dormouse, great crested newt, European hedgehog. A precautionary

approach to reptiles is recommended because limited suitable habitat was identified. This will be ensured as part of the Construction Ecological Management Plan (CEMP) to be submitted and approved by the LPA. The CEMP is designed to ensure that ecological features are protected during the construction phase; operatives understand the protection measures and that certain activities are done under ecological supervision.

- 6.33 The Mole Gap to Reigate Escarpment Special Area of Conservation (SAC) is within 2km of the site but because the site is within the settlement/urban area, it is considered very unlikely to have any impacts on the SAC and so Natural England have not been consulted.
- 6.34 Surrey Wildlife Trust also recommend a condition requiring an Ecology Enhancement Plan (EEP) to be submitted to and approved by LPA. This would ensure the biodiversity enhancement measures proposed in the submitted information are fully detailed and implemented. It would also include a sensitive lighting strategy.
- 6.35 In summary, it is considered that the proposed scheme accords with the national policy position on biodiversity and local policy NHE2.

Affordable housing and Community Infrastructure Levy

- 6.36 Development Management Plan DES6 states that on developments providing 11 or more homes, 30% of the homes on site should provide affordable housing. This supersedes the Core Strategy policy CS15 in its entirety.
- 6.37 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.
- 6.38 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.

Other matters

- 6.39 The proposed dwelling would have generous room sizes and therefore would comply with the National minimum space standards and the Council's policy DES5 on delivering quality homes. The new house would be adjacent to Redhill Lawn Tennis Club which has recently been granted planning permission for Padel courts near to the common boundary. The Padel courts could result in an intrusive noise impact on amenity space for the new dwelling as they are less than 20m from the boundary. The Council's environmental consultants have recommended that the boundary fence in this location is 2.5m tall and close-boarded. This height is

Agenda Item 7

Planning Committee
31 August 2022

Agenda Item: 7
22/00647/F

considered to provide a balance between acoustic protection and light into the garden. This requirement shall be specified in the boundary treatment condition.

- 6.40 A condition shall be attached to the permission to make the scheme compliant with the climate change mitigation policy CCF1 which requires water efficiency targets to be met. Efficiency targets for the building fabric and energy use are now controlled to a higher level (than local planning policy) by Building Regulations and so there is no longer a need for a planning condition for the building efficiency.
- 6.41 A condition shall be attached to ensure the new dwelling has a high speed broadband connection to accord with policy INF3.
- 6.42 There appears to be a small risk of surface water flooding on the application site according to the Council's maps and a neighbour comment has also mentioned surface water collecting in the gardens. For these reasons, a surface water drainage scheme shall be required by condition and ensure compliance with policy CCF2.^[SL3]
- 6.43 Taking account of the position of the new dwelling in relation to the neighbours and the potential for permitted development rights to allow extensions beyond what might be acceptable in terms of character and neighbour amenity impacts if they were proposed at this stage (e.g. large dormer windows or deep rear extensions), it is considered reasonable to remove permitted development rights for additional storeys, extensions or dormer windows permitted by Classes A, AA or B of the permitted development legislation.

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	CRB/P22/01	A	22.03.2022
Block Plan	CRB/P22/02	A	22.03.2022
Survey Plan	CRB/P22/03	A	22.03.2022
Block Plan	CRB/P22/04	C	01.06.2022
Site Layout Plan	CRB/P22/05	C	01.06.2022
Site Layout Plan	CRB P22 05 HP		01.06.2022
Proposed Plans	CRB/P22/06	A	01.06.2022
Elevation Plan	CRB/P22/10	A	01.06.2022
Elevation Plan	CRB/P22/11	A	01.06.2022
Section Plan	CRB/P22/12	A	01.06.2022

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.

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 foundation works shall take place until the developer obtains the Local Planning Authority's written approval of details of both existing and proposed ground levels, including access driveway, and the proposed finished ground floor levels of the building. The development shall be carried out in accordance with the approved levels.

Reason:

To ensure the Local Planning Authority are satisfied with the details of the proposal and its relationship with the surrounding landscape and houses, and to safeguard the visual amenities of the locality with regard to policies DES1 and DES2 of the Reigate and Banstead Development Management Plan 2019.

4. Prior to the commencement of any development works, including demolition and all construction activities, all tree protection measures shall be undertaken in strict accordance with the approved details contained in the 'Revision 2 of Tree Survey Arboricultural Impact Assessment Arboricultural Method Statement' ref. AR4556 dated 01/06/22 and the Tree Protection Plan drg. no. TPP-AR4556 Rev 2 from Challice Consulting Limited. All arboricultural matters will then follow that described in these approved details.

Reason: To ensure good arboricultural practice in the interests of the maintenance of the character and appearance of the area and to comply with policies NHE3 and DES1 of the Reigate and Banstead Development Management Plan 2019 and the recommendations within British Standard BS 5837:2012 'Trees in relation to design, demolition and construction – Recommendations'.

5. 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 local planning authority. 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.

The landscaping scheme must be designed in conjunction with the biodiversity enhancements (see biodiversity condition below).

All hard and soft landscaping work shall be completed in full accordance with the approved scheme, prior to first occupation or within the first planting season following

Agenda Item 7

Planning Committee
31 August 2022

Agenda Item: 7
22/00647/F

completion of the development hereby approved or in accordance with a programme agreed in writing with the local planning authority.

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

Any trees shrubs or plants planted in accordance with this condition which are removed, die or become damaged or become diseased within five years of planting shall be replaced within the next planting season by trees, 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 Reigate and Banstead Borough Development Management Plan 2019 policies NHE3, DES1 and DES2, and the recommendations within British Standards including BS8545:2014 and British Standard 5837:2012.

6. No pruning, removal or other works to the retained trees and hedges located both within and overhanging the site, shall take place during construction, or for 5 years after completion except with the prior written approval of the Local Planning Authority. Any tree works already approved as part of this consent and any other work undertaken should be done in accordance with British Standard BS 3998:2010 'Tree Work - Recommendations'. If any of the retained trees or hedges, within the site, controlled by this condition, are removed, die, or become damaged or diseased within five years of completion, they shall be replaced before the expiry of one calendar year by tree/s or hedge/s to a planting specification agreed in writing by the Local Planning Authority.

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 and DES1 of the Reigate and Banstead Development Management Plan 2019 and the recommendations within British Standard BS 5837:2012 'Trees in relation to design, demolition and construction – Recommendations' and British Standard BS 3998:2010 'Tree Work – Recommendations'.

7. No development shall commence above ground floor level until a plan indicating the positions, design, materials and type of boundary treatment including any entrance gates and piers 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. It is expected that close-boarded fencing to a height of 2.5m shall be installed along the boundary with the Tennis Club to help mitigate noise impacts. Where close-boarded fencing is to be used, holes in the base should be detailed to allow hedgehogs and other wildlife to move freely through the site.

Reason:

To preserve the visual amenity of the area, the neighbouring and new occupant residential amenities and in order that the development should support biodiversity with

regard to the Reigate and Banstead Development Management Plan policies DES1, DES2, NHE3 and NHE2.

8. No development shall commence on site until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall include adequate details of the following:
- a) Map showing the location of all of the ecological features
 - b) Risk assessment of the potentially damaging construction activities
 - c) Practical measures to avoid and reduce impacts during construction
 - d) Location and timing of works to avoid harm to biodiversity features
 - e) Responsible persons and lines of communication
 - f) Use of protected fences, exclusion barriers and warning signs.
 - g) Precautionary approach to reptile species
 - h) Provision and evidence of toolbox talks including a toolbox talk document, signed by the ecologists and the date and the signatures of all contractors briefed on the project.

The development shall be implemented in in full accordance with the approved management plan.

Reason:

To retain and protect existing habitats for the purpose of conserving biodiversity and to accord with the provisions of the National Planning Policy Framework and policies NHE2 and NHE3 of the Development Management Plan 2019.

9. No development shall commence on site until an Ecology Enhancement Plan (EEP) has been submitted to and approved in writing by the Local Planning Authority. The plan should be based on the biodiversity enhancements outlined in section 6 of the Biodiversity Survey Report (by foa ecology dated March 2022) and shall include the following elements including a plan showing the location of the enhancements:
- a) Planting of native trees, hedgerows, shrubs and climbing species
 - b) Provision of nesting opportunities for birds on the new building and other tree mounted boxes upon suitable, mature trees and / or walls / fence-lines
 - c) Provision of roosting opportunities for bats in the form of bat boxes on the new building and upon suitable mature trees
 - d) Creation of log piles using logs created by the proposed necessary felling of trees to facilitate access to the site
 - e) Provision of insect houses
 - f) Provision of hedgehog shelter habitat
 - g) Consideration to providing bird baths and feeders in soft landscaped areas
 - h) Minimal use of non-residual pesticides, such as glyphosate and use of peat-free mulch, growing media and soil conditioners.
 - i) A sensitive lighting strategy

Reason: To provide enhancements to the biodiversity of the site in accordance with the provisions of the National Planning Policy Framework and Reigate and Banstead Development Management Plan 2019 policy NHE2.

10. The development hereby permitted shall not commence until details of the design of a surface water drainage scheme has been submitted to and approved in writing by the

Agenda Item 7

Planning Committee
31 August 2022

Agenda Item: 7
22/00647/F

local 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 development shall be completed in accordance with the approved details and thereafter maintained.

Reason: To ensure the design meets the technical standards for SuDS and the final drainage design does not increase flood risk on or off site in accordance with, Policy CS10 of the Core Strategy 2014, Policy CCF2 of the Development Management Plan 2019 and the NPPF.

11. No development shall take place above ground level (excluding demolition and site clearance) 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 with regard to Reigate and Banstead Development Management Plan policy DES1.

12. The development hereby approved shall not be first occupied unless and until a 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,

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 water resources with regard to Policy CS10 of the Reigate & Banstead Core Strategy 2014 and Policy CCF1 of the Reigate & Banstead Development Management Plan 2019.

13. The development hereby approved shall not be occupied unless and until the new dwelling is provided with a fast charge socket to meet the minimum requirement of 7kw Mode 3 with Type 2 connector - 230 v AC 32 amp single phase dedicated supply and thereafter retained and maintained for its designated purpose.

Reason: In order that the development promotes more sustainable forms of transport, and to accord with the National Planning Policy Framework 2019 and Reigate and Banstead Core Strategy 2014 Policy CS17 and policy TAP1 of the Development Management Plan.

14. Notwithstanding the submitted plan CRB P22 05 Rev C no part of the development shall be first occupied unless and until the proposed modified vehicular access to Carlton Road has been constructed in accordance with a scheme to be submitted to and approved in writing with the Local Planning Authority to include dropped kerbs wide enough to accommodate the turning movements of a fire appliance. The

developer is reminded that in order to comply with this condition the access shall be provided with dropped kerbs to accommodate the turning movements shown on the submitted plan numbered CRB P22 05 HP.

Reason: The condition above is required in order that the development should not prejudice highway safety, nor cause inconvenience to other highway users, and to accord with the National Planning Policy Framework 2019 and policy TAP1 of the Reigate and Banstead Development Management Plan 2019.

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

Reason: The condition above is required in order that the development should not prejudice highway safety, nor cause inconvenience to other highway users, and to accord with the National Planning Policy Framework 2019 and policy TAP1 of the Reigate and Banstead Development Management Plan 2019.

16. The first-floor side facing window in the west elevation of the building shall be glazed with obscured glass and shall be non-opening, unless the lowest part of the glazing is 1.7 metres above the floor of the room in which the window is installed. If obscured glass and non-opening windows are necessary, these shall be maintained as such at all times.

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

17. 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.

18. 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 additional storeys, extensions or dormer windows permitted by Classes A, AA or B of Part 1 of the Second Schedule of the 2015 Order (as amended) shall be constructed without the prior approval Local Planning Authority.

Agenda Item 7

Planning Committee
31 August 2022

Agenda Item: 7
22/00647/F

Reason: To control any subsequent enlargements and alterations to the house and its roofscape in the interests of the visual and residential amenities of the locality with regard to Reigate and Banstead Development Management Plan 2019 policies DES1 and NHE3.

INFORMATIVES

1. The use of a suitably qualified arboricultural consultant is essential to provide acceptable supervision and monitoring in respect of the arboricultural issues in respect of the above condition. All works shall comply with the recommendations and guidelines contained within British Standard 5837.
2. The use of suitably experienced landscape architects is recommended to satisfactorily address both the design and implementation of the landscape details of the above condition although such landscaping is often straightforward and small scale in proportion to the approved development.
3. 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.
4. 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).
5. The applicant 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.
6. 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.
7. The applicant is encouraged to provide renewable technology within the development hereby permitted in order to reduce greenhouse gas emissions. Please see the Council's Climate Change and Sustainable Construction SPD: https://www.reigate-banstead.gov.uk/downloads/file/6667/climate_change_and_sustainable_construction_spd
8. 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

9. 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.reigate-banstead.gov.uk/info/20277/street_naming_and_numbering

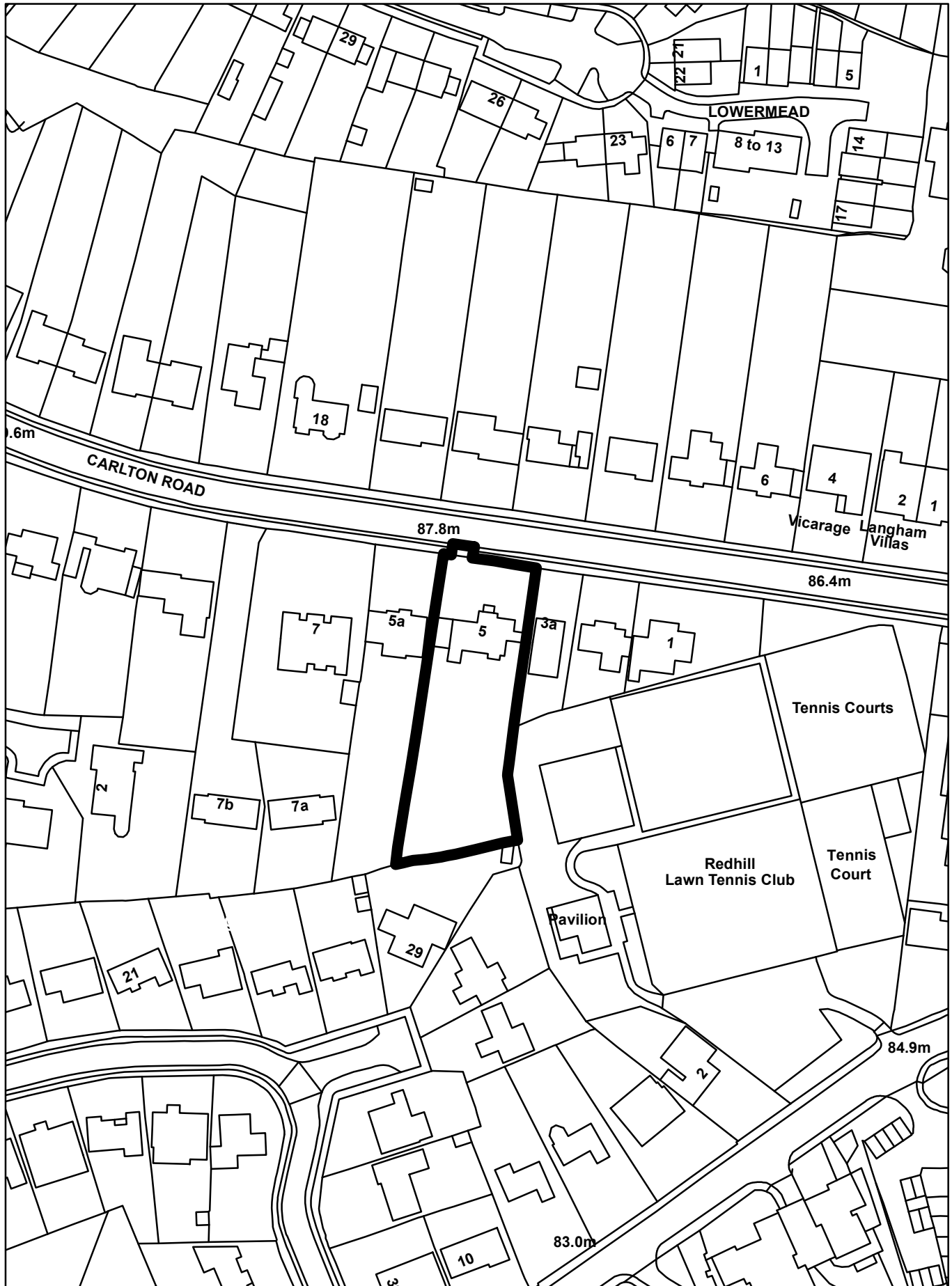
REASON FOR PERMISSION

The development hereby permitted has been assessed against development plan policies CS1, CS2, CS4, CS10, CS11, CS12, CS14, DES1, DES2, TAP1, NHE3, 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.

Agenda Item 7
22/00647/F - Land To The Rear Of 5 Carlton Road, Redhill





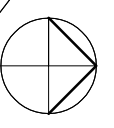
**New Dwelling to rear of
5 Carlton Road, Redhill
RH1 2BX**

PROPOSED BLOCK PLAN

Scale 1:500 at A3

Drawing No. CRB / P22 / 04

Rev. C



Agenda Item 7

**New Dwelling to rear of
5 Carlton Road, Redhill
RH1 2BX**

PROPOSED SITE LAYOUT

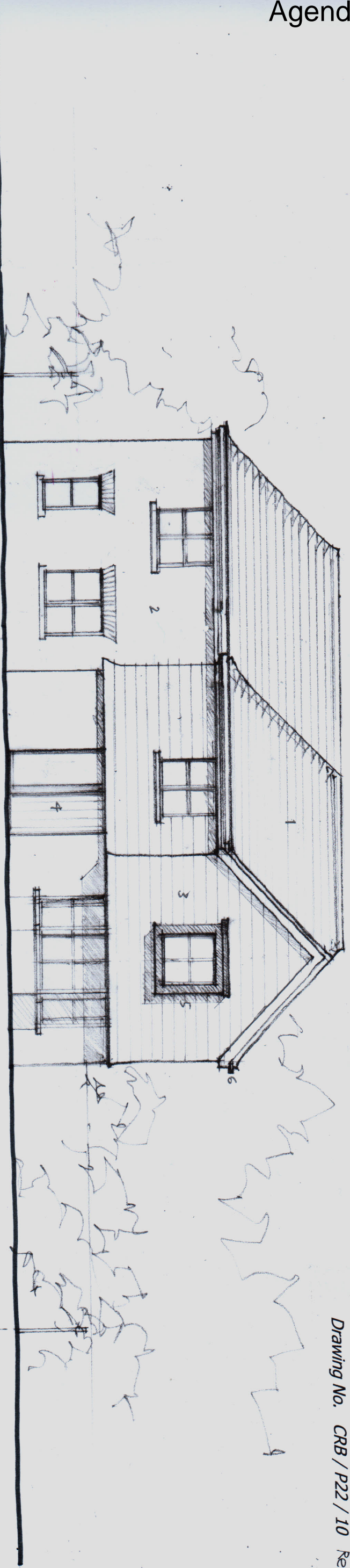
Scale 1:250 at A3

Drawing No. CRB / P22 / 05

Rev. C



- 1 RECLAIMED CUM 'TUEWEST' ROOF TILES
- 2 RECLAIMED LONDON STOCK BRICK
- 3 TREATED TIMBER CLADDING OR MILLBOARD
- 4 TREATED BEAMS ; UPVC WINDOWS
- 5 UPVC CLADDING
- 6 BLACK ALUMINUM GRABS

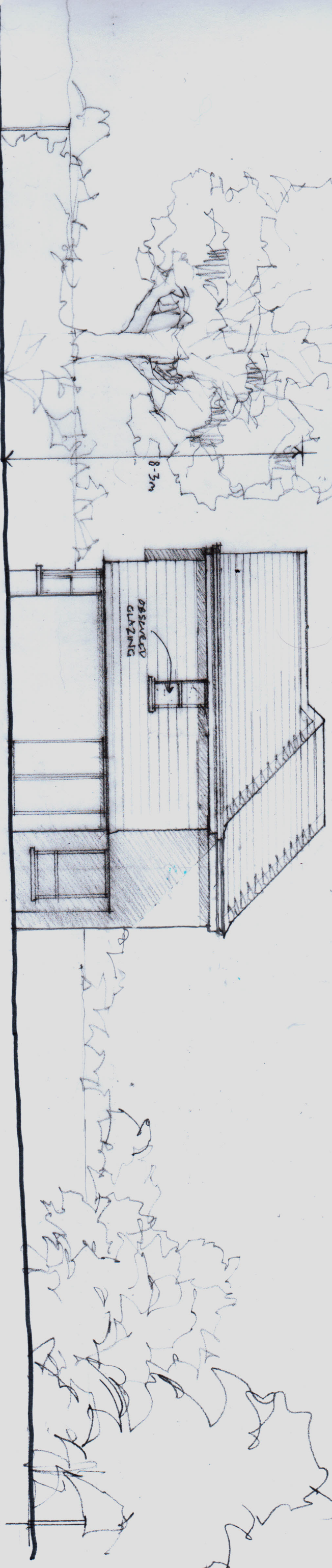


**New Dwelling to rear of
5 Carlton Road, Redhill
RH1 2BX**

**PROPOSED
NORTH AND WEST ELEVATIONS**

Scale 1:100 at A3

Drawing No. CRB / P22 / 10 Rev. A



8.3m

OBSERVED
GLAZING

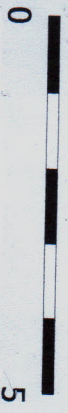
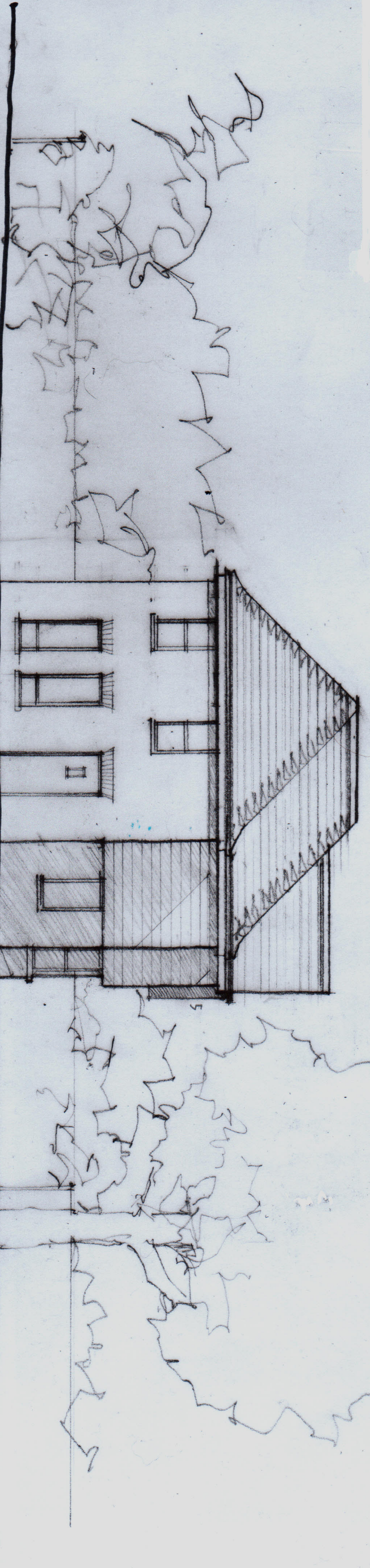
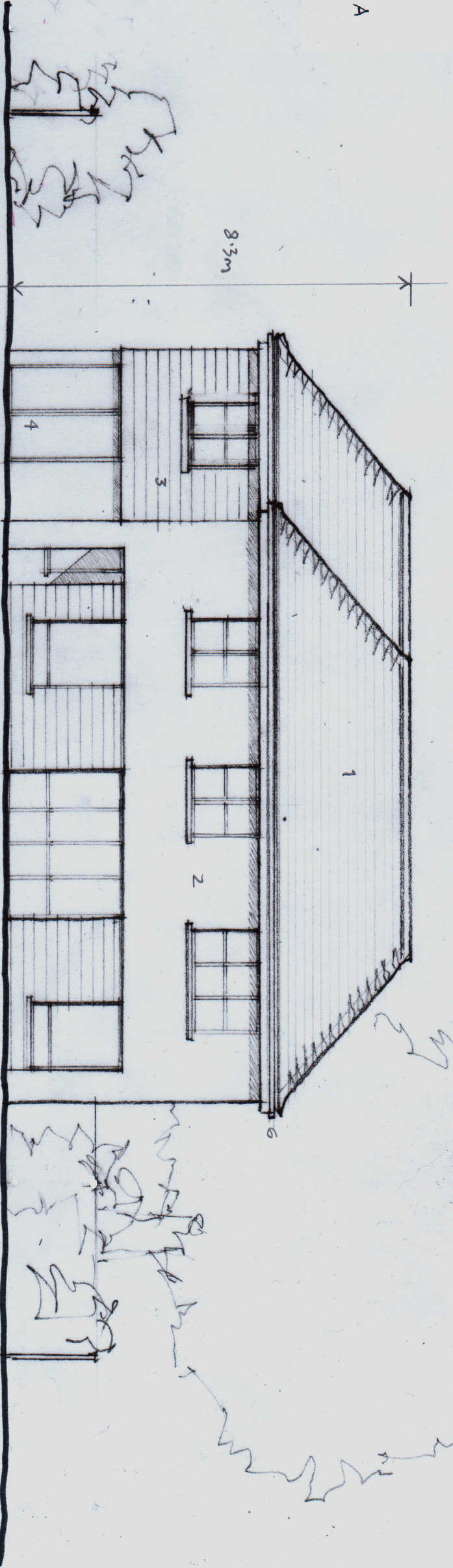
New Dwelling to rear of
5 Carlton Road, Redhill
RH1 2BX

**PROPOSED
SOUTH AND EAST ELEVATIONS**

Scale 1:100 at A3

Drawing No. CRB/P22/11 Rev. A


- 1 RECLAIMED CUM 'TUEWEST' ROOF-TILES
- 2 RECLAIMED LONDON STOCK BRICK
- 3 TREATED TIMBER CLADDING OR MILLBOARD
- 4 TIMBER DOORS ; UVc WINDOWS
- 5 LEAD CLADDING
- 6 BLACK ALUMINATED GOODS



Agenda Item 8

Planning Committee
31st August 2022

Agenda Item: 8
22/00336/F

 Reigate & Banstead BOROUGH COUNCIL Banstead Horley Redhill Reigate	TO:	PLANNING COMMITTEE	
	DATE:	31 st August 2022	
	REPORT OF:	HEAD OF PLACES & PLANNING	
	AUTHOR:	Matthew Sheahan	
	TELEPHONE:	01737 276514	
	EMAIL:	Matthew.sheahan@reigate-banstead.gov.uk	
AGENDA ITEM:	8	WARD:	Horley Central and South

APPLICATION NUMBER:	22/00336/F	VALID:	23/02/2022
APPLICANT:	Lyndendown Limited	AGENT:	DMP-LLP
LOCATION:	73-77 BRIGHTON ROAD HORLEY RH6 7HL		
DESCRIPTION:	Construction of ground floor extension to existing retail unit. Alteration and extension to first floor accommodation to provide a total of 3x2 bed flats and 2x1 bed flats (net increase of two flats. As amended on 27/06/2022.		
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 seeking permission for the construction of a ground floor extension to an existing retail unit, and first floor extension and alterations to provide an additional 2x1 bed flat.

The existing property is located to the North side of Brighton Road in Horley, forming part of a Local Shopping Centre, characterised by retail units providing a range of retail and commercial services at the ground floor, with residential above. A previous application, 16/03006/F, granted consent for extensions to the building to provide 2x1 bed flats, however this permission has since elapsed having not been implemented.

The main roof of the existing building would be extended northwards over an existing ground floor flat roof element to the side of the building, increasing the width by 4m. To the side and rear would be a two storey extension to provide additional storage for the retail unit on the ground floor with the flats located above. The hipped design of the main roof would be retained with elements of flat roof to the side and rear. It is considered that the design approach would be acceptable in this location and would not harm the wider character. There would be minimal impact on the amenity of neighbouring properties. The layout of the proposed flats would meet the required living space standards and would result in a satisfactory living environment for future occupiers.

Agenda Item 8

Planning Committee
31st August 2022

Agenda Item: 8
22/00336/F

The County Highway Authority has assessed the application and is satisfied subject to the imposition of conditions regarding the provision of parking spaces and cycle storage. The development would meet the Councils parking standards and access to the site would be as existing.

RECOMMENDATION(S)

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

Consultations:

Highway Authority: The proposed development has been considered by the county highway authority who having considered any local representations and having assessed the application on safety, capacity and policy grounds, has raised no objections subject to the imposition of appropriate conditions.

Horley Town Council: No objections have been raised.

Regulatory Support Services: Initial concern raised regarding impact of external plant on the amenity of residential properties. Following the submission of amended plans satisfied that the development would not result in a level of harm that would warrant refusal. A condition requiring the submission of an acoustic impact assessment prior to commencement of development has been advised.

Representations:

Letters were sent to neighbouring properties on 24th February 2022. No responses have been received.

1.0 Site and Character Appraisal

- 1.1 The site is occupied by a detached building currently comprised of retail to the ground floor with three flats at the first floor. A resident's parking area is located to the rear (west) of the site. The building incorporates hipped roofs to the original building and later extensions, cream render and uniform fenestration to the first floor front elevation, giving it a domestic appearance.
- 1.2 The building is located to the west side of the A23, a main road linking the north and south of the borough. The site forms part of a small local shopping centre, with the east and west sides of the road occupied by a range of retail and commercial units at the ground floor level, with residential largely occupying upper floors. This small local centre sits within a wider area that is characterised largely by residential development, comprising of semi-detached, two storey housing with a smaller amount of flatted development.

2.0 Added Value

- 2.1 Improvements secured at the pre-application stage: formal pre-application advice was not sought from the Local Planning Authority prior to submission.
- 2.2 Improvements secured during the course of the application: amendments have been received seeking to address concerns raised regarding noise emissions from external plant associated with the ground floor retail unit.
- 2.3 Further improvements could be secured: Further improvements could be secured by way of suitably worded conditions.

Agenda Item 8

Planning Committee
31st August 2022

Agenda Item: 8
22/00336/F

3.0 Relevant Planning and Enforcement History

- | | | | |
|-----|--------------|--|---|
| 3.1 | 16/03006/F | Construction of ground floor extension to existing retail unit, and first floor extension to provide 2x 1 bedroom flats bed at first floor level. | Granted
28th July 2017 |
| 3.2 | 14/01374/ADV | Re-branding of Tesco express to include new fascia signage. New projecting signage. New vinyl window graphics panels. New ATM graphics. New promotional banner signage | Granted 22 nd
August 2014 |

4.0 Proposal and Design Approach

- 4.1 This is a full application for the construction of a ground floor extension to the existing retail unit, and first floor extension to the front/side/ rear provide two additional 1 bed flats.
- 4.2 The roof of the existing building would extend over an existing flat roof element to the side of the building. The hipped roof form of the building would be maintained. The width of the existing building would increase by an additional 4m.
- 4.3 The property would be further extended out to the rear at the ground and first floor by some 5.8m, wrapping around the building and projecting 2.2m from the existing side elevation of the building. The ground floor would provide additional space for storage and retail plant for the existing retail use, including the placement of AC units, increasing the space by 16.1 sqm. The first floor would accommodate the provision of two further 1 bed flats. There would be an element of flat roof to the side of the building, set back behind the principal elevation by 6m. The extensions would be of materials to match the existing building with the exception of the flat roof extension of to accommodate the plant and storage areas, which would be of profiled cladding.
- 4.4 At present there are three residential units to the first floor consisting of two 2 bedroom and one 3 bedroom flats (Flats A, B and C). The existing flat C would be reduced in size to a 2 bed flat, allowing for the creation of the two additional flats (D and E) which would both be 1 bed. These flats would provide a single bedroom towards the north side of the building. Each flat would exceed the minimum required standards for living space.
- 4.5 The existing external staircase to the rear, which currently allows access to the flats, is to be replaced by a covered staircase. This would be of a flat roof

Agenda Item 8

Planning Committee
31st August 2022

Agenda Item: 8
22/00336/F

design approx..6m in height. It is proposed to locate the residential bin stores and cycle storage to the south side of the property fronting Southlands Road. There is currently space for 5 vehicles to be parked to the rear serving the existing three residential units, with the view to increasing this by one additional space. Additional landscaping would feature in the form of raised bed fronting Southlands Avenue.

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 site is characterised as being within a Local Shopping Area, with the surroundings being characterised by a mix of residential dwellings and retail/commercial uses.
Involvement	No community consultation took place, though tenants have been notified of the proposed works.
Evaluation	The statement does not include any evidence of other development options being considered.
Design	The extensions have been designed to be in keeping with the existing building and its materials.

4.8 Further details of the development are as follows:

Site area	0.07 Ha
Existing use	Mixed use A1 (retail) and C3 (Residential).
Proposed use	Mixed use A1 (retail) and C3 (Residential 2x1 bed flats)
Parking standard	Medium Accessibility (6 spaces required)
Existing parking provision	5 spaces
Proposed parking provision	6 spaces
Net increase in dwellings	2

Agenda Item 8

Planning Committee
31st August 2022

Agenda Item: 8
22/00336/F

5.0 Policy Context

5.1 Designation

Urban area
Local Shopping Centre

5.2 Reigate and Banstead Core Strategy

CS1(Sustainable Development)
CS5 (Valued People/Economic Development),
CS7 (Town/Local Centres),
CS10 (Sustainable Development),
CS11 (Sustainable Construction),
CS14 (Housing Needs)

5.3 Reigate & Banstead Borough Local Plan 2005

Design	DES1, DES2, DES5, DES6, DES8 DES9
Housing Mix	DES4
Transport, access and parking	TAP1
Climate Change resilience and flooding	CCF1
Infrastructure	INF1

5.4 Other Material Considerations

National Planning Policy Framework
2021

National Planning Practice Guidance

Supplementary Planning Guidance	Surrey Design Local Distinctiveness Design Guide A Parking Strategy for Surrey Parking Standards for Development Householder Extensions and Alterations
---------------------------------	---

Other	Human Rights Act 1998 Community Infrastructure Levy Regulations 2010
-------	--

6.0 Assessment

This is a full application for the construction of ground floor extension to existing retail unit. Alteration and extension to first floor accommodation to provide a total of 3x2 bed flats and 2x1 bed flats (net increase of two flats. As amended on 27/06/2022.

6.1 The main issues to consider are

- Design and character assessment.
- Impact on neighbour amenity.
- Amenity of future occupiers and housing mix.
- Highway matters.
- Trees and landscaping.
- Sustainability, infrastructure and climate change.
- Affordable Housing.
- Community Infrastructure Levy (CIL).

Design and character assessment

- 6.2 The proposed extensions to the building are considered to be acceptable from a design viewpoint. The extension over the existing building to the front would be integrated into the hipped roof form of the existing building, which would have an acceptable level of visual impact on the character of the building and surrounding area. The materials are proposed to match the existing building, which would be secured by condition. It is acknowledged that the element of flat roof to the side of the building would be somewhat out of character, however there are flat roof elements on the building, and it would be significantly set back behind the building line. The side of the building is also well screened by off-site trees, which would serve to obscure much of this element from wider vantage points.
- 6.3 The rear extension above the external staircase would also be a flat roof design, however this would only project 2.6m from the rear and due to its' positioning in the middle of the building it would not result in sufficiently harmful impact on the character of the surrounding area to warrant refusal. It should be noted that 16/03006/F was approved with a similar, larger flat roof extension over the staircase which would have had a similar level of impact.
- 6.4 Whilst the profiled cladding materials proposed for the ground floor extensions to the rear of the retail unit would contrast with the rest of the building, its' location to the rear would result in minimal visual harm to the wider area. Such materials would not be inappropriate for a commercial use of this kind.
- 6.5 In light of the above it is considered that the proposed extensions would be acceptable in terms of their design and would have an acceptable impact on the character of the wider area. The development would therefore comply

Agenda Item 8

Planning Committee
31st August 2022

Agenda Item: 8
22/00336/F

with Policy DES1 of the Development Management Plan 2019 (DMP) in this regard.

Neighbour Amenity

- 6.6 The property is a detached building with no residential properties either side. Number 2 Southlands Avenue to the rear would be located in closest proximity to the proposed extension, positioned approximately 8m away at the closest point. This separation distance would be acceptable in order to avoid being overbearing in nature. The extension has been designed with no rear facing windows, in order to avoid harmful overlooking. The proposed storage area for A/C units would be sited 15m away from this neighbouring property, and these would be covered in order to mitigate against any unacceptable noise levels. Numbers 1-5 Southlands Avenue would be sited in excess of 30m away and it is not considered that the extensions would generate harm to their amenity.
- 6.7 In light of the above it is not considered that the development would give rise to harm to neighbouring amenity and would comply with Policy DES1 of the DMP in this regard.

Amenity for future occupants and housing mix

- 6.8 It is a fundamental objective of planning policy and stated within the National Planning Policy Framework 2021 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. Policy DES2 requires developments to be designed to ensure a good standard of amenity for all existing and future occupants.
- 6.9 A 1 bed flat would be expected to achieve a minimum residential floor area of 39sqm. Each of the proposed new flats would exceed this requirement (Flat D 57.38sqm and Flat E 39.6sqm). The existing flats and would remain in their current layout. Each flat would be appropriately laid out, with main habitable rooms being well served by windows, providing adequate light and outlook for future residents. Whilst it is noted that there would not be provision for outdoor amenity space, the existing flats do not currently have access to such space, which would be untypical of flats in this location.
- 6.10 In order to mitigate any potential noise impacts that may arise from the additional plant storage on the ground floor, in particular the A/C units, amended plans have been received during the course of the application to enclose this area under a roof. This approach has been reviewed by the Councils' external noise consultants, who are satisfied that the proposed installation is sufficiently well positioned that it is appropriate to proceed by

condition requiring the submission of an acoustic assessment to deal with any residual noise impacts should permission be granted.

- 6.11 Policy DES4 relates to Housing Mix and states that all new residential developments should provide homes of an appropriate type, size and tenure to meet the needs of the local community. The proposed housing mix must on sites of up to 20 homes, at least 20% of market housing should be provided as smaller (one and two bedroom) homes. In this case, all of the proposed flats would meet this requirement and therefore comply with the above Policy.
- 6.12 In light of the above the proposed development would be acceptable with regard amenity provision for future occupiers and would meet the requirements of Nationally Described Space Standards and Policies DES1 and DES2 of the DMP.

Highway Matters

- 6.13 The site is located within an area of medium accessibility as defined within Annex 4 of the DMP. On this basis 1 space would be required for the two additional flats and 3 spaces for the existing flats. A further visitor space would be required, meaning a total of 6 spaces would be required. The parking requirement has been met, with the existing access via Southlands Avenue being retained. The County Highway Authority (CHA) has assessed the application with regard to safety, capacity and policy grounds subject to conditions and informatives.
- 6.14 In light of the above the development would be acceptable and would meet the requirements of Policy TAP1 of the Development Management Plan 2019.

Trees and landscaping

- 6.15 The scheme proposes raised planters to the south and west of the site. Whilst welcomed, the site is currently void of any soft landscaping; therefore it is considered an ideal opportunity to enhance the visual appearance of the wider area.. There are a number of trees within the wider site; however none are subject to tree preservation orders and concern is not raised regarding impact of the development on trees. There is a large tree located outside the east boundary of the site, which presently has value in terms of its contribution to the streetscene. As such a condition requiring the submission of a finalised tree protection plan and arboricultural method statement prior to the commencement of development would be attached to a grant of permission. Subject to compliance with this condition, the development would be acceptable with regard to impact on trees and would comply with Policy NHE3 of the DMP.

Sustainability, infrastructure and climate change

Agenda Item 8

Planning Committee
31st August 2022

Agenda Item: 8
22/00336/F

- 6.16 Policy CCF1 of the Councils Development Management Plan 2019 seeks to ensure that all new development contributes to reducing carbon emissions. New development will be encouraged to incorporate passive and active energy efficiency measure and climate change resilience measures and renewable energy technologies. In order that the proposed development contributes to achieving these aims, in the event that planning permission were to be granted, conditions requiring demonstration that it will meet the national water efficiency standard of 110litres/person/day. A further condition requiring the provision of broadband connection, in accordance with Policy INF3 of the DMP 2019, would also be attached to any grant of planning permission.

Affordable Housing

- 6.2 Policy CS15 of the Core Strategy states that the Council will negotiate to achieve affordable housing taking account of the mix of affordable units proposed and the overall viability of the proposed development at the time the application is made.
- 6.3 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.
- 6.4 In view of the Court of Appeal Judgement, 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. As such, there is no requirement for this scheme to provide an affordable housing contribution.

CIL

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

CONDITIONS

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

Agenda Item 8

Planning Committee
31st August 2022

Agenda Item: 8
22/00336/F

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
Elevation Plan	PL 11	A	27.06.2022
Roof Plan	PL 10	A	27.06.2022
Elevation Plan	PL 12	A	27.06.2022
Floor Plan	PL 08	A	27.06.2022
Floor Plan	PL 09	A	27.06.2022
Location Plan	PL 01		15.02.2022
Block Plan	PL 02		15.02.2022
Floor Plan	PL 03		15.02.2022
Floor Plan	PL 04		15.02.2022
Roof Plan	PL 05		15.02.2022
Elevation Plan	PL 06		15.02.2022
Elevation Plan	PL 07		15.02.2022

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 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 Development Management Plan 2019 policy DES1.

4. Prior to commencement of development a scheme of assessment of the acoustic impact arising from the operation of all internally and externally located plant shall be submitted to and approved in writing by the local planning authority. The assessment of the acoustic impact shall be undertaken in accordance with BS 4142: 2014 (or subsequent superseding equivalent) and other relevant measures, and shall include a scheme of attenuation measures to ensure the rating level of noise emitted from the proposed building services plant is 5 dBA less than background during day and night operation and that the acoustic impact shall not exceed NR25 in any neighbouring residential rooms.

The use hereby permitted, or the operation of any building services plant, shall not commence until a post-installation noise assessment has been

Agenda Item 8

Planning Committee
31st August 2022

Agenda Item: 8
22/00336/F

carried out including suitable measurements to confirm compliance with the approved noise criteria and submitted to and approved by the planning authority. The scheme shall be implemented in accordance with the approved details and attenuation measures, and they shall be permanently retained and maintained in working order for the duration of the use and their operation.

Reason: To ensure that the development does not affect the amenity of the neighbouring property by virtue of noise disturbance and to protect the visual amenities of the area in accordance with Reigate and Banstead Development Management Plan policy DES1.

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

Reason: To ensure that the proposed development does not prejudice highway safety nor cause inconvenience to other drivers in order to satisfy Policies TAP1 of the Reigate and Banstead Development Management Plan and Policy CS17 of the Core Strategy 2014.

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

Reason: To ensure that the proposed development complies with section 4 'Promoting Sustainable Transport' in the National Planning Policy Framework.

7. The development hereby approved shall not be first occupied unless and until the following facilities have been provided in accordance with the approved plans for the secure parking of 4 bicycles within the development site, and thereafter the said approved facilities shall be provided, retained and maintained to the satisfaction of the Local Planning Authority.

Reason: The condition above is required in order that the development should not prejudice highway safety, nor cause inconvenience to other highway users, and to accord with the National Planning Policy Framework 2021 and Reigate and Banstead Core Strategy 2014 Policy CS17 (Travel Options and Accessibility).

8. The development hereby approved shall not be occupied unless and until each of the proposed dwellings are provided with a fast charge socket (current minimum requirements - 7 kw Mode 3 with Type 2 connector - 230v AC 32 Amp single phase dedicated supply) in accordance with a scheme to

be submitted and approved in writing by the Local Planning Authority and thereafter retained and maintained to the satisfaction of the Local Planning Authority.

Reason: In order that the development promotes more sustainable forms of transport, and to preserve the character of the Conservation Area, and to accord with the National Planning Policy Framework 2019 and Reigate and Banstead Core Strategy 2014 Policy CS17 and policy TAP1 and NHE9 of the Development Management Plan.

9. No development shall commence above slab level 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 of the 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 first occupied unless and until an Energy and Water Efficiency Statement has been submitted to and

Agenda Item 8

Planning Committee
31st August 2022

Agenda Item: 8
22/00336/F

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.

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. No development shall commence including demolition and or groundworks preparation until a detailed, scaled finalised Tree Protection Plan (TPP) and the related finalised Arboricultural Method Statement (AMS) is submitted to and approved in writing by the Local Planning Authority (LPA). These shall include details of the specification and location of exclusion fencing, ground protection and any construction activity that may take place within the Root Protection Areas of trees (RPA) shown to scale on the TPP, including the installation of service routings, type of surfacing for the entrance drive and location of site offices. 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 reason: To ensure good landscape practice in the interests of the maintenance of the character and appearance of the area and to comply with Reigate and Banstead Development Management Plan 2019 policies NHE3, DES1 and DES3 and the recommendations within British Standard 5837:2012 Trees in relation to design, demolition and construction.

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.

You are advised that the Council will expect the following measures to be included in the above CMS condition to control noise, pollution and parking:

- (a) Work that is audible beyond the site boundary should only be carried out between 08:00hrs to 18:00hrs Monday to Friday, 08:00hrs to 13:00hrs Saturday and not at all on Sundays or any Public and/or Bank Holidays;
 - (b) The quietest available items of plant and machinery should be used on site. Where permanently sited equipment such as generators are necessary, they should be enclosed to reduce noise levels;
 - (c) Deliveries should only be received within the hours detailed in (a) above;
 - (d) Adequate steps should be taken to prevent dust-causing nuisance beyond the site boundary. Such uses include the use of hoses to damp down stockpiles of materials, which are likely to generate airborne dust, to damp down during stone/slab cutting; and the use of bowsers and wheel washes;
 - (e) There should be no burning on site;
 - (f) Only minimal security lighting should be used outside the hours stated above; and
 - (g) Building materials and machinery should not be stored on the highway and contractors' vehicles should be parked with care so as not to cause an obstruction or block visibility on the highway.
- Further details of these noise and pollution measures can be obtained from the Council's Environmental Health Services Unit.

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

- 4. 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.
- 5. 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).
- 6. 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.
- 7. 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->

Agenda Item 8

Planning Committee
31st August 2022

Agenda Item: 8
22/00336/F

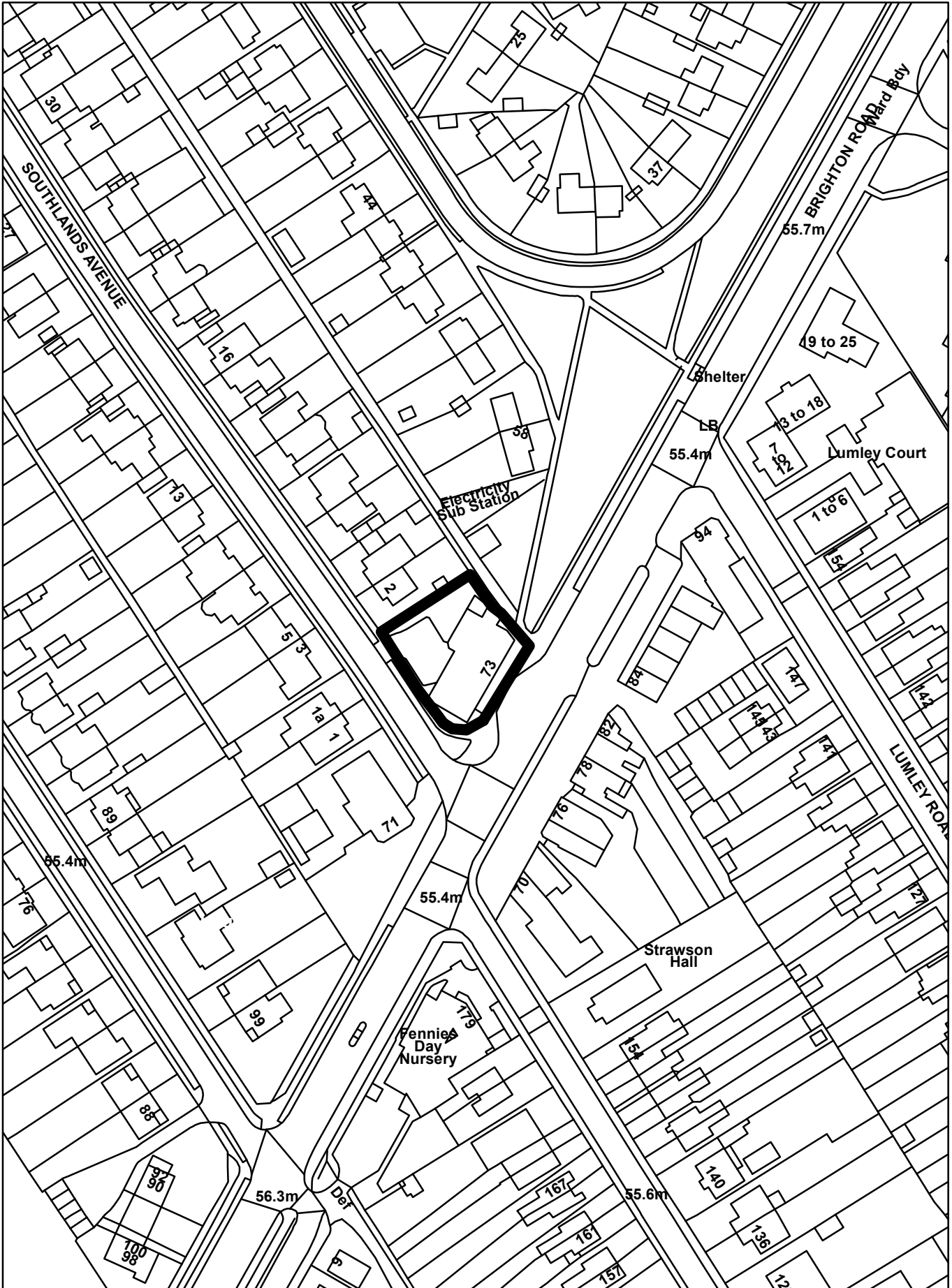
infrastructure.html for guidance and further information on charging modes and connector types.

8. Notwithstanding any permission granted under the Planning Acts, no signs, devices or other apparatus may be erected within the limits of the highway without the express approval of the Highway Authority. It is not the policy of the Highway Authority to approve the erection of signs or other devices of a non-statutory nature within the limits of the highway.
9. The permission hereby granted shall not be construed as authority to obstruct the public highway by the erection of scaffolding, hoarding or any other device or apparatus for which a licence must be sought from the Highway Authority Local Highways Service.
10. The use of a suitably qualified arboricultural consultant is essential to provide acceptable submissions in respect of the arboricultural tree condition above. All works shall comply with the recommendations and guidelines contained within British Standard 5837.
11. The use of landscape/arboricultural consultant is considered essential to provide acceptable submissions in respect of the above landscaping condition. The planting of trees and native hedging shall be in keeping with the character and appearance of the locality. There is an opportunity to incorporate structural landscape trees into the scheme to provide for future amenity and long term continued structural tree cover in this area. It is expected that the replacement structural landscape trees will be of [Semi-Mature/Advanced Nursery] stock / [Extra Heavy Standard/Heavy Standard] size with initial planting heights of not less than [6m/4.5m/4m/3.5m] with girth measurements at 1m above ground level in excess of [20/25cm/16/18cm/14/16cm/12/14cm].

REASON FOR PERMISSION

The development hereby permitted has been assessed against the NPPF 2021 and Development Management Plan policies DES1, DES2, DES4, DES5, DES6, DES8 DES9, NHE3, 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.

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.



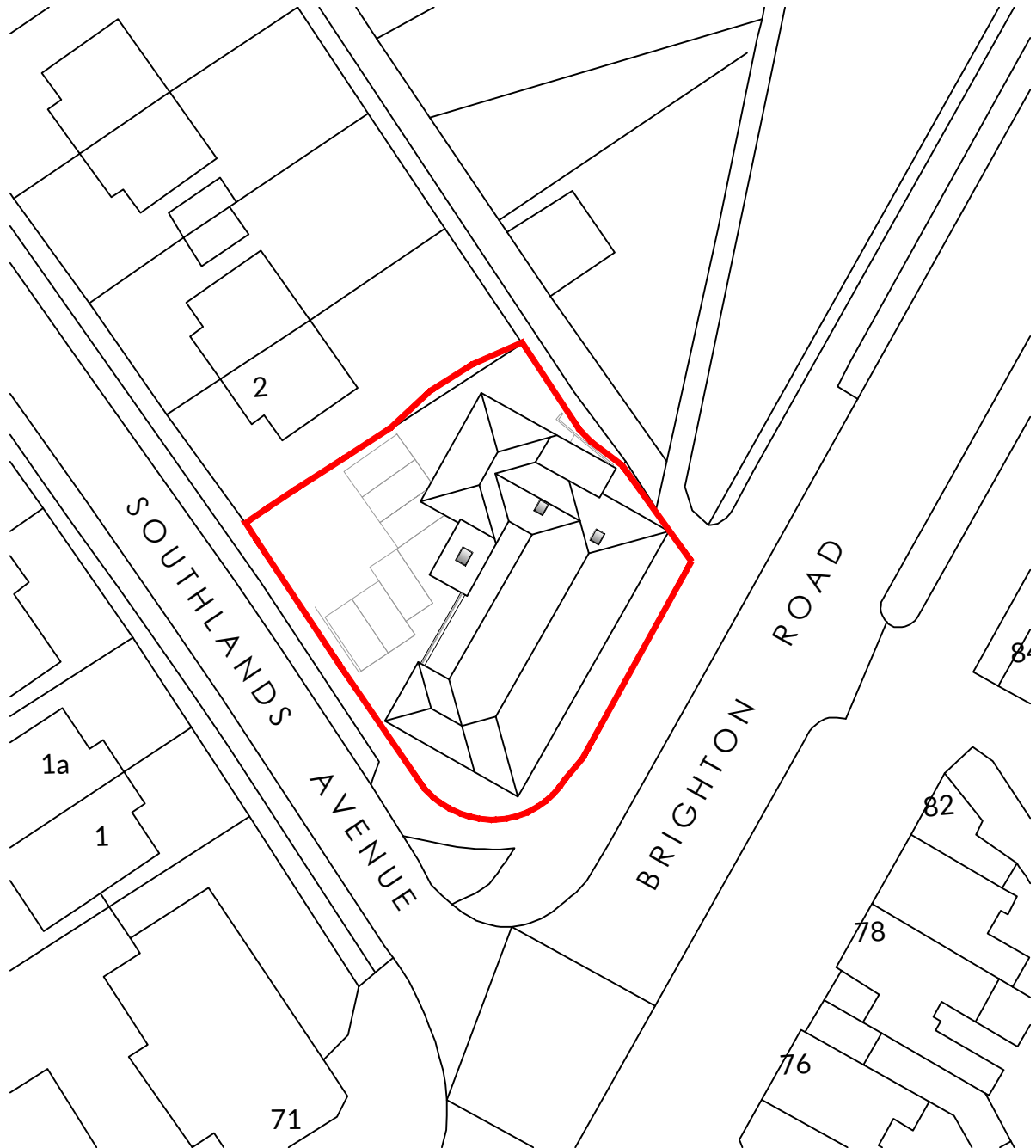
Agenda Item 8

This drawing and the copyrights and patents therein are the property of DMP LLP and may not be used or reproduced without consent.



This drawing is to be read in conjunction with all relevant consultants and/or specialist's drawings/documents and any discrepancies or variations are to be notified to DMP LLP before the affected work commences.

A4



Client.
Lyndendown Limited

Project.
Proposed Extension

Address.
**73-77 Brighton Road
Horley
RH6 7HL**

Title.
Site Block Plan

Purpose of Issue.
PLANNING

Scale.
1:500 @ A4

D C
CAH JRW

Date.
06.01.22

Job No.
56960

Drawing No.
PL 02

Revision.



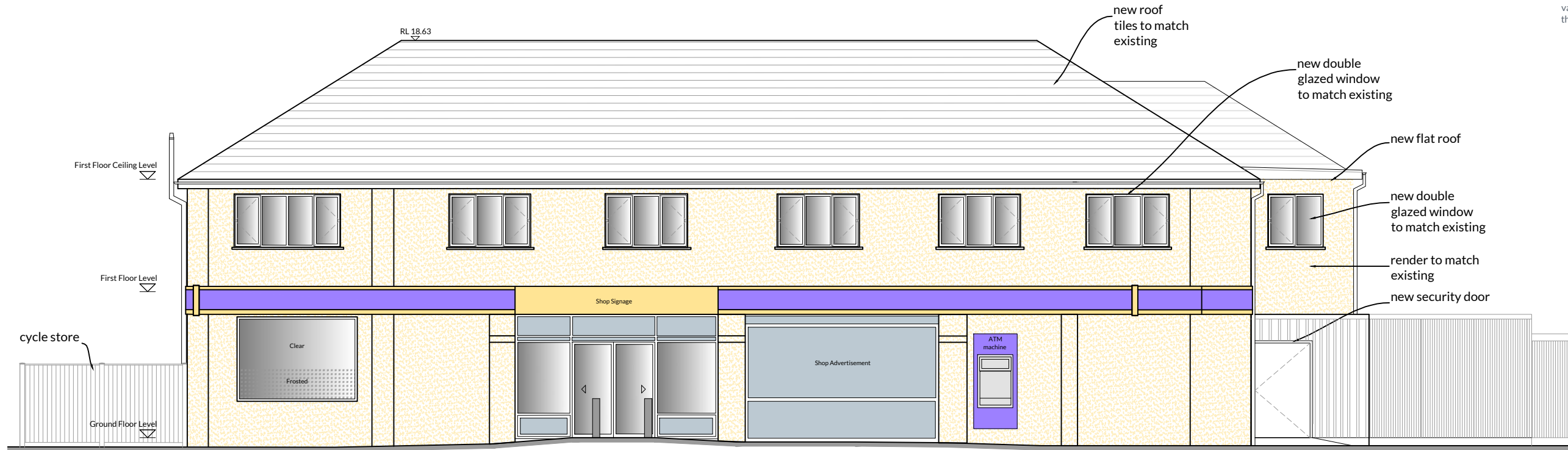
Revision



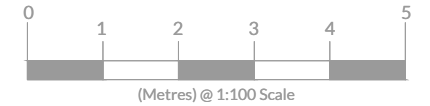
79 High Street
Tunbridge Wells
Kent
TN1 1XZ
01892 534455
dmp@dmp-llp.co.uk
www.dmp-llp.co.uk

This drawing and the copyrights and patents therein are the property of DMP LLP and may not be used or reproduced without consent.

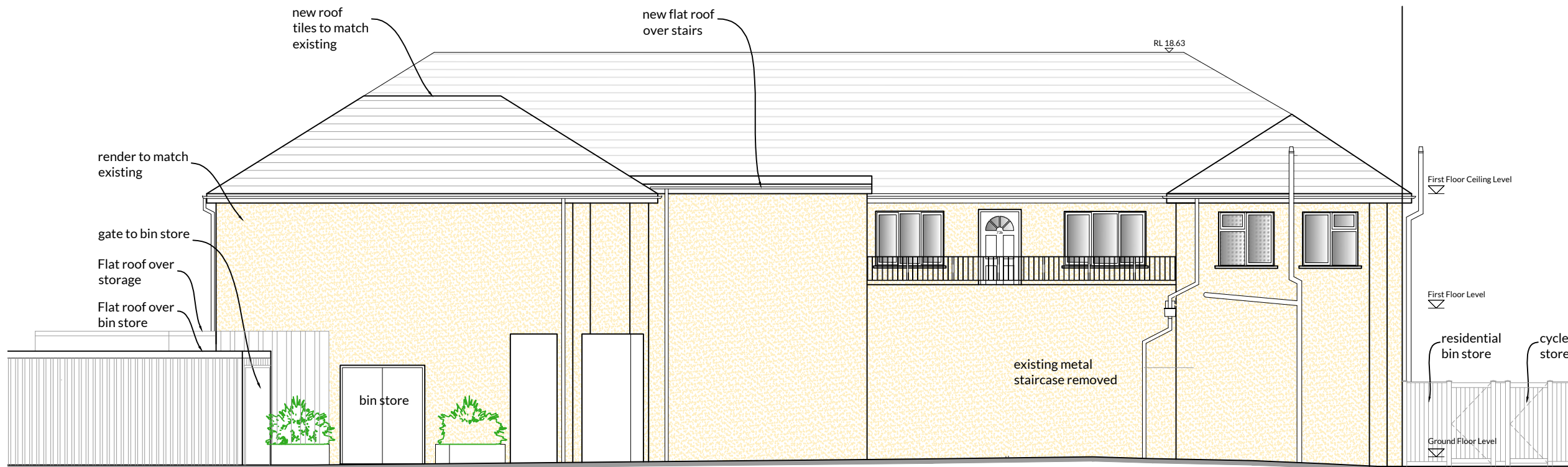
This drawing is to be read in conjunction with all relevant consultants and/or specialist's drawings/documents and any discrepancies or variations are to be notified to DMP LLP before the affected work commences.



South East (Front) Elevation



121



North West (Rear) Elevation

Revision A 21/06/22 Planning amendments APC JRW

79 High Street
Tunbridge Wells
Kent
TN1 1XZ
01892 534455
dmp@dmp-llp.co.uk
www.dmp-llp.co.uk

Client:
Lyndendown Limited

Address:
**73-77 Brighton Road
Horley
RH6 7HL**

Project:
Proposed Extension

Title:
**SE & NW Elevations
As Proposed**

Purpose of Issue:
PLANNING

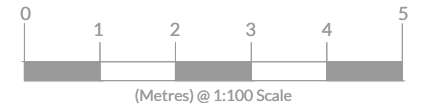
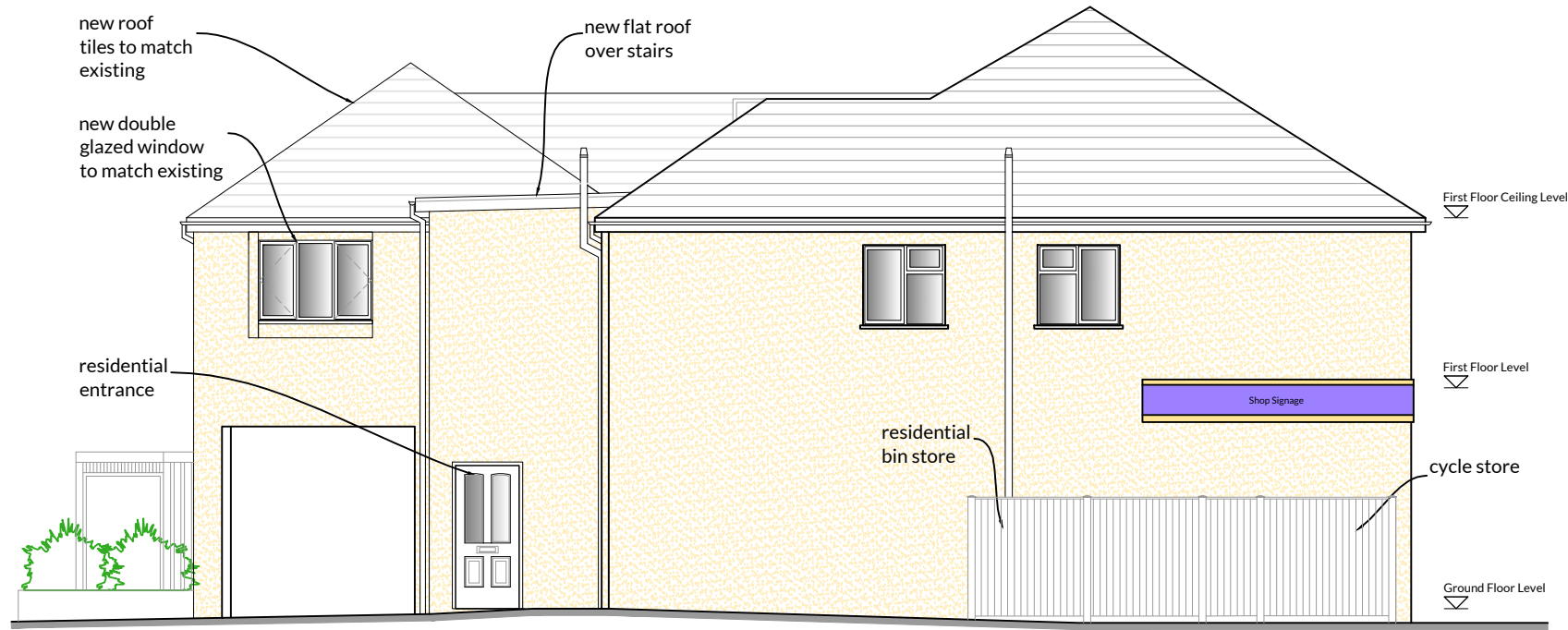
Scale.	D	C	Date.
1:100 @ A3	CAH	JRW	06.01.22

Job No.	Drawing No.	Revision.
56960	PL 11	A

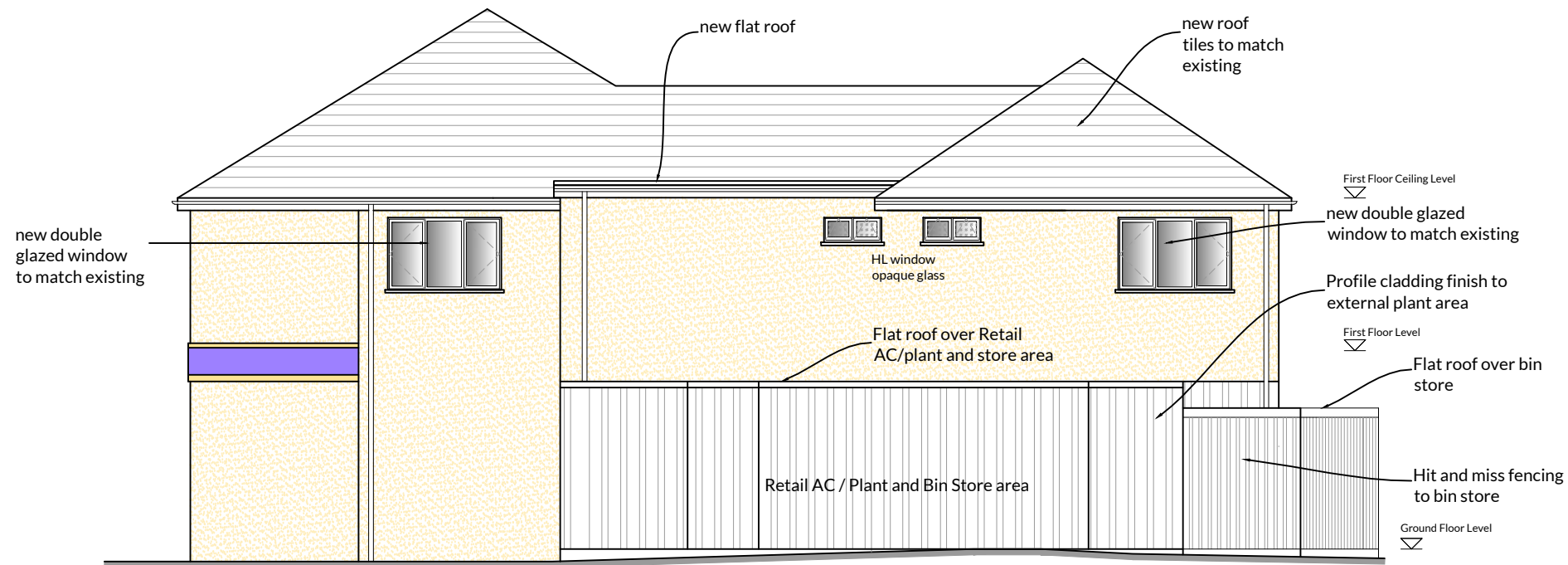
Agenda Item 8

This drawing and the copyrights and patents therein are the property of DMP LLP and may not be used or reproduced without consent.

This drawing is to be read in conjunction with all relevant consultants and/or specialist's drawings/documents and any discrepancies or variations are to be notified to DMP LLP before the affected work commences.



South West (Side) Elevation



North East (Side) Elevation

Revision A 21/06/22 Planning amendments APC JRW



79 High Street
Tunbridge Wells
Kent
TN1 1XZ
01892 534455
dmp@dmp-llp.co.uk
www.dmp-llp.co.uk

Client:
Lyndendown Limited

Address:
73-77 Brighton Road
Horley
RH6 7HL

Project:
Proposed Extension

Title:
SW & NE Elevations
As Proposed

Purpose of Issue:
PLANNING

Scale.	D	C	Date.
1:100 @ A3	CAH	JRW	06.01.22

Job No.	Drawing No.	Revision.
56960	PL 12	A