

Planning Committee Agenda

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24 July 2018

To the Members of the PLANNING COMMITTEE

Councillors: S. Parnall (Chairman);

M. S. Blacker
Mrs. R. Absalom
L. S. Ascough
R. Biggs
Mrs. J. S. Bray
G. P. Crome

J. M. Ellacott
V. H. Lewanski
S. McKenna
R. Michalowski
J. Paul
M. J. Selby

J. M. Stephenson
C. Stevens
Ms. B. J. Thomson
Mrs. R. S. Turner
S. T. Walsh
C. T. H. Whinney

Substitutes

Councillors:

Conservatives:

T. Archer, M. A. Brunt, J. E. Durrant, J. S. Godden,
Dr. L. R. Hack, A. C. J. Horwood, F. Kelly, G. J. Knight,
G. Owen, D. T. Powell, T. Schofield and J. F. White

Residents' Group:

R. Harper, N. D. Harrison, B. A. Stead and J. C. White

Green Party:

H. Brown and J. C. S. Essex

For a meeting of the **PLANNING COMMITTEE** to be held on **WEDNESDAY, 1 AUGUST 2018** at **7.30 pm** in the New Council Chamber - Town Hall.

John Jory
Chief Executive

1. MINUTES (Pages 5 - 8)

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

2. APOLOGIES FOR ABSENCE

To receive any apologies for absence.

3. DECLARATIONS OF INTEREST

To receive any declarations of interest.

4. ADDENDUM TO THE AGENDA (To Be Tabled)

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

PLANNING APPLICATIONS:

NOTES:

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

To consider the following applications :

5. 18/00699/F: REIGATE GARDEN CENTRE, 143 SANDCROSS LANE, REIGATE (Pages 9 - 46)

Demolition of existing buildings; residential redevelopment of site for 17 no. Dwellings and associated works including vehicular and pedestrian access onto Sandcross Lane; hard and soft landscaping works.

6. 18/01015/S73: GULFOSS, THE GLADE, KINGSWOOD, KT20 6JE (Pages 47 - 70)

Retention and remodelling of the attached garage (the subject of upheld enforcement appeal app/l3625/c/16/3159408) and associated landscaping. Variation of condition 1 of permission 17/02197/HHOLD. Amendment to plans for garage roof.

7. 18/00916/F: 106 DOVERS GREEN ROAD AND REAR OF 104 DOVERS GREEN ROAD, REIGATE, SURREY (Pages 71 - 98)

The demolition of No 106 Dovers Green Road and erection of 5 x 5 bed dwellings with associated access, parking and landscaping. As amended on 07/06/2018. As amended on 11/6/2018.

8. 18/01049/F: AUTOBODY LANGUAGE LTD, 35 HOLMETHORPE AVENUE, REDHILL, SURREY (Pages 99 - 118)

Demolition of existing commercial premise and construction of new commercial units. As amended on 06/06/2018. As amended on 02/07/2018. As amended on 13/07/2018.

9. 18/00895/F: 12 STOCKTON ROAD AND REAR OF 14 STOCKTON ROAD AND PART OF 2 STOCKTON ROAD, REIGATE, SURREY, RH2 8JG (Pages 119 - 140)

Construction of three new dwellings.

10. 18/00956/F: GEOFFREY KNIGHT PLAYING FIELDS, PARK LANE, REIGATE (Pages 141 - 158)

Erection of a side extension to provide essential storage at ground floor level and a storm porch at first floor level.

11. DEVELOPMENT MANAGEMENT PERFORMANCE (Q1, 2018/19) (Pages 159 - 162)

To inform members of the 2018/19 Q1 Development Management performance against a range of indicators.

12. ANY OTHER URGENT BUSINESS

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

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Agenda Item 1

Planning Committee
4 July 2018

Minutes

BOROUGH OF REIGATE AND BANSTEAD

PLANNING COMMITTEE

Minutes of a meeting of the Planning Committee held at the New Council Chamber - Town Hall, Reigate on 4 July 2018 at 7.30 pm.

Present: Councillors S. Parnall (Chairman), Mrs. R. Absalom, R. Biggs, J. M. Ellacott, S. McKenna, R. Michalowski, J. Paul, M. J. Selby, J. M. Stephenson, C. Stevens, Ms. B. J. Thomson, S. T. Walsh, C. T. H. Whinney, N. D. Harrison (Substitute), G. Owen (Substitute), D. T. Powell (Substitute) and J. F. White (Substitute).

13. MINUTES

RESOLVED that the minutes of the meeting held on 6 June 2018 be approved as a correct record and signed.

14. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors: L. Ascough, M. Blacker, Mrs J. Bray (substitute: N. Harrison), G. Crome (substitute: D. Powell), V. Lewanski (substitute: G. Owen) and Mrs R. Turner (substitute: J.F. White).

15. DECLARATIONS OF INTEREST

Councillor S. Parnall declared a non-pecuniary interest in agenda item 9 (18/01015/S73), because he knew the applicant; and a disclosable pecuniary interest in agenda item 10 (18/00823/HHOLD) because he was the applicant.

Councillor Parnall declared that he would be leaving the meeting throughout the debate and vote on these two items.

In the absence of the Vice-Chairman it would therefore be necessary to appoint a Member to chair the meeting for these items.

RESOLVED that Councillor S. Walsh be appointed as Chairman for agenda items 9 and 10.

16. ADDENDUM TO THE AGENDA

An addendum was tabled at the meeting, providing an update on matters arising and advising of any changes made to recommendations following publication of the agenda.

In particular, it was noted that agenda item 5 had been withdrawn.

RESOLVED that the addendum be noted

17. 18/00699/F: REIGATE GARDEN CENTRE, 143 SANDCROSS LANE, REIGATE

Item withdrawn.

18. 18/00328/F: ABBEY CITROEN, HATCHLANDS ROAD, REIGATE

The Committee considered an application for demolition of the existing buildings and the erection of an apartment block comprising seven flats with associated parking and landscaping.

RESOLVED that planning permission be **GRANTED with conditions** as set out in the report and addendum, subject to the following amendment:

Condition 12 to be expanded to include reinstatement of the kerb at the eastern end of the site, but with provision being made for a pedestrian dropped-access point. Materials for reinstatement to be controlled.

19. 18/00770//F: EAST SURREY HOSPITAL, CANADA AVENUE, REDHILL

The Committee considered an application for the construction of a second floor extension to the existing clinical block to the north east elevation of the main hospital building.

It was noted that the addendum included a late representation from the Highway Authority, because the hospital had not provided monitoring reports as required under previous permissions granted. Officers advised that they would be pursuing this issue outside of the meeting.

RESOLVED that planning permission be **GRANTED with conditions** as set out in the report and addendum

20. 18/00394/F: LAND AT 2-132 PORTLAND DRIVE, MERSTHAM

The Committee considered an application for the erection of redesigned coach houses to provide two additional dwellings, making four in total.

RESOLVED that planning permission be **GRANTED with conditions** as set out in the report and addendum

21. 18/01015/S73: GULFOSS, THE GLADE, KINGSWOOD

The Committee considered an application for retention and remodelling of the garage and associated landscaping; variation of condition of permission 17/02197/HHOLD; amendment to plans for the garage roof.

The Committee raised various concerns about the visual impact of the proposed design and the recommendation was not supported upon a vote, although reasons for refusal had not been formally proposed.

In these circumstances, and in accordance with the Committee's Protocols, it was:

RESOLVED that the application be **DEFERRED**.

Note: Councillor Parnall left the meeting throughout consideration of this application and Councillor Walsh took the Chair in his absence.

22. 18/01305/HHOLD: LANGDALE HOUSE, KINGSWOOD WARREN PARK, WOODLAND WAY, KINGSWOOD

The Committee considered an application for a log cabin garden room and garden shed.

RESOLVED that planning permission be **GRANTED with conditions** as set out in the report and addendum.

Note: Councillor Parnall left the meeting throughout consideration of this application and Councillor Walsh took the Chair in his absence.

23. 18/00915/LBC: AXES MANOR, NEW HOUSE LANE, SALFORDS

The Committee considered an application for the addition of an oak-framed dormer window and enlargement of a secondary window to bedroom 1, together with the addition of a porch to the principal entrance.

RESOLVED that planning permission be **GRANTED with conditions** as set out in the report and addendum

24. 18/01004/ADV: MEMORIAL PARK, LONDON ROAD, REDHILL

The Committee considered an application for the erection of a Green Flag award on a 6 metre flagpole.

RESOLVED that planning permission be **GRANTED with conditions** as set out in the report and addendum

25. ANY OTHER URGENT BUSINESS

There was no urgent business.


The Meeting closed at 9.16 pm

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Agenda Item 5

Planning Committee
1st August 2018

Agenda Item: 5
18/00699/F

 Reigate & Banstead BOROUGH COUNCIL Banstead Horley Redhill Reigate	TO:		PLANNING COMMITTEE
	DATE:		1 st August 2018
	REPORT OF:		HEAD OF PLACES & PLANNING
	AUTHOR:		Billy Clements
	TELEPHONE:		01737 276087
	EMAIL:		billy.clements@reigate-banstead.gov.uk
AGENDA ITEM:	5	WARD:	South Park and Woodhatch

APPLICATION NUMBER:	18/00699/F	VALID:	4 April 2018
APPLICANT:	Ashill Land Ltd	AGENT:	Robinson Escott Planning
LOCATION:	REIGATE GARDEN CENTRE, 143 SANDCROSS LANE, REIGATE		
DESCRIPTION:	Demolition of existing buildings; residential redevelopment of site for 17 no. Dwellings and associated works including vehicular and pedestrian access onto Sandcross Lane; hard and soft landscaping works.		
All plans in this report have been reproduced, are not to scale, and are for illustrative purposes only. The original plans should be viewed/referenced for detail.			

SUMMARY

The proposed development seeks planning permission to demolish all existing buildings and redevelop the site for a residential scheme of 17 dwellings with associated access and landscaping.

The site is wholly within the Metropolitan Green Belt where the construction of new buildings is generally regarded as inappropriate. However, as a previously developed site, redevelopment can be permissible where it would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development.

The site adjoins a site identified as potential reserve urban extension site in the submitted Development Management Plan (DMP) and is on land that is recommended to be taken out of the Green Belt. Although this is still in draft, with examinations due to take place later this year, this policy direction is a material consideration. However at this time the site remains Green Belt and whilst the developing policies can be noted the present Green Belt status means that the assessment, at this time, should be considered under Green Belt policy.

In this respect, the development proposed would bring about a reduction in the overall volume and footprint of the built form on the site and would also reduce the extent of hardstanding, with large areas given back over to soft landscaping (albeit partly within subdivided private curtilages). Whilst it is acknowledged that there would be some increase in height of the buildings, there would – as above – be an overall volumetric reduction and

greater visual permeability and more opportunity for open views in the gaps between the individual dwellings than presently exists with the single unbroken sprawling building on the site. In addition, the level of activity and paraphernalia would be significantly reduced under a residential redevelopment, with the open areas of the site less intensively used and cluttered than is currently the case with the racking, outbuildings and stock which presently occupy the majority of the external areas of the site and significantly reduced comings and goings on a daily basis.

Taking all of the above into account, it is on balance concluded that the development would not have a greater impact on the openness of the Green Belt, and would potentially have a lesser one. For this reason, it is not considered to be inappropriate development.

The design and layout of the site is considered to be acceptable and would create a distinctive and high quality development. In terms of layout, spacing and plot sizes, the development is considered to respond appropriately to the character of the area and the transitional edge of settlement location of the site. The layout of parking is considered to be well handled and the proposals make provision for generous landscaping within the site and on the boundaries to give the development a verdant, spacious feel. The scale and form of the proposed dwellings is considered acceptable and the appearance and detailing of the elevations would respond appropriately to the local character and Surrey low weald vernacular.

The relationship of the development to, and separation distances with, neighbouring properties are such that the proposed development would have no adverse impact on the amenity of neighbouring properties. The proposals would provide adequate on-site, off-street parking and the County Highway Authority has raised no objection to the proposals from the perspective of highway safety or operation. Across the day, the proposed residential use would likely result in significantly reduced vehicle movements compared to the existing garden centre.

The loss of the existing garden centre as a retail facility has been considered against Policy Sh1 and is considered justified in view of the evidence from the existing operators regarding the challenging trading conditions and declining turnover, as well as the presence of similar alternatives in the wider area.

Under Core Strategy policy, the development should provide on-site affordable housing at a rate of 30% of the proposed dwellings. In this case, the applicants have submitted an open book appraisal demonstrating that once all costs and developer profit were taken account of, the scheme was unable to provide any provision for affordable housing. This appraisal was scrutinised in detail by Officers and some further value has been extracted from the scheme. As a result, whilst full provision is not possible, there is a surplus of £200,000 which the applicant has agreed to provide as a financial contribution towards off-site provision of affordable housing. This would be secured through a legal agreement. Given the viability, this reduced affordable housing provision is considered acceptable and complies with relevant policy.

The scheme would contribute to meeting local housing requirements and would bring consequent social, economic and financial benefits all of which are considered to attract limited additional weight in favour of the scheme.

RECOMMENDATION

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) A contribution of £200,000 towards affordable housing;
- (ii) A pre-commencement affordable housing viability review mechanism in the event that the development is not commenced within 12 months of any permission;
- (iii) The Council's legal costs in preparing the agreement;

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

In the event that a satisfactorily completed obligation is not received by 30 September 2018 or such longer period as may be agreed, the Head of Places and Planning be authorised to refuse permission for the following reason:

The proposal fails to make adequate provision for affordable housing contrary to policy CS15 of the Reigate and Banstead Core Strategy 2014 and the Affordable Housing SPD 2014.

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Consultations:

County Highway Authority: No objection subject to conditions. The CHA also provided the following notes:

The developer is providing accesses with visibility in accordance with the minimum requirements (43 metres). The developer is proposing two parking spaces per unit. This is adequate. The developer is proposing a two metres wide footway.

Tree Officer: No objection subject to conditions

Contaminated Land Officer: No objection subject to conditions

Surrey CC Sustainable Drainage and Consenting Team: No objection subject to conditions

Gatwick Airport Safeguarding: The proposed development does not conflict with safeguarding criteria. Therefore, no objection.

Surrey Police: Encourages compliance with Secured by Design

Representations:

Letters were sent to neighbouring properties on the original plans on 20th April 2018; a site notice was posted 8th May 2018 and advertised in local press on 3rd May 2018. Letters were sent to neighbouring properties in relation to the amended plans on 12th June 2018.

No comments or representations were received.

1.0 Site and Character Appraisal

- 1.1 The site comprises part of the existing garden centre located on the southern side of Sandcross Lane, on the edge of Woodhatch. At present, the site consists of the various, mostly single storey, buildings used for retail and storage associated with the garden centre as well as the surrounding areas of hardstanding used for the external display of goods (plants and garden buildings) and car parking for visitors. The boundaries of the site are predominantly marked by fencing but are formed in places by shrubs and trees.
- 1.2 The site is located outside of the urban area and wholly within the Metropolitan Green Belt. The adjoining site is covered by an area Tree Preservation Order: this area was partially cleared some years back; however, a number of specimens remain. To the north, a community hall also adjoins the site and there is also a pair of privately owned traditional cottages which are situated between the two parts of the proposal site on Sandcross Lane.
- 1.3 The adjoining residential area is predominantly characterised by a post-war housing estate, with dwellings of predominantly two storeys. Some more traditional Victoria properties exist further north along Sandcross Lane. Properties along the opposite side of Sandcross Lane are typically two storeys and set back from the road behind

front gardens and, in the case of the estate immediately opposite, behind a generous communal green.

- 1.4 As a whole, the application site comprises an area of approximately 0.46ha.

2.0 Added Value

- 2.1 Improvements secured at the pre-application stage: Pre-application advice regarding the redevelopment of the site. Advice was given in respect of the principle of development within the Green Belt and the impact on openness. Advice was also given in respect of broad aspects of layout, scale and design of the buildings.
- 2.2 Improvements secured during the course of the application: The following improvements were secured: removal of terraced units along south-west boundary in favour of detached and semi-detached, reduced hardstanding and frontage parking and an increase in landscaping along the boundaries, removal of crown roof to a number of plots and reduction in building footprints and increased separation between buildings. The improvements were sought to secure a more spacious character and feel to the development.
- 2.3 Further improvements could be secured: Conditions are proposed to control materials, landscaping and boundary treatments. Permitted development rights for extensions and additions to the dwellings will also be removed to enable control to be exercised over future enlargements in this Green Belt location. Provision of a financial contribution towards affordable housing will be secured through a legal agreement.

3.0 Relevant Planning and Enforcement History

- 3.1 There is various planning history associated with alterations to the garden centre, as follows:

87/01690/F	Construction of new access to Sandcross Lane with parking for six cars	Granted 30 th March 1987
91/12150/F	Erection of glasshouse extension	Approved 13 th December 1991
93/13380/F	To extend an existing barn in length to provide a serving area customer liaison and customer payment area	Approved with conditions 1 st February 1994
94/04570/F	Erection of a covered porch	Approved with conditions 19 th May 1994
97/16580/F	Extension for covered display area	Approved with conditions 4 th November 1998
04/00681/CLE	Certificate of lawfulness for the existing use of land to the rear of the scout hall to accommodate car parking facilities.	Approved 24 th May 2004
05/01610/F	Erection of glazed canopy of mid-way area of garden centre	Refused 29 th September

05/02803/F	To re-roof part of the garden centre and provide disability improvements inside actual centre	2005 Refused 21 st March 2006 Appeal dismissed
06/00114/F	Erection of canopy over part of outside area of garden centre	Refused 24 th March 2006 Appeal dismissed

- 3.2 There are also various historic enforcement cases relating to unauthorised use of land adjacent to the garden centre (05/00224/UCU2) and unauthorised development (07/00297/UA3). In the case of the former the breach was cease and on the latter the relevant enforcement notice was complied with.

4.0 Proposal and Design Approach

- 4.1 The proposed development seeks planning permission to demolish all existing buildings and redevelop the site for a residential scheme of 17 dwellings with associated access and landscaping.
- 4.2 The layout proposed eight dwellings on the frontage with Sandcross Lane. This would include a terrace of three to the north-west of the cottages at 145/147 Sandcross Lane and a further five dwellings (semi-detached pair and a further terrace of three) to the south-east of the proposed new access road which would run adjacent to the boundary with the existing cottage at no.145, broadly central within the site. To the rear, a further nine dwellings would be laid out: these would be a mixture of detached dwellings and semi-detached pairs. Landscaping and planting would be introduced along the length of the access road.
- 4.3 The new build units would be predominantly two storeys, although some of the units on the frontage with Sandcross Lane would have roof accommodation. In terms of appearance, they would be of traditional design with a materials palette of predominantly brick with elements of tile hanging and weatherboarding.
- 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 as identified in their Design & Access Statement, is set out below:

Assessment	The site is located on the outskirts of Reigate. The site is on relatively low lying ground and is covered by hardstanding, car parking, storage areas and various buildings associated with the Garden Centre. The areas to the north and east are
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	<p>predominantly residential. To the west of Sandcross Lane lies Sandcross school and there is open countryside to the west of the site with a heavily treed area to the south west. Urban grain is predominantly linear with dispersed groupings of settlement outside the urban area. The site adjoins a site identified as potential reserve urban extension site in the draft DMP. The architectural style of the area comprises a mix of contemporary commercial and residential, post-war residential and detached and terraced Victorian and Georgian properties.</p> <p>The D&A Statement identifies the following constraints – extensive hard standing, relationship to Sandcross Lane, relationship to adjacent countryside and neighbouring properties. In terms of opportunities, the D&A identified potential to provide a scheme reflecting prevailing densities, regenerating the site and improving the road frontage, creating views to countryside beyond and reducing hardstanding.</p>
Involvement	<p>The D&A explains the pre-application engagement undertaken and how the scheme has evolved through this process. The supporting Statement of Community Involvement sets out the pre-application consultation which was undertaken with surrounding stakeholders and neighbours. It notes that 28 nearby properties, the Reigate Society, the treasurer of the adjoining scouts and the Head of Sandcross School were invited to 1-to-1 discussions about the development. 6 stakeholders took up this option and the main topic arising were the site's current boundaries with neighbouring properties, design and appearance and the potential implications of the site's redevelopment on traffic/local road network.</p>
Evaluation	<p>The Planning Statement has explained how the development has evolved through the pre-application process.</p>
Design	<p>The applicant's reasons for the proposed layout was to deliver 17 high quality dwellings whilst achieving a reduction in hardstanding and built footprint within the Green Belt and enhancing the overall appearance of the site, including with new landscaped elements. The layout seeks to provide units fronting onto Sandcross Lane to improve the road frontage and reinforce the linear settlement type. The D&A statement sets out the applicants assessments of the comparative footprint, volume and area of hardstanding between the current and proposed.</p>

4.6 Further details of the development are as follows:

Site area	0.46ha
Existing use	Garden centre (Sui Generis)
Proposed use	Residential dwellings
Net increase in dwellings	17

Proposed site density	37 dwellings per hectare (dph)
Density of the surrounding area	Varied 33dph – Sandcross Lane/Stockton Road/Allingham Road 43dph – Allingham Rd/Smith Road/Eastnor Rd 35dph – Stuart Rd/Prices Lane/Lyndhurst Rd
Proposed parking spaces	34
Parking standard	34 (maximum – BLP 2005)
Affordable housing contribution	£200,000

5.0 Policy Context

5.1 Designation

Metropolitan Green Belt
Flood Zone 1

5.2 Reigate and Banstead Core Strategy

CS1(Presumption in favour of sustainable development)
CS3 (Green Belt)
CS4 (Valued townscapes and historic environment)
CS5 (Valued people/economic development)
CS10 (Sustainable development)
CS11 (Sustainable construction)
CS12 (Infrastructure delivery)
CS13 (Housing delivery)
CS15 (Affordable housing)
CS14 (Housing delivery)
CS17 (Travel options and accessibility)

5.3 Reigate & Banstead Borough Local Plan 2005

Landscape & Nature Conservation	Pc4
Countryside	Co1
Shopping	Sh1
Housing	Ho9
Movement	Mo4, Mo5, Mo7
Utilities	Ut4

5.4 Other Material Considerations

National Planning Policy Framework
National Planning Practice Guidance

Supplementary Planning
Guidance

Local Distinctiveness Design Guide
Affordable Housing SPD
Developer Contributions SPD

Other

Human Rights Act 1998
Community Infrastructure Levy Regulations 2010
(as amended)
Conservation of Habitats and Species
Regulations 2017

6.0 Assessment

- 6.1 The application site comprises part of the existing Reigate Garden Centre which is outside the urban area and wholly within the Metropolitan Green Belt.
- 6.2 The proposals involve the demolition of all existing buildings on site and redevelopment for a residential scheme of 17 dwellings.
- 6.3 The main issues to consider are therefore:
- development within the Metropolitan Green Belt
 - loss of the existing garden centre
 - design and effect on the character of the area
 - effects on the amenity of neighbouring properties and future occupants
 - accessibility, parking and traffic implications
 - affordable housing and infrastructure contributions

Development within the Metropolitan Green Belt

- 6.3 Being within the Green Belt, paragraph 89 of the NPPF applies. This allows for limited infilling or the partial or complete redevelopment of previously developed site (brownfield land), whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development. The site, meets the definition of previously developed land by virtue of its current use as a garden centre and the extent and nature of buildings and hardstanding on the site.
- 6.4 The test is therefore whether the proposal would have a greater impact on the openness of the Green Belt than the existing development. In this regard, the site comprises a number of buildings – whilst these are predominantly single storey, they occupy a relatively expansive footprint and those areas not covered by buildings are generally given over to hardstanding and used for the external storage and display of garden centre stock and associated paraphernalia, as well as car parking. The majority of the boundaries of the site are – in the present use – demarcated by tall boundary walls and fences. Overall, the existing physical built form on the site and activity associated with the lawful garden centre use are considered to represent an intrusion into the openness of the Green Belt.
- 6.5 There is no definitive test by which to consider the openness of the Green Belt. However, a number of factors are considered to be relevant and these are discussed below.

- 6.6 Firstly, comparative assessment of the footprint and volume of buildings and structures on the site is considered relevant, particularly noting that openness is typically taken – in part – to mean the freedom from built form. The applicants have provided an assessment with regard to the existing and proposed buildings which identifies that the proposals would give rise to a 47% reduction in building footprint and a 33% reduction in building volume. However, based on the site visit, it is evident that a number of the structures included by the applicant in their calculations are either of temporary nature (scaffold frame with plastic sheet roof/walls) or have no clear planning history such that their lawfulness is questionable.
- 6.7 However, even taking account of only those structures and buildings which Officers consider lawful and of substantial and permanent construction, the proposals would still give rise to 19% reduction in volume and a 42% reduction in footprint. Whilst acknowledging that there would generally be an increase in height of buildings as compared to the largely single storey structures presently on site which would increase their prominence somewhat, it is considered that – in this case – this would be offset by the fact that there would be greater visual permeability and more opportunity for open views in the gaps between the individual dwellings than presently exists with the single unbroken sprawling building on the site.
- 6.8 In addition to a reduction in built structures, the proposed development would also bring about a reduction in the footprint of hardstanding and hard landscaping on the site. As above the majority of the open areas of the site are given over to hardstanding. Analysis by the applicant shows that the areas of the site covered by buildings, hard surface and the like would be reduced by 48% under the proposed scheme: these figures are agreed. Whilst it is acknowledged that the majority of this additional open land would be within the form of sub-divided private rear gardens (which reduces the benefit somewhat), there would be a significant increase in soft landscaping and “green” areas within the public realm of the site and overall it is considered this would give rise to a net benefit to the openness of the Green Belt.
- 6.9 Furthermore, whilst the proposals would introduce a residential use onto the site which would itself give rise to some activity and domestic paraphernalia; it is considered that this would be significantly less than that which occurs in its current use as a garden centre. The daily comings and goings to the site (as evidenced within the applicants Transport Statement based on TRICS data) would be significantly reduced under a residential redevelopment and the open areas of the site would be less intensively used and cluttered than is currently the case with the racking, outbuildings and stock which presently occupy the majority of the external areas of the site.
- 6.10 Overall, taking account of the reductions in footprint and volume of built form, the balance between hardstanding and soft landscaping, the comparative the level of activity and general appurtenances which accumulate on site under the current use and proposed residential development and the consequent visual impact, it is therefore considered that, in accordance with paragraph 89 of the Framework, the development of this brownfield site would not have a greater openness on the openness of the Green Belt and the purpose of including land within it.

- 6.11 For these reasons, the development would not be inappropriate development and would therefore accord with Policy Co1 of the Borough Local Plan 2005, Core Strategy Policy CS3 and the provisions of the NPPF. Given the Green Belt location, it is considered necessary and appropriate to remove permitted development rights for extensions, enlargements, alterations and outbuildings so that the Council retains appropriate control over future domestic additions which could otherwise adversely impact on the openness of the Green Belt.

Loss of existing garden centre use

- 6.12 The current garden centre, whilst being a sui generis use class, is considered to be a quasi-retail use. Indeed, policy Sh1 of the Local Plan (which seeks to resist the loss of existing and proposed retail floorspace), explains at amplification point 4 that *“the loss of existing or proposed retail floorspace will only be permitted when adequate alternative shopping provision is available within the locality... The aim will be to retain a range of retail provision including retail warehousing and garden centres”*. It is therefore considered that the policy was drafted with the intention of applying also to garden centres.
- 6.13 In this case, the applicant has provided two main pieces of evidence to justify the loss of the current garden centre. The first is a letter from the existing operators which explains their rationale for closing the garden centre, citing challenging trading conditions, increasing competition, declining turnover and the constraints of the site (no passing trade, need to lease adjoining car park). The letter particularly highlights that – even in absence of a development proposal – they would be closing the business in the short term and it was observed on the site visit that the business was closing down with a view to ceasing in October 2018. The continued viability of a garden centre on this site is therefore questionable, particularly given the stated challenges faced by an operator who has been on the site for some 35 years (with the local reputation and goodwill which might be associated with that).
- 6.14 In addition, the applicant has provided within their Planning Statement evidence of other similar alternative outlets and retail facilities which they argue would continue to serve the same needs as the garden centre on this site even if it were redeveloped. This identified five other garden centres (offering a similar range of products) within 5 miles of Reigate Garden Centre, as well as other retailers (such as Homebase, Reigate) who similarly offer plants, garden furniture and related products. Even beyond this, there are two further major chain garden centres on the A25 (Wyevale just outside Dorking and Knights Godstone) which are within 10 miles. It is also noted that the current garden centre has an ancillary café which would also be lost; however, there are similar facilities on offer in the nearby Woodhatch Local Centre as well as in Reigate Town Centre. Given the above alternatives, there is considered to be adequate provision within a reasonable travel distance which would continue to serve the needs of residents in absence of this facility.
- 6.15 Taking the above into account, it is considered that the loss of the garden centre would not conflict with policy Sh1 of the Local Plan.

Design and effect on the character of the area

- 6.16 The proposal would see the demolition of the existing buildings on the site.
- 6.17 The overall layout provides for a total of 17 new dwellings, 8 fronting onto Sandcross Lane and a further 9 within the site arranged around a newly formed access road. This layout and the overall quantum of development is considered to be appropriate for the site, resulting in plot sizes and spacing which reflects and sits comfortably within the quite varied pattern and grain of development in the surrounding area, including the more modern development on the opposite side of Sandcross Lane as well as the tighter grain of the more traditional Victorian development in the wider area. In this context, and mindful of the conclusions above regarding Green Belt, the proposals are not considered to represent an overdevelopment of the site.
- 6.18 A total of 8 new dwellings are proposed on the frontage with Sandcross Lane, comprising two terraces of three and a semi-detached pair. The layout of these units would create a consistent street frontage along this route and are considered to respond appropriately to the building line of the existing cottages at no.145 and 147 Sandcross Lane. Although the units fronting Sandcross Lane would be largely served by frontage car parking, this would be interspersed with landscaping and tree planting which would help to soften the appearance. Compared to the existing situation where there is significant parking in 90 degree bays (c.18 spaces) lined along the front of Sandcross Lane with an unbroken area of hardstanding, the current proposals – which incorporate meaningful landscaping to break up and screen the parking – would represent an improvement. As below, detailed landscaping proposals will be reserved by condition and a high quality scheme will be expected.
- 6.19 With the positive amendments secured during the course of the application, the internal layout within the site is also considered to be well-designed and respond appropriately to the site's transitional location adjacent to countryside. The layout avoids an unduly regimented or uniform feel along the access road, both in terms of building line and the variety of front garden/parking layouts. Plots 10 to 14, which are on the more extraneous north-east corner of the site, have been arranged to face out towards the wider countryside, following the approach which is advocated in the Council's Local Distinctiveness Design Guide.
- 6.20 In addition, ample space is afforded within the site for both new planting and soft landscaping along the newly created access road (including at its entrance point) as well as on the frontages of the individual dwellings and as a buffer on the outer boundaries of the site, helping to soften the development and assimilate it into its wider semi-rural countryside setting. A detailed landscaping and boundary treatment condition is recommended to ensure the final planting proposals and associated boundary treatments reinforce a semi-rural feel.
- 6.21 Taken together, and with the improvements secured, it is considered that the scheme in terms of its layout, plots sizes and spacing is such that the development would not appear cramped and would have spaciousness appropriate to the transition to countryside.

- 6.22 In terms of scale and height, the proposed dwellings would be predominantly two storeys, albeit a limited number of the proposed units fronting onto Sandcross Lane would have roof accommodation. The scale, massing and form of the proposed dwellings on Sandcross Lane are considered to respond appropriately to that of the existing cottages, creating a coherent street scene. Whilst the buildings on the south-east side of the proposed access road would be taller than the cottages, their overall scale, depth and massing would be similar to that of the more modern dwellings on the opposite side of Sandcross Lane and – given the gentle slope of Sandcross Lane – they would not appear unduly dominant or out of keeping with the character of the area. Within the site (Plots 6-14), the units would all be two storey and would a mixture of semi-detached pairs and detached dwellings which is considered to be acceptable and reflective of the character of the area.
- 6.23 Appearance-wise, the proposed units are considered to be well-designed and reflective of the traditional vernacular of both the existing cottages (no.145 and 147), with pitched roofs, prominent gable forms, chimneys and brickwork details (e.g. window headers, etc.) following those which can be seen on the adjacent cottages and wider semi-rural/rural buildings. Properly executed, it is considered that the proposals would achieve a high-quality outcome. The materials palette on the submitted plans indicates slate effect roofs and some timber boarding – whilst some variety in materials is encouraged to provide visual interest, these two particularly choices are not felt to be appropriate and the recommended conditions would require these to be replaced for clay plain tile roofs and tile hanging in place of timber boarding which would be more reflective of Surrey low weald vernacular.
- 6.24 As above, it is recommended that permitted development rights are removed in order that the Council is able to exercise control over future additions in the interests of the openness of the Green Belt.
- 6.25 Overall, it is concluded that the proposals, both in terms of layout, scale and appearance, would – subject to the recommended conditions - achieve a high quality development appropriate to the character of the area and the transitional edge of settlement location of the site. The proposal is therefore considered to comply with policies Ho9 of the Local Plan 2005, Policies CS4 and CS10 of the Core Strategy, the Reigate and Banstead Local Distinctiveness Design Guide and the provisions of “good design” in the Framework.

Accessibility, parking and traffic implications

- 6.26 The development would be accessed from Sandcross Lane, with a new access road formed adjacent to the existing cottage at no.145 Sandcross Lane. A total of 34 car parking spaces would be provided for the residential units: this is consistent with the level required according to the standards in the Borough Local Plan.
- 6.27 The units fronting onto Sandcross Lane would have frontage parking spaces accessed directly off of Sandcross Lane. Plots 15-17 would have a small six space car parking space to the front with space which would enable them to enter and leave the site in forward gear. The frontage spaces onto Sandcross Lane would potentially require occupants to reverse either into or out of the space; however, this

would not be dissimilar to the existing situation which arises due to the c.18 staff parking spaces in front of the garden centre building. The County Highway Authority has raised no objection to these arrangements from a highway safety or operation perspective.

- 6.28 In terms of the new access road, the County Highway Authority has confirmed in their response that adequate visibility meeting relevant highway standards is achievable at junction between new access road and Sandcross Lane. As discussed above, the applicant's Transport Statement also identifies that the proposed residential development would generate similar number of vehicle movements during the AM peak compared to the current use but significantly less movements across the 12hr day than existing use. On this basis, it is concluded that the proposals would not give rise to unacceptable traffic or congestion issues on local roads.
- 6.29 In view of the above, the proposal would not give rise to harm to highway safety, capacity or operation and therefore complies with policies Ho9, Mo4, Mo4 and Mo7 of the 2005 Borough Local Plan and policy CS17 of the Core Strategy.

Effects on the amenity of neighbouring properties

- 6.30 The main neighbours likely to be affected by the development are the two cottages (no.145 and 147) which front onto Sandcross Lane.
- 6.31 At present, these properties are enveloped by the garden centre on all sides. No.145 is bounded to side and rear by the main garden centre building, whilst no.147 is bounded to the rear by the garden centre building and has the car parking/turning area for the garden centre to its side. The interface between these properties and the main building is currently formed by 2.5m high brick walls with the largely glazed sawtooth structure of the garden centre above this, rising to a maximum height of approximately 4m. The existing physical relationship is therefore relatively unneighbourly with the rear outside areas of both dwellings overshadowed and enclosed by the garden centre.
- 6.32 In terms of no.145, the new access road would run adjacent to the side boundary of this property. However, the layout incorporates a buffer of 3-3.5m between the road and the side boundary which would include a narrow footpath and a generous area of landscaping. Given the separation, it is not felt that the access road would give rise to an unacceptable impact on this neighbour.
- 6.33 Under the proposed layout, no.145 and 147 instead back onto the rear gardens of proposed plots 13 and 14. Unlike the existing situation where these units immediately adjoin the built form of the garden centre, the dwellings on plots 13 and 14 would be over 13m from the rear boundary with these existing properties. This would likely improve the situation for no.145 and 147 in terms of overbearing, overshadowing and outlook. Whilst a single car port and additional car parking space would be introduced along the rear boundary of no.145 and 147, it is not considered that this would cause unacceptable disturbance for these properties, particularly when compared to the level of activity they currently experience with the garden centre.

- 6.34 To the north-west side of no.147, a terrace of three properties is proposed (plots 15-17). Whilst these units would have a deeper footprint than the modest footprint of no.147 (c.2m deeper at ground floor), the layout would retain adequate separation (1.8m at the closest to over 4.4m at the rear due to the orientation), such that the depth, height and scale of this terrace would not have an overbearing or overshadowing effect on no.147.
- 6.35 Neighbours on the opposite (northern) side of Sandcross Lane would be over 27m from the proposed new units at the closest point. Given these distances, the development would have limited effect on the amenity of these neighbouring properties.
- 6.36 Each of the proposed units would be of adequate size (meeting the Nationally Described Space Standards) and would have sufficient outdoor amenity space. On this basis, it is considered that living conditions for future occupants would be acceptable.
- 6.37 On this basis, the proposal would is not considered to give rise to any adverse impacts on neighbour amenity and therefore complies with policy Ho9 of the Borough Local Plan 2005.

Trees and landscaping

- 6.38 As above, the site is presently dominated by built form and hardstanding with relatively little arboricultural interest or landscaping within the site. The application was supported by an Arboricultural Impact Assessment which identifies that the development would result in the loss of a small number of low grade trees.
- 6.39 The Tree Officer has reviewed the submitted information and plans and has confirmed that the trees to be lost would not have any adverse impact on the character and appearance of the locality. Adequate measures are proposed to protect those trees that are to be retained.
- 6.40 The Tree Officer also notes that the proposed development represents an opportunity to secure landscaping and replacement tree planting which will add value to the scheme and enhance the existing local landscape. In this respect, the application was supported by an illustrative landscaping scheme which provides an indication of the level and type of landscaping that could be expected. This includes generous areas of new soft landscaping within the site, as well as planting and tree planting along the frontage with Sandcross which would help soften the frontage parking and would represent an improvement compared to the existing hardstanding dominated appearance. Full details of the landscaping and planting proposals will be secured through condition.
- 6.41 Accordingly subject to conditions, the proposal would not have an undue impact on existing trees and would secure enhancements to the landscape character and visual amenity of the site, thus complying with policies Pc4 and Ho9 of the Borough Local Plan 2005 and policy CS10 of the Core Strategy.

Affordable housing, infrastructure contributions and development viability

- 6.42 Core Strategy Policy CS15 and the Council's Affordable Housing SPD sets out that, on schemes of 15 or more net units such as this, the Council will expect 30% of units on-site to be provided as affordable housing. However, both the policy and SPD make allowance for a lower provision/contribution to be negotiated where it is demonstrated that the provision of affordable housing would make the development unviable, in accordance with national policy.
- 6.43 In this case, the applicants provided an "open book" viability appraisal and associated evidence with the application which was claimed to demonstrate that, even without affordable housing, the development did not provide adequate return to the landowner and developer. The viability submission was supported by evidence including a site specific build cost plan prepared by qualified surveyors, an appraisal of the existing use value of the site and an appraisal of the market value of the proposed new homes. The submitted appraisal concluded that even without affordable housing and assuming a profit of 20% on gross development value (GDV), the proposal achieves a residual land value significantly below the benchmark land value of the site (c.£2m below the benchmark value).
- 6.44 This appraisal has been scrutinised in detail by Officers and a number of the inputs challenged, in particular the profit, benchmark land value and the sales values. The benchmark land value in particular was felt to be overstated in two main respects: firstly, the valuation itself was considered excessive given the income generating potential of the site and with reference to comparable transactions; secondly, the inclusion of a landowner premium to incentivise the release of the site was objected to in the circumstances (i.e. existing owner clearly stated intention to close business due to declining turnover as per 6.13 above).
- 6.45 On the back of the review, Officers have engaged in negotiations with the applicants. Even with the revised inputs suggested by Officers, it is accepted that the scheme is still unable to support full policy compliant affordable housing on-site; however, a financial contribution of £200,000 in lieu of on-site provision has been agreed with the applicant. Given the viability position, this is considered to be an acceptable and appropriate level of affordable housing for the scheme and is considered to be the maximum figure achievable (and which could reasonably be defended at appeal). This contribution would be secured through a legal agreement as per the above recommendation.
- 6.46 At this level, the scheme would not even be able to support 2 units on-site: such a low number would not be attractive to registered providers and indeed the applicant has provided evidence of their engagement with locally active housing associations which demonstrates that they would not be interested in the scheme even at the full policy compliant 5 units due to the small number and the mix, type and value of the units. On this basis, a financial contribution in lieu of on-site provision is considered appropriate. For comparison, the full policy compliant contribution in lieu which would be due in this case equates to £1,016,968, thus the contribution offered is around 20% of this figure.

- 6.47 Consideration has been given to the potential for a post completion clawback mechanism; however, both national policy and appeal decisions have strongly discouraged the use of such mechanisms on relatively small developments such as this, finding them to be an unacceptable and unreasonable burden. The applicant has also made clear that – in this case – they would be unwilling to accept such a mechanism; however, have agreed with Officers to a pre-commencement review in the event that they do not commence development within 12 months of the date of permission. This would dis-incentivise the developer from delaying implementation in hope of an improvement in the market or the viability of the scheme as any such uplift would be due to the Council for affordable housing.
- 6.48 As it involves the creation of new dwellings, this development would technically be liable for the Community Infrastructure Levy (CIL). Given the existing garden centre buildings – which are likely to be capable of being netted off as existing “in use” floorspace under the CIL Regulations – it is likely in this case that the CIL charge could be zero. However, the exact amount of liability would be calculated, determined and collected after the grant of planning permission.
- 6.49 Legislation (Regulation 122 of the CIL Regulations) and national policy requires that only contributions that are directly required as a consequence of development can be secured through planning obligations. Requests of this nature must be fully justified with evidence including costed spending plans to demonstrate what the money requested would be spent on. In this case, no such site specific contributions have been requested.

Other matters

- 6.50 The proposal would make a positive contribution towards meeting the housing needs and requirements of the borough, with associated social and economic benefits. This attracts a limited amount of additional weight in favour of the application.
- 6.51 The site is not in an area at risk of flooding and falls within Flood Zone 1 according to the Environment Agency flood mapping. The applicant has provided an initial drainage strategy and schematic drainage options which indicate how both surface water and foul water associated with the development will be managed. This has been reviewed by the County Council (as the Lead Local Flood Authority) who, following clarifications from the applicant, have confirmed that they have no objection subject to conditions. Details of the final design of the SuDS system, and details of implementation and maintenance, will be secured through condition.
- 6.52 The application was accompanied by a Phase 1 Ecological Survey and Bat & Reptile surveys which indicate some habitat potential within the site. This concludes that there is a lack of any wildlife habitats on site, the site lacks biodiversity and is species poor with no evidence of any protected species present on site. It therefore concludes that there will be no harm to ecology and that improvements could be secured if the recommended enhancements are implemented. These findings are agreed and a condition is recommended to secure this.

- 6.53 A Phase 1 Geo-environmental study addressing ground conditions and potential contamination was submitted with the application. This has been reviewed by the Council's Contaminated Land Officer who has recommended conditions which are considered appropriate to ensure the development would not give rise to unacceptable risks to future occupants or human health generally.

CONDITIONS

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

Plan Type	Reference	Version	Date Received
Site Layout Plan	2651-C-1005	Q	08.06.2018
Site Layout Plan	2651-A-1005	Q	08.06.2018
Street Scene	2651-C-1210	D	08.06.2018
Combined Plan	2651-C-3005	E	08.06.2018
Combined Plan	2651-C-3010	D	08.06.2018
Combined Plan	2651-C-3015	F	08.06.2018
Arb/Tree Protection Plan	ASH21742-03A		29.03.2018
Location Plan	2651-A-1000	A	29.03.2018
Proposed Plan	2651-C-3020	C	29.03.2018
Proposed Plan	2651-C-3001	D	29.03.2018
Street Scene	2651-C-1211	B	08.06.2018
Section Plan	2651-A-1011	B	29.03.2018
Section Plan	2651-A-1010	B	29.03.2018
Site Layout Plan	2651-A-1001	D	29.03.2018
Floor Plan	2651-A-3000	C	29.03.2018

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.

Note: Should alterations or amendments be required to the approved plans, it will be necessary to apply either under Section 96A of the Town and Country Planning Act 1990 for non-material alterations or Section 73 of the Act for minor material alterations. An application must be made using the standard application forms and you should consult with us, to establish the correct type of application to be made.

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

Reason:

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

3. No development shall 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) construction vehicle routing to and from the site
- (f) on-site turning for construction vehicles
- (g) measures to prevent deposit of materials on the highway
- (h) before and after construction condition surveys of the highway and a commitment to fund the repair of any damage caused
- (i) no HGV movements to or from the site shall take place at school and nursery drop off or pick up times, nor shall the contractor permit any HGVs associated with the development at the site to be laid up, waiting on Sandcross Lane and surrounding roads during these times

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:

To ensure that the development would not prejudice highway safety nor cause inconvenience to other highway users to satisfy policies Mo5 and Mo7 of the Reigate and Banstead Borough Local Plan 2005 and the objectives of the NPPF 2012.

4. No development, including groundworks preparation and demolition, shall commence until all related arboricultural matters including tree protection measures, pre commencement meeting, arboricultural supervision and monitoring are implemented in accordance with the approved details contained in the Arboricultural Method Statement, Ref: ASH21742aia_AMSA dated 19th March 2018 and the Tree Protection Plan dwg Ref: ASH21742-03A compiled by ACD environmental.

Reason:

To ensure good arboricultural practice in the interests of the maintenance of the character and appearance of the area with regard to policies Pc4 and Ho9 of the Reigate and Banstead Borough Local Plan 2005 and the recommendations within British Standard 5837.

5. No development, including groundworks preparation and demolition, shall commence until a detailed remediation method statement has been submitted to and approved in writing the Local Planning Authority.

The submitted statement shall set out the extent and method(s) by which the site is to be remediated to ensure that unacceptable risks are not posed to identified receptors, details of the information to be included in a post-remediation validation report and any additional requirements that the Local Planning Authority may specify.

The remediation and development shall thereafter be carried out in strict accordance with the approved details and the Local Planning Authority shall be given a minimum of two weeks' notice prior to the commencement of remediation works.

Reason:

In order that contamination risks on the site are fully assessed on the basis of up to date information and to ensure that any remediation and subsequent development will not cause harm to human health or pollution of controlled waters with regard to Reigate and Banstead Borough Council Local Plan 2005 and the NPPF.

6. No development shall commence on site until a scheme for the landscaping and replacement tree planting of the site including the retention of existing landscape features has been submitted and approved in writing by the local planning authority. Landscaping schemes shall include details of hard landscaping, planting plans, written specifications (including cultivation and other operations associated with tree, shrub, and hedge or grass establishment), schedules of plants, noting species, plant sizes and proposed numbers/densities and an implementation programme.

All hard and soft landscaping work shall be completed in full accordance with the approved scheme, prior to occupation or use of the approved development or in accordance with a programme agreed in writing with the local planning authority

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

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

Reason:

To ensure good arboricultural and landscape practice in the interests of the maintenance of the character and appearance of the area and to comply with policies Pc4 and Ho9 of the Reigate and Banstead Borough Local Plan 2005 and the recommendations within British Standard 5837.

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

Reason:

To ensure the Local Planning Authority are satisfied with the details of the proposal and its relationship with adjoining development and to safeguard the visual amenities of the locality with regard to Reigate and Banstead Borough Local Plan 2005 policy Ho9.

8. No development, except demolition, shall commence until details of the design of a surface water drainage system of a surface water drainage scheme that satisfies the SuDS Hierarchy and that is compliant with the national Non-Statutory Technical Standards for SuDS, NPPF and Ministerial Statement on SuDS have been submitted to and approved in writing by the Local Planning Authority.

The submitted details shall include:

- (a) The results of infiltration testing completed in accordance with BRE Digest: 365 and confirmation of groundwater levels
- (b) Evidence that the proposed solution will effectively manage the 1 in 30 & 1 in 100 (+40%) allowance for climate change storm events and 10% allowance for urban creep, during all stages of the development (Pre, Post and during), associated discharge rates and storages volumes shall be provided using a

Greenfield discharge rate of 3.12l/s (as per the SuDS pro-forma or otherwise as agreed by the LPA).

- (c) Detailed drawings to include: a finalised drainage layout detailing the location of SuDS elements, pipe diameters, levels, details of pump, details of how SuDS elements will be protected from root damage and long and cross sections of each SuDS element including details of any flow restrictions and how they will be protected from blockage.
- (d) Details of how the runoff (including any pollutants) from the development site will be managed during construction.
- (e) Details of management and maintenance regimes and responsibilities for the drainage system
- (f) A plan showing exceedance flows and how property on and off site will be protected.

The development shall thereafter be carried out in strict accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

Reason:

To ensure that the SuDS are adequately planned, delivered and that the development is served by an adequate and approved means of drainage so that it does not increase flood risk on or off site with regard to Policy Ut4 of the Reigate and Banstead Borough Local Plan 2005 and Policy CS10 of the Reigate and Banstead Core Strategy 2014, as well as the requirements of the Non-statutory technical standards.

9. No development above ground level shall take place until written details of the type, position and colour of all external materials and details 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. Details to be submitted for this condition will be expected to follow the approved plans, except where specified otherwise below:

- (a) The roofs of the dwellings, including porch roofs, shall be of sandfaced plain clay tiles or suitable clay tile alternative and not slate effect as shown on the approved plans
- (b) The timber boarding shown to plots 3, 4, 6, 9, 10, 15, 16 and 17 shall be omitted and replaced with tile hanging
- (c) Revised details of a larger chimney feature to plots 7, 8, 11, 12, 13 and 14 shall be submitted for approval.

The development shall thereafter be carried out in accordance with the approved details and there shall be no variation without the prior approval in writing of the Local Planning Authority.

Reason:

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

10. The development hereby approved shall be carried out in accordance with the Sustainability & Energy Statement by Bluesky Unlimited (dated 22 March 2018). All measures referred to therein in relation to emissions reduction and water efficiency shall be installed and operational prior to the occupation of the dwellings.

Details of the proposed specification and siting of the proposed solar photovoltaic panels to Plot 6 shall be submitted to the Local Planning Authority for approval prior to their installation.

Reason:

In order to promote renewable energy and to ensure that the development would minimise carbon emissions with regard to Policy CS10 of the Reigate and Banstead Core Strategy.

11. The development hereby approved shall be carried out in accordance with the recommendations for habitat and biodiversity enhancement opportunities identified in the submitted Phase 1 Habitats Survey (extended) by Wildlife Matters (dated 26 March 2018).

Reason:

In order to preserve and enhance the wildlife and habitat interest on the site and ensure species present on the site are afforded appropriate protection during construction works with regard to Reigate and Banstead Borough Local Plan 2005 policy Pc2G.

12. The development hereby approved shall not be first occupied unless and until the following details have been submitted to and approved in writing by the Local Planning Authority:

- a) the positions, design, materials and type of any boundary treatment to be erected (including any front garden boundaries)
- b) the design, elevations and materials of the proposed car port/pergola to the rear of plots 13 and 14
- c) The size, design and specification of the garden sheds indicated on the approved site layout plans

The approved details shall be installed before the occupation of the development hereby permitted and no residential or associated domestic uses shall take place outside the residential curtilages agreed.

Reason:

To preserve the visual amenity of the area and the openness of the Green Belt with regard to the Reigate and Banstead Borough Local Plan 2005 policies Ho9 and Co1.

13. 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 development would not prejudice highway safety nor cause inconvenience to other highway users to satisfy policies Mo5 and Mo7 of the Reigate and Banstead Borough Local Plan 2005 and the objectives of the NPPF 2012.

14. The development hereby approved shall not be first occupied unless and until the proposed bellmouth access and vehicular access road adjacent to Sandcross Lane has been constructed in accordance with a scheme to be submitted to and

approved in writing by the Local Planning Authority. The submitted scheme shall provide for tactile paving at the pedestrian crossing points.

Reason:

To ensure that the development would not prejudice highway safety nor cause inconvenience to other highway users to satisfy policies Mo5 and Mo7 of the Reigate and Banstead Borough Local Plan 2005 and the objectives of the NPPF 2012.

15. The development hereby approved shall not be first occupied unless and until the proposed revised crossovers onto Sandcross Lane (serving Plots 1 to 5 and 15 to 17) located south and north of the proposed new access road have been constructed in accordance with the approved plans and any existing redundant accesses from the site to Sandcross Lane have been permanently closed and any kerbs, verge and/or footway fully reinstated.

The new crossovers shall be provided with a pedestrian inter-visibility splay measuring 2m by 2m on either side, the depth measured from the back of the verge and the widths outwards from the edges of the access, in accordance with the approved plans. No obstruction to visibility between 0.6m and 2m in height above ground level shall be erected within the area of such splays.

Reason:

To ensure that the development would not prejudice highway safety nor cause inconvenience to other highway users to satisfy policies Mo5 and Mo7 of the Reigate and Banstead Borough Local Plan 2005 and the objectives of the NPPF 2012.

16. The development hereby approved shall not be first occupied unless and until the proposed 2 metres wide footway along the eastern boundary of the site has been provided in accordance with the approved plan. Thereafter, the footway shall be permanently retained.

Reason:

To ensure that the development would not prejudice highway safety nor cause inconvenience to other highway users to satisfy policies Mo5 and Mo7 of the Reigate and Banstead Borough Local Plan 2005 and the objectives of the NPPF 2012.

17. The development hereby approved shall not be first occupied unless and until a verification report carried out by a qualified drainage engineer has been submitted to and approved by the Local Planning Authority to demonstrate that the Sustainable Drainage System has been constructed as per the agreed scheme.

Reason:

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

18. The development hereby approved shall not be first occupied unless and until a remediation validation report has been submitted to and approved in writing by the Local Planning Authority.

The validation report shall detail evidence of the remediation, the effectiveness of the remediation carried out and the results of post remediation works, in accordance with the approved remediation method statement and any addenda thereto. Should specific ground gas mitigation measures be required to be incorporated into the development the testing and verification of such systems should have regard to CIRIA C735 guidance document entitled 'Good practice on the testing and verification of protection systems for buildings against hazardous ground gases' and British Standard BS 8285 Code of practice for the design of protective measures for methane and carbon dioxide ground gases for new buildings.

Reason:

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

19. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no extensions, enlargements or outbuildings permitted by Classes A, B, C, D or E of Part 1 of the Second Schedule of the 2015 Order shall be constructed (other than those expressly authorised by this permission).

Reason:

To restrict the enlargement of dwellings in this rural area and Green Belt Location with regard to Reigate and Banstead Borough Local Plan 2005 policies Ho24 and Co1.

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

Reason:

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

INFORMATIVES

1. Your attention is drawn to the safety benefits of installing sprinkler systems as an integral part of new development. Further information is available at www.firesprinklers.info.
2. The applicant is encouraged to provide renewable technology within the development hereby permitted in order to reduce greenhouse gas emissions.
3. The applicant is advised that prior to the initial occupation of any individual dwelling or communal dwelling/flat hereby permitted, appropriate bins and recycling boxes should be provided for the use of the occupants of that dwelling. Refuse storage areas and collection points should meet the standards set out in the Council's

Making Space for Waste in New Developments Guidance document
http://www.reigate-banstead.gov.uk/downloads/file/2579/making_space_for_waste.

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 bowzers and wheel washes;
 - (e) There should be no burning on site;
 - (f) Only minimal security lighting should be used outside the hours stated above; and
 - (g) Building materials and machinery should not be stored on the highway and contractors' vehicles should be parked with care so as not to cause an obstruction or block visibility on the highway.

Further details of these noise and pollution measures can be obtained from the Council's Environmental Health Services Unit. In order to meet these requirements and to promote good neighbourliness, the Council recommends that this site is registered with the Considerate Constructors Scheme - www.ccscheme.org.uk/index.php/site-registration.

5. The permission hereby granted shall not be construed as authority to carry out any works on the highway or any works that may affect a drainage channel/culvert or water course. The applicant is advised that a permit and potentially a Section 278 agreement must be obtained from the Highway Authority before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway. All works on the highway will require a permit and an application will need to be submitted to the County Council's Street Works Team up to 3 months in advance of the intended start date, depending upon the scale of the works proposed and the classification of the road. Please see: www.surreycc.gov.uk/road-and-transport/road-permits-and-licences/the-traffic-management-permit-scheme. The applicant is also advised the consent may be required under Section 23 of the Land Drainage Act 1991. Please see: www.surreycc.gov.uk/people-and-community/emergency-planning-and-community-safety/flooding-advice.
6. The developer is reminded that it is an offence to allow materials to be carried from the site and deposited on or damage the highway from uncleaned wheels or badly loaded vehicles. The Highway Authority will seek, wherever possible, to recover any expenses incurred in clearing, cleaning or repairing highway surfaces and prosecutes persistent offenders. (Highways Act 1980 Sections 131, 148, 149).
7. When a temporary access is approved or an access is to be closed as a condition of planning permission, an agreement with or licence issued by the Highway

Authority Local Highways Service will require that the redundant dropped kerb be raised and any verge or footway crossing be reinstated to conform with the existing adjoining surfaces at the developers expense.

8. The developer is advised that as part of the detailed design of the highway works required by the above condition(s), the County Highway Authority require necessary accommodation works to street lights, road signs, road markings, highway drainage, surface covers, street trees, highway verges, highway surfaces, surface edge restraints and any other street furniture/equipment.
9. The use of landscape/arboricultural consultant is considered essential to provide acceptable submissions in respect of the above relevant conditions. Replacement planting of trees and shrubs shall be in keeping with the character and appearance of the locality. There is an opportunity to incorporate structural landscape trees into the scheme to provide for future amenity and long term continued structural tree cover in this area. It is expected that the replacement structural landscape trees will be of Advanced Nursery Stock sizes with initial planting heights of not less than 4.5m with girth measurements at 1m above ground level in excess of 16/18cm.
10. The use of a suitably qualified arboricultural consultant is essential to provide acceptable 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.
11. In relation to the drainage strategy conditions above, Surrey County Council as the Lead Local Flood Authority's preferred method of discharge would be to discharge surface water to the watercourse approx. 90m to the south-west of the site. Discharge to the watercourse should be explored at the detailed design stage with evidence provided to determine the outcome. If discharging to the watercourse is unfeasible, then the surface water for the entire site should be directed to the attenuation crates via gravity drains before being pumped to the surface water sewer in Sandcross Lane. This will help mitigate risk of flooding during exceedance events.
12. If proposed site works affect an Ordinary Watercourse, Surrey County Council as the Lead Local Flood Authority should be contacted to obtain prior written Consent.
13. The applicant's attention is drawn to the specifics of the contaminated land conditional wording such as 'prior to commencement', 'prior to occupation' and 'provide a minimum of two weeks' notice'. The submission of information not in accordance with the specifics of the planning conditional wording can lead to delays in discharging conditions, potentially result in conditions being unable to be discharged or even enforcement action should the required level of evidence/information be unable to be supplied. All relevant information should be formally submitted to the Local Planning Authority and not direct to Environmental Health.

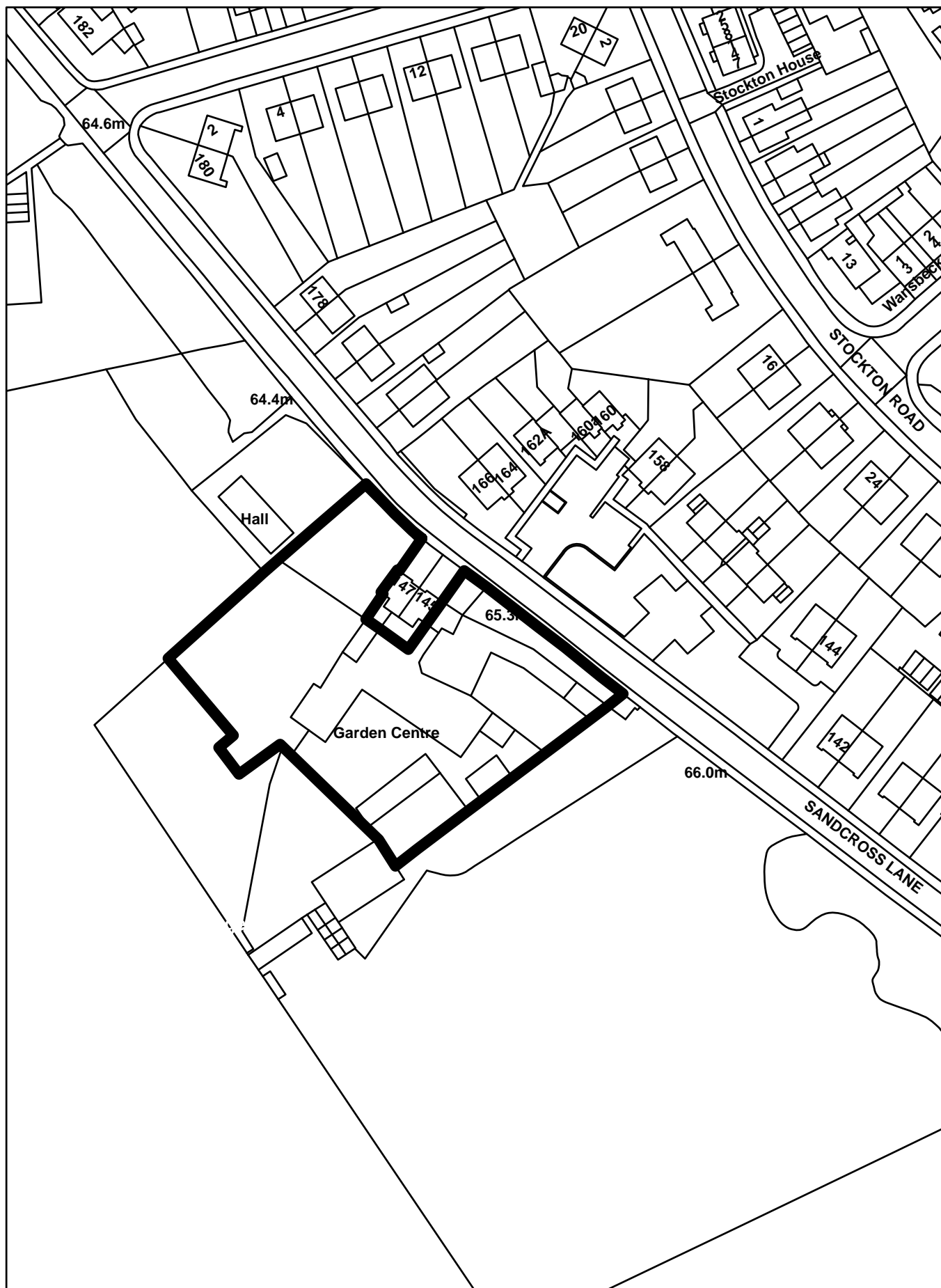
REASON FOR PERMISSION

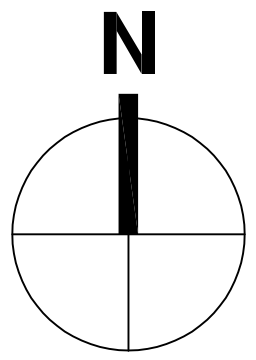
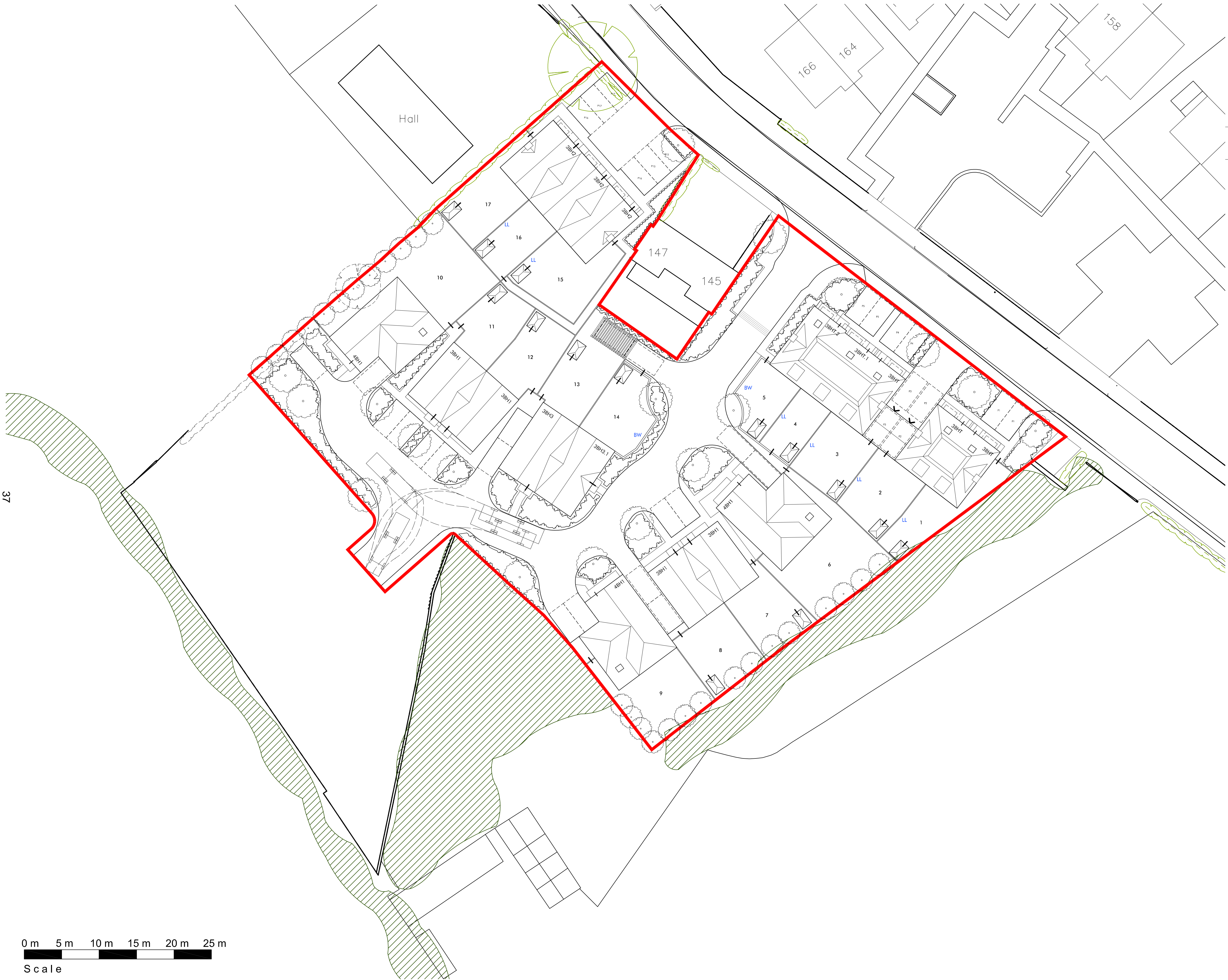
The development hereby permitted has been assessed against development plan policies CS1, CS3, CS4, CS5, CS10, CS11, CS12, CS13, CS14, CS15, CS17, Pc4, Co1, Sh1, Ho9, Mo4, Mo5, Mo7 and Ut4 and material considerations, including third party representations. It has been concluded that the development is 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.

18/00699/F - Reigate Garden Centre, 143 Sandcross Lane, Reigate

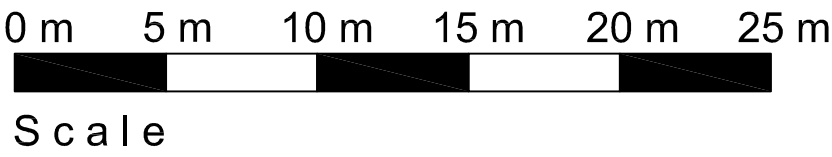




EXTERNAL LANDSCAPE SCHEDULE

- MY-3 HOUSE TYPE REFERENCE
- 13 PLOT NUMBER AND UNIT REFERENCE
- P12 ASSIGNED PARKING SPACE NUMBERS
- EXISTING TREE
- EXISTING TREE TO BE REMOVED
- EXISTING UN-SURVEYED TREES & HEDGE
- INDICATIVE NEW TREE
- 1800mm HIGH LARCH LAP FENCE
- 1800mm HIGH BRICK WALL
- GATE

GENERAL NOTE: FFL FOR ALL BUILDINGS
WILL BE UP TO +300MM A.O.D

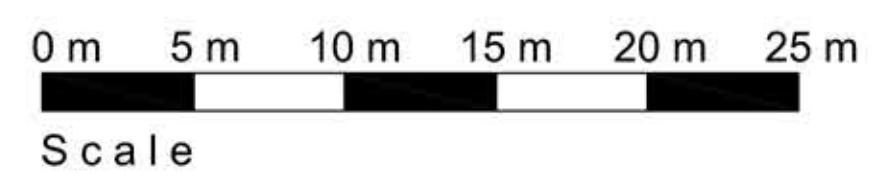




EXTERNAL LANDSCAPE SCHEDULE

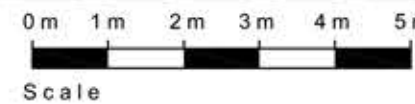
- MY-3 HOUSE TYPE REFERENCE
- 13 PLOT NUMBER AND UNIT REFERENCE
- P12 ASSIGNED PARKING SPACE NUMBERS
- EXISTING TREE
- EXISTING TREE TO BE REMOVED
- EXISTING UN-SURVEYED TREES & HEDGE
- INDICATIVE NEW TREE
- 1800mm HIGH LARCH LAP FENCE
- 1800mm HIGH BRICK WALL
- GATE

GENERAL NOTE: FFL FOR ALL BUILDINGS
WILL BE UP TO +300MM A.O.D

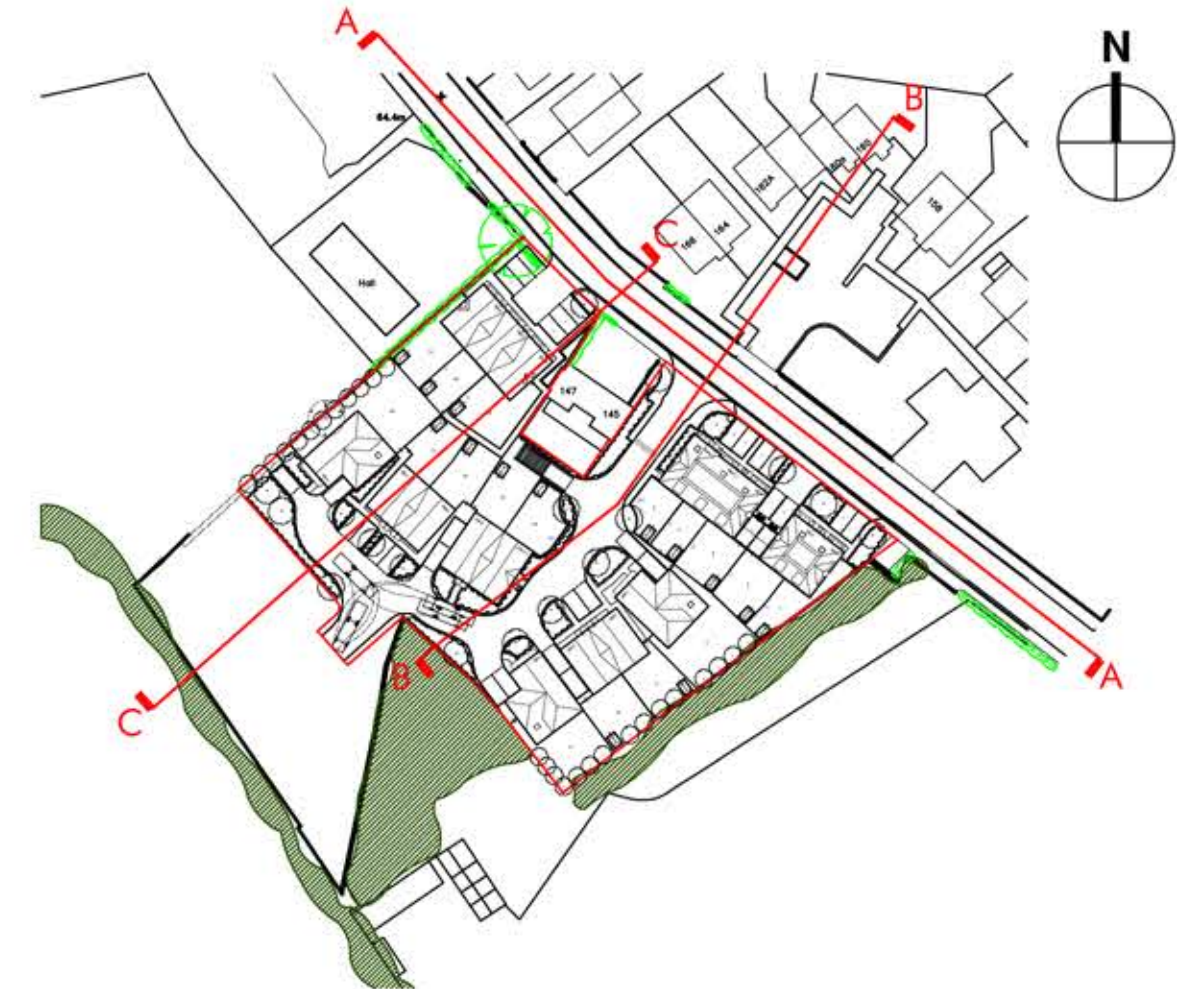
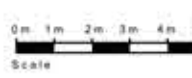




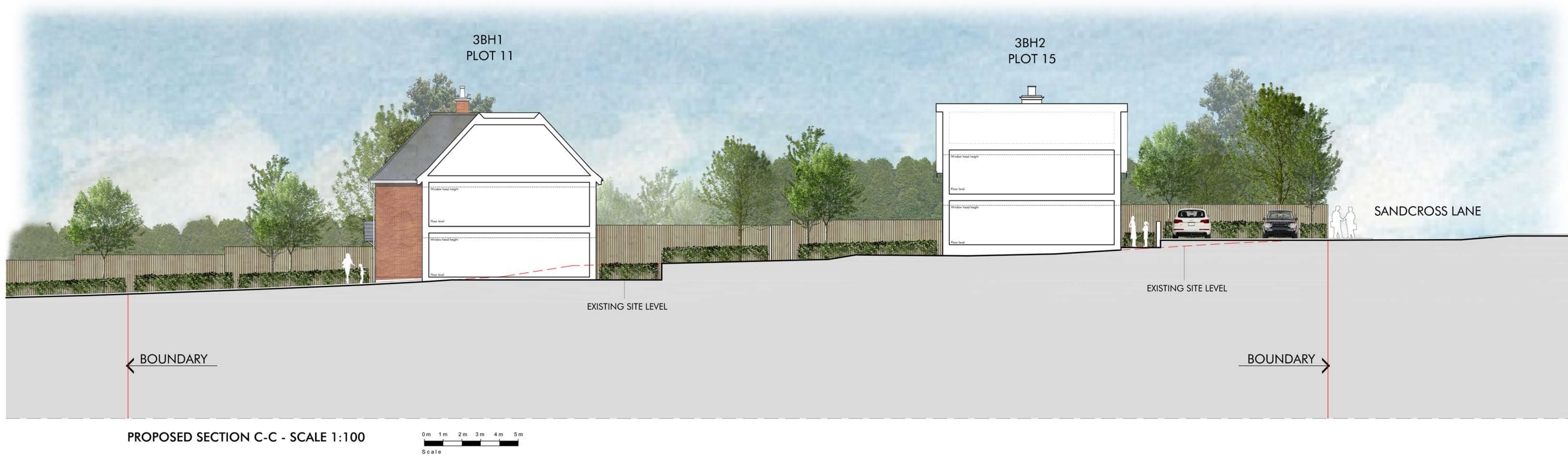
PROPOSED SECTION A-A - SCALE 1:100



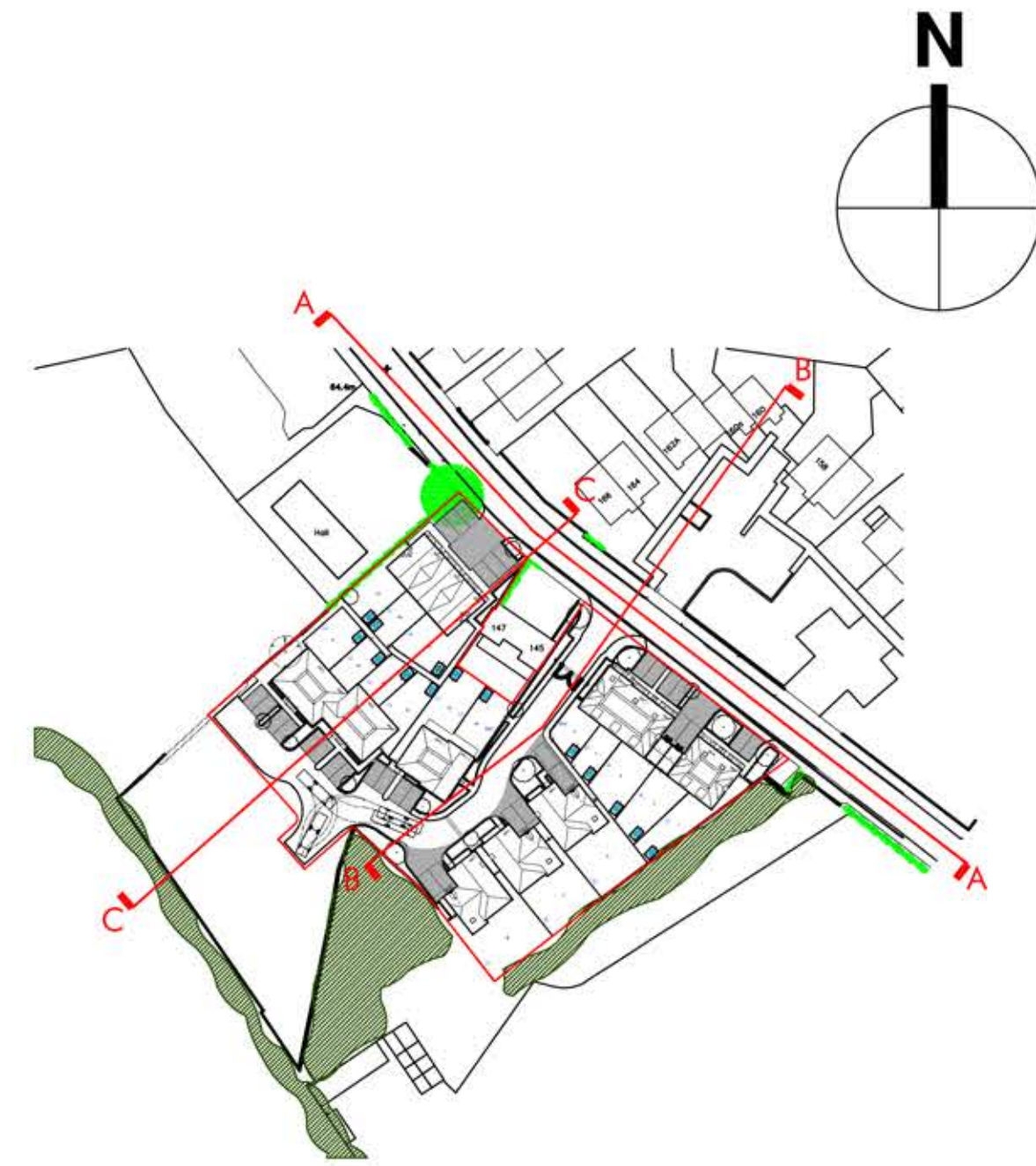
PROPOSED SECTION B-B - SCALE 1:200



KEY PLAN SCALE 1:1250



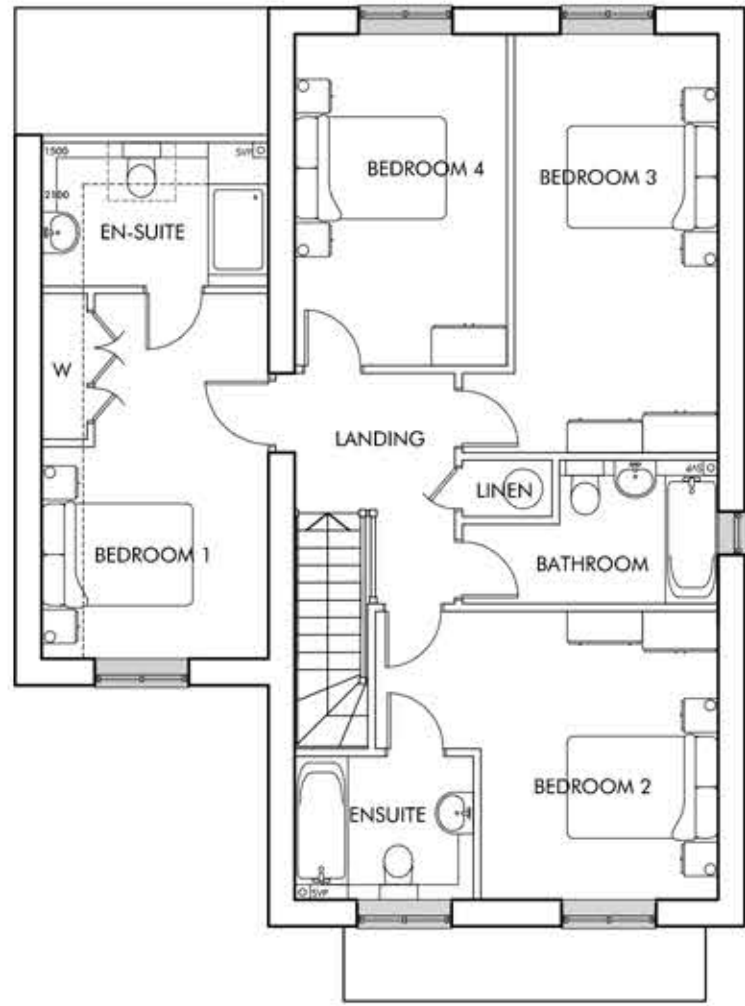
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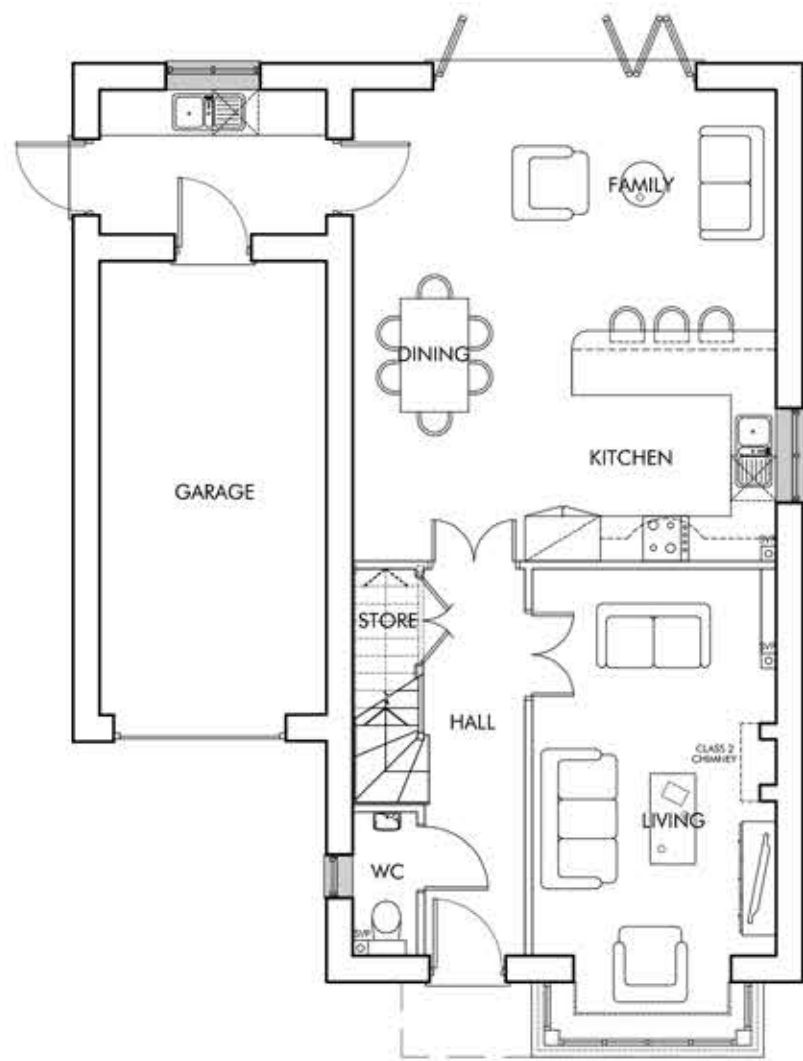
KEY PLAN SCALE 1:1250

client	ASHILL LAND	scale	1:100 @ A1	project number	2651	drawing number	C-1211	revision	A
project	NO.143 SANDCROSS LANE, REIGATE	date	MARCH 2018						
description	PROPOSED STREET SCENE CC	status	PLANNING						
									2651-C-1211-A

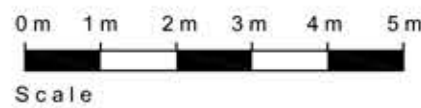
REV	DATE	CHANGES	BY	CHK	ISSUE FOR
A	05.03.18	FIRST ISSUE	RK	TJ	COMMENT
B	08.03.18	AMENDMENTS	RK	TJ	COMMENT
C	21.03.18	FINAL ISSUE	RK	TJ	COMMENT
D	31.05.18	AMENDMENTS	RK	TJ	COMMENT
E	04.06.18	AMENDMENTS	RK	TJ	COMMENT



FIRST FLOOR PLAN



GROUND FLOOR PLAN



FRONT ELEVATION - A



SIDE ELEVATION - B



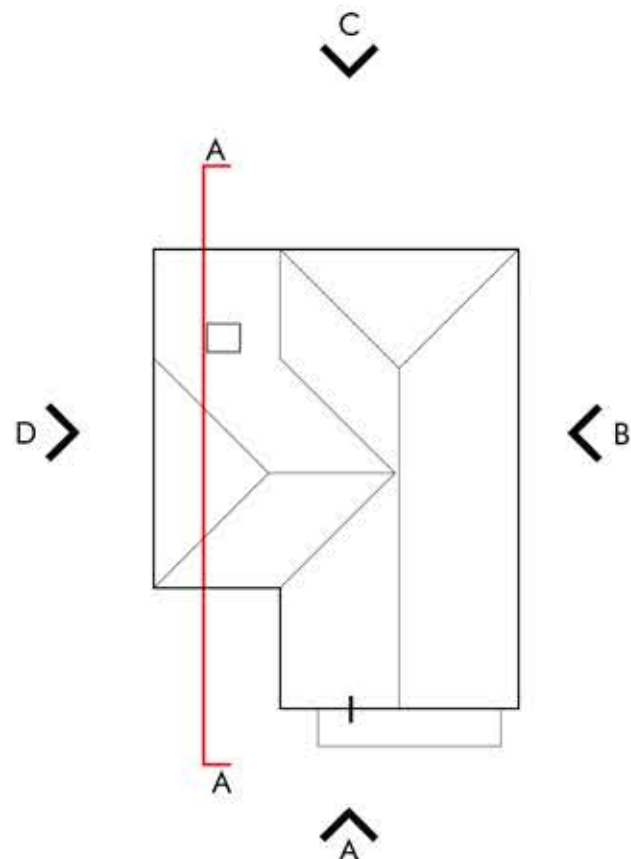
REAR ELEVATION - C



SIDE ELEVATION - D



SECTION A-A



ROOF PLAN 1:200



4 BEDROOM HOUSE_8 PERSONS (2 STOREY)	
NATIONAL SPACE STANDARD REQUIREMENTS CHECKLIST (March 2015)	
Minimum GIA (124m²)	✓
Double bedroom min. 11.5m²	✓
Min. width 2.75m (2.55m every other one)	✓
Single bedroom min. 7.5m²	✓
Min. width 2.15m	✓
Minimum storage 3.0m²	✓

PLOT No	UNIT TYPE	AREA sq.m	AREA sq.ft
6, 7 & 8	4BH1	157.14	1691

NOTE: UNIT 9 & 10 HANDED

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Omega Partnership Limited, Architects and Urban Designers
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T: 01372 470 313 W: www.omegapartnership.co.uk

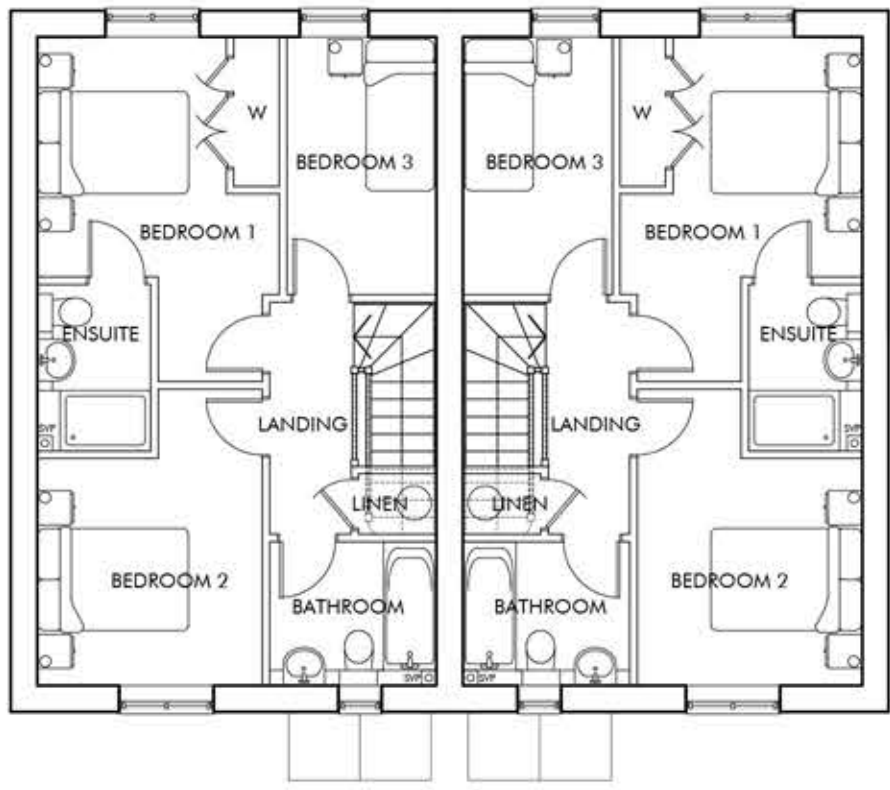
client
ASHILL LAND LTD

project
NO.143 SANDCROSS LANE, REIGATE

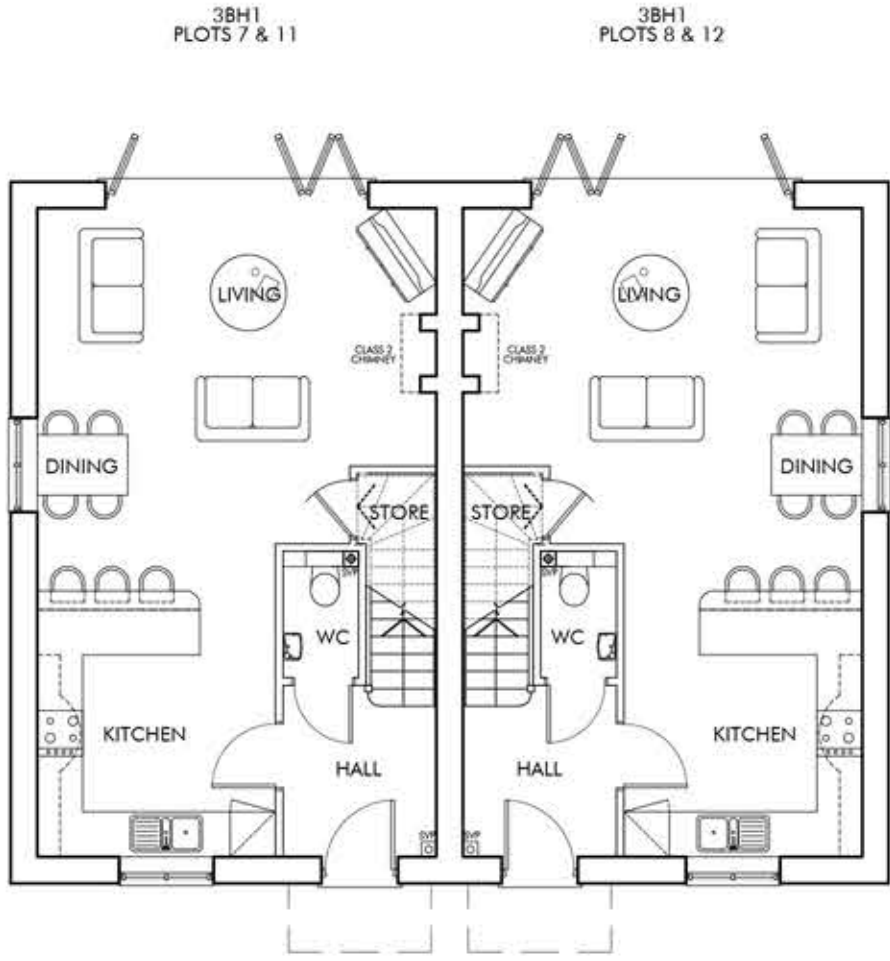
description
**PLOTS 6, 9, 10
FLOOR PLANS & ELEVATIONS**

project number	drawing number	revision
2651	C-3005	E
scale	date	
1:100 @ A1 1:200 @ A3	MARCH 2018	
status	PLANNING	

2651-C-3005-E



FIRST FLOOR PLAN



GROUND FLOOR PLAN



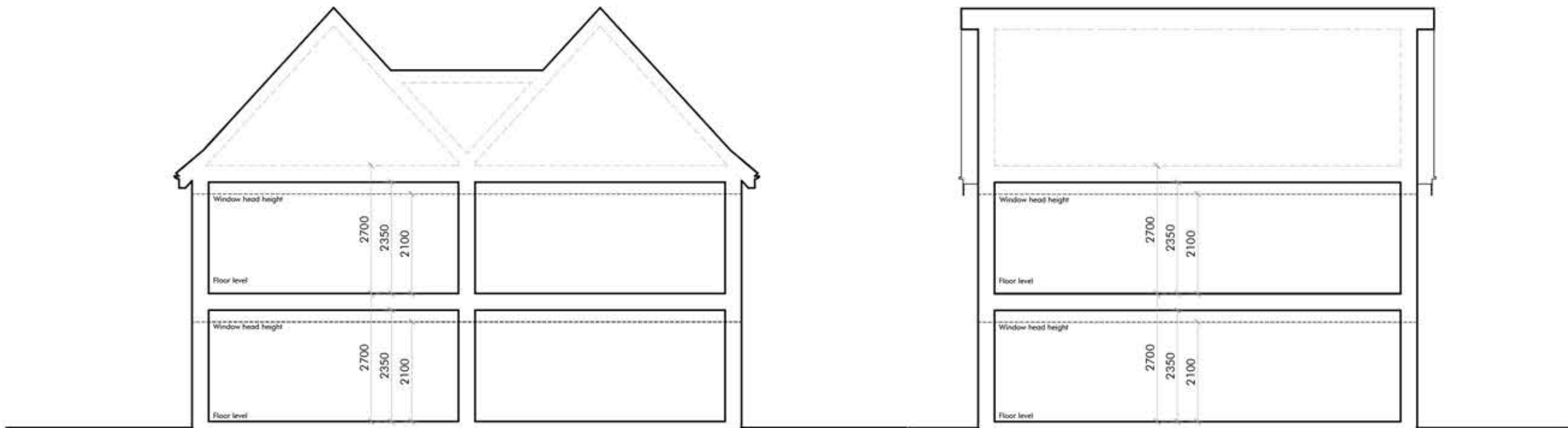
FRONT ELEVATION - A

SIDE ELEVATION - B



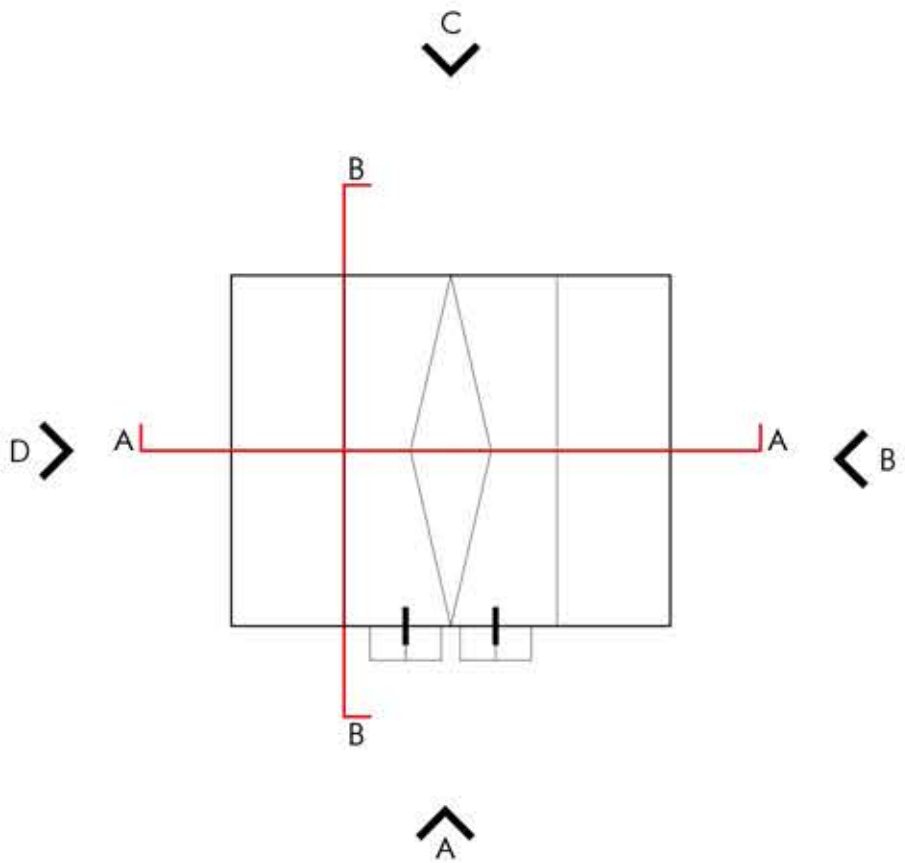
REAR ELEVATION - C

SIDE ELEVATION - D

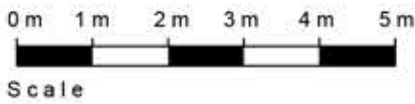


SECTION A-A

SECTION B-B



ROOF PLAN 1:200



REV	DATE	CHANGES	BY	CHK	ISSUE FOR
A	05.03.18	FIRST ISSUE	RK	TJ	COMMENT
B	08.03.18	AMENDMENTS	RK	TJ	COMMENT
C	21.03.18	FINAL ISSUE	RK	TJ	COMMENT
D	31.05.18	AMENDMENTS	RK	TJ	COMMENT

3 BEDROOM HOUSE, 5 PERSONS (2 STOREY)	
NATIONAL SPACE STANDARD REQUIREMENTS CHECKLIST (March 2015)	
Minimum GIA (93m²)	✓
Double bedroom min. 11.5m²	✓
Min. width 2.75m (2.55m every other one)	✓
Single bedroom min. 7.5m²	✓
Min. width 2.15m	✓
Minimum storage 2.5m²	✓

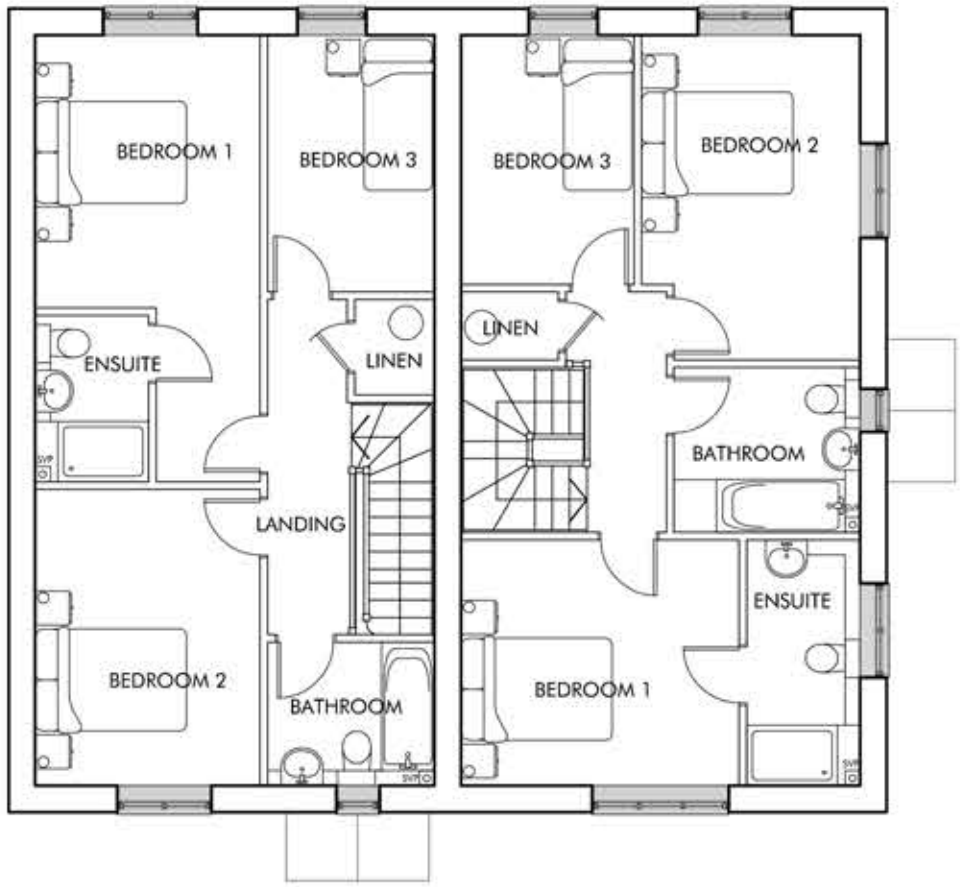
PLOT No	UNIT TYPE	AREA sq.m	AREA sq.ft
9 - 12	3BH1	90.58	975

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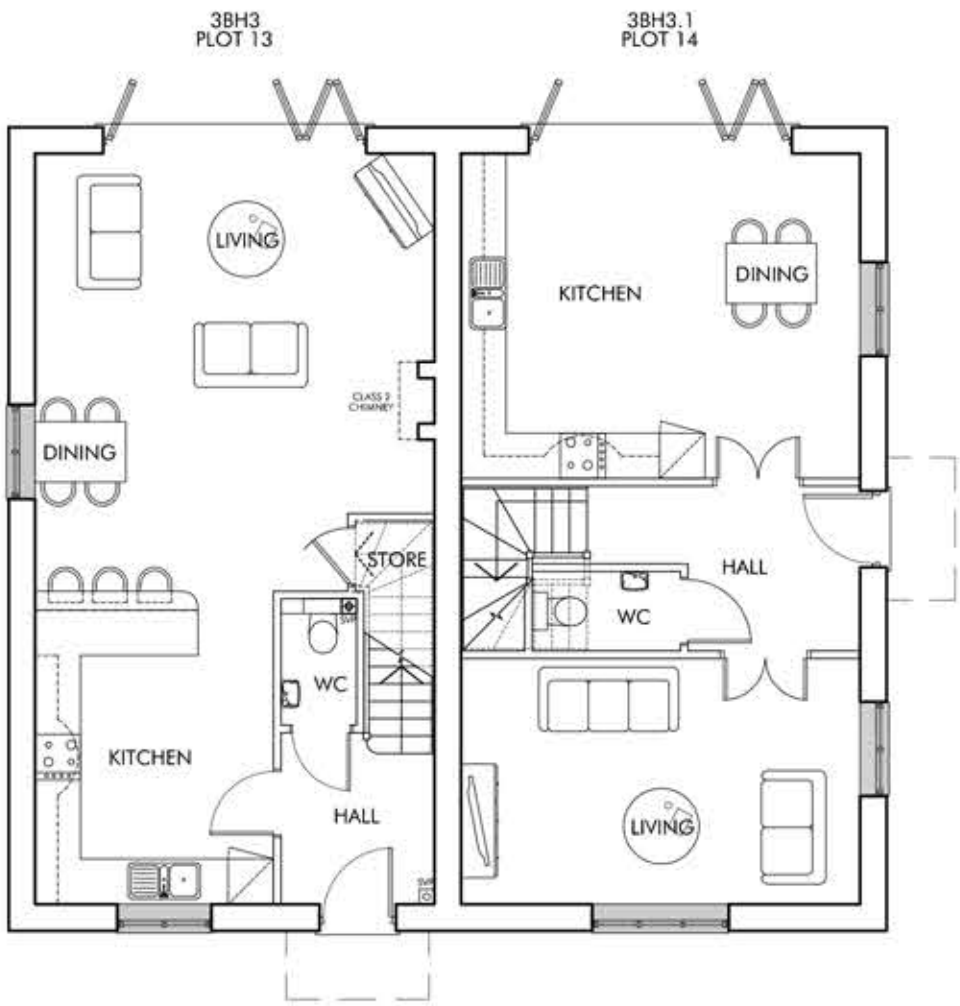
Omega Partnership Limited, Architects and Urban Designers
Unit 6, AC Court, High Street, Thames Ditton, Surrey, KT17 0SR
T: 01372 470 313 W: www.omegapartnership.co.uk

client	ASHILL LAND LTD		
project	NO.143 SANDCROSS LANE, REIGATE		
description	PLOTS 7 & 8, 11 & 12 FLOOR PLANS & ELEVATIONS		
project number	drawing number	revision	
2651	C-3010	D	
scale	date		
1:100 @ A1 1:200 @ A3	MARCH 2018		
status	PLANNING		

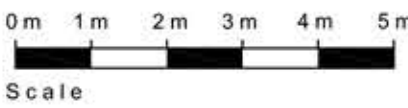
2651-C-3010-D



FIRST FLOOR PLAN



GROUND FLOOR PLAN



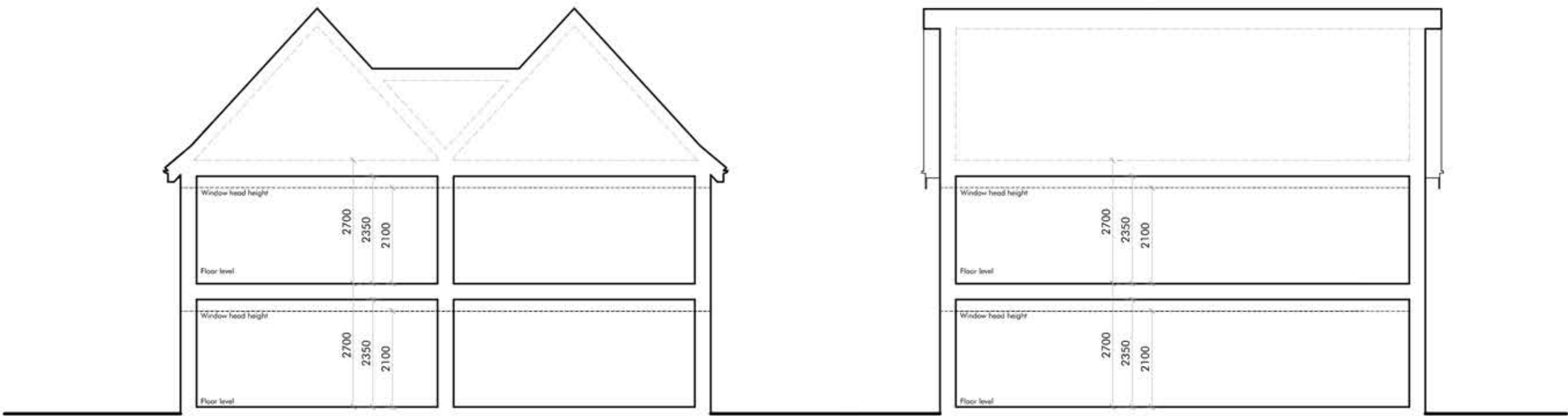
FRONT ELEVATION - A

SIDE ELEVATION - B



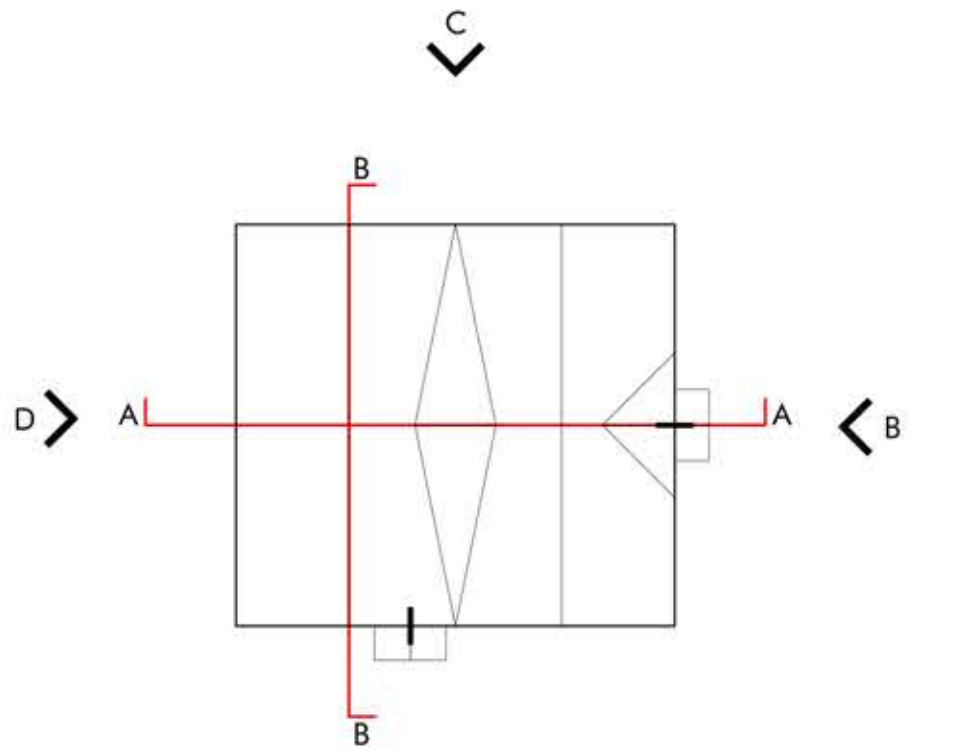
REAR ELEVATION - C

SIDE ELEVATION - D



SECTION A-A

SECTION B-B



ROOF PLAN 1:200



REV	DATE	CHANGES	BY	CHK	ISSUE FOR
A	05.03.18	FIRST ISSUE	RK	TJ	COMMENT
B	08.03.18	AMENDMENTS	RK	TJ	COMMENT
C	14.03.18	AMENDMENTS	RK	TJ	COMMENT
D	21.03.18	FINAL ISSUE	RK	TJ	COMMENT
E	31.05.18	AMENDMENTS	RK	TJ	COMMENT
F	04.06.18	AMENDMENTS	RK	TJ	COMMENT

3 BEDROOM HOUSE, 5 PERSONS
(2 STOREY)

NATIONAL SPACE STANDARD REQUIREMENTS CHECKLIST (March 2015)	
Minimum GIA (93m²)	✓
Double bedroom min. 11.5m²	✓
Min. width 2.75m (2.55m every other one)	✓
Single bedroom min. 7.5m²	✓
Min. width 2.15m	✓
Minimum storage 2.5m²	✓

PLOT No	UNIT TYPE	AREA sq.m	AREA sq.ft
13	3BH3	104.84	1128
14	3BH3.1	104.84	1128

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client	ASHILL LAND LTD	
project	NO.143 SANDCROSS LANE, REIGATE	
description	PLOTS 13 & 14 FLOOR PLANS & ELEVATIONS	
project number	drawing number	revision
2651	C-3015	F
scale	date	
1:100 @ A1 1:200 @ A3	MARCH 2018	
status	PLANNING	

2651-C-3015-F

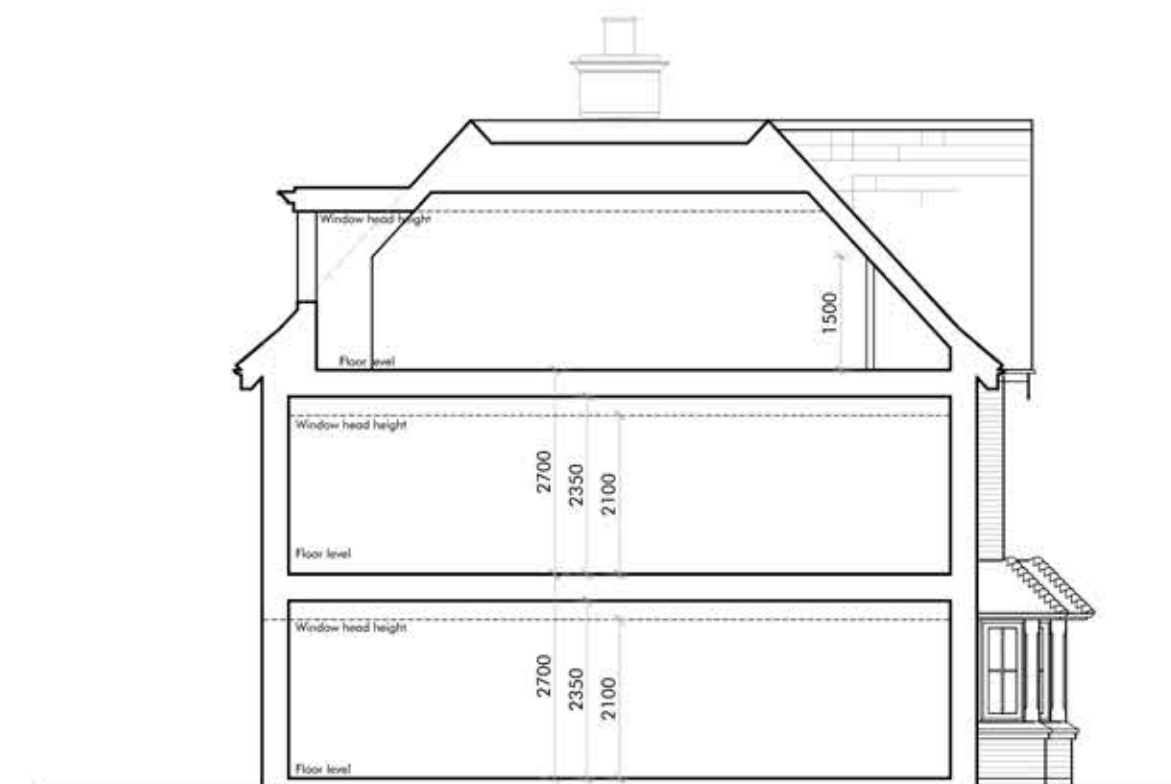
REV	DATE	CHANGES	BY	CHK	ISSUE FOR
A	05.03.18	FIRST ISSUE	BK	TJ	COMMENT
B	08.03.18	AMENDMENTS	BK	TJ	COMMENT
C	21.03.18	FINAL ISSUE	BK	TJ	COMMENT
C	23.03.18	AMENDMENTS	BK	TJ	COMMENT



FRONT ELEVATION - A



SIDE ELEVATION - B



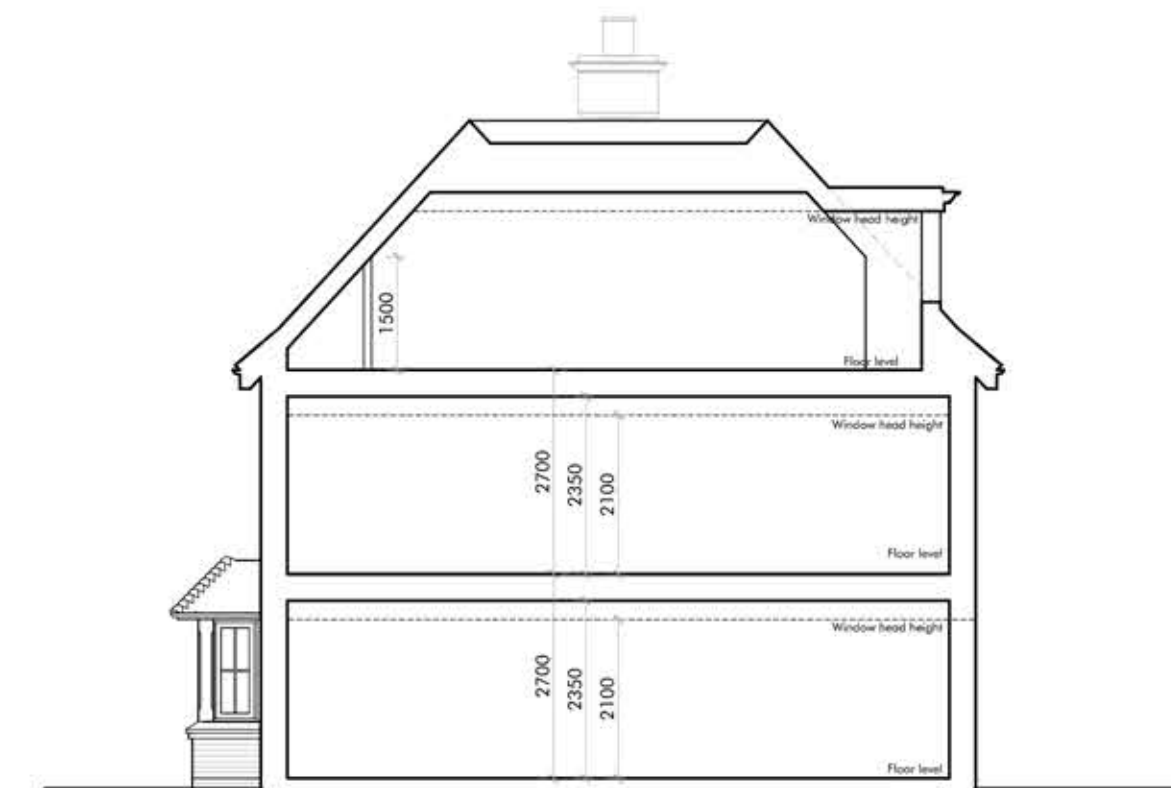
SECTION A-A



REAR ELEVATION - C



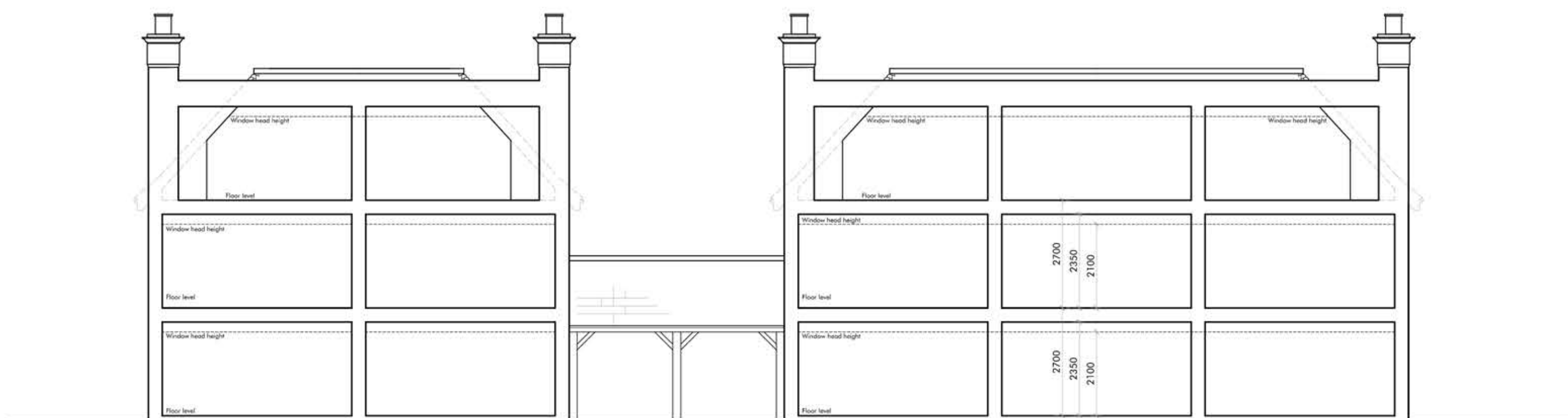
SIDE ELEVATION - D



SECTION B-B

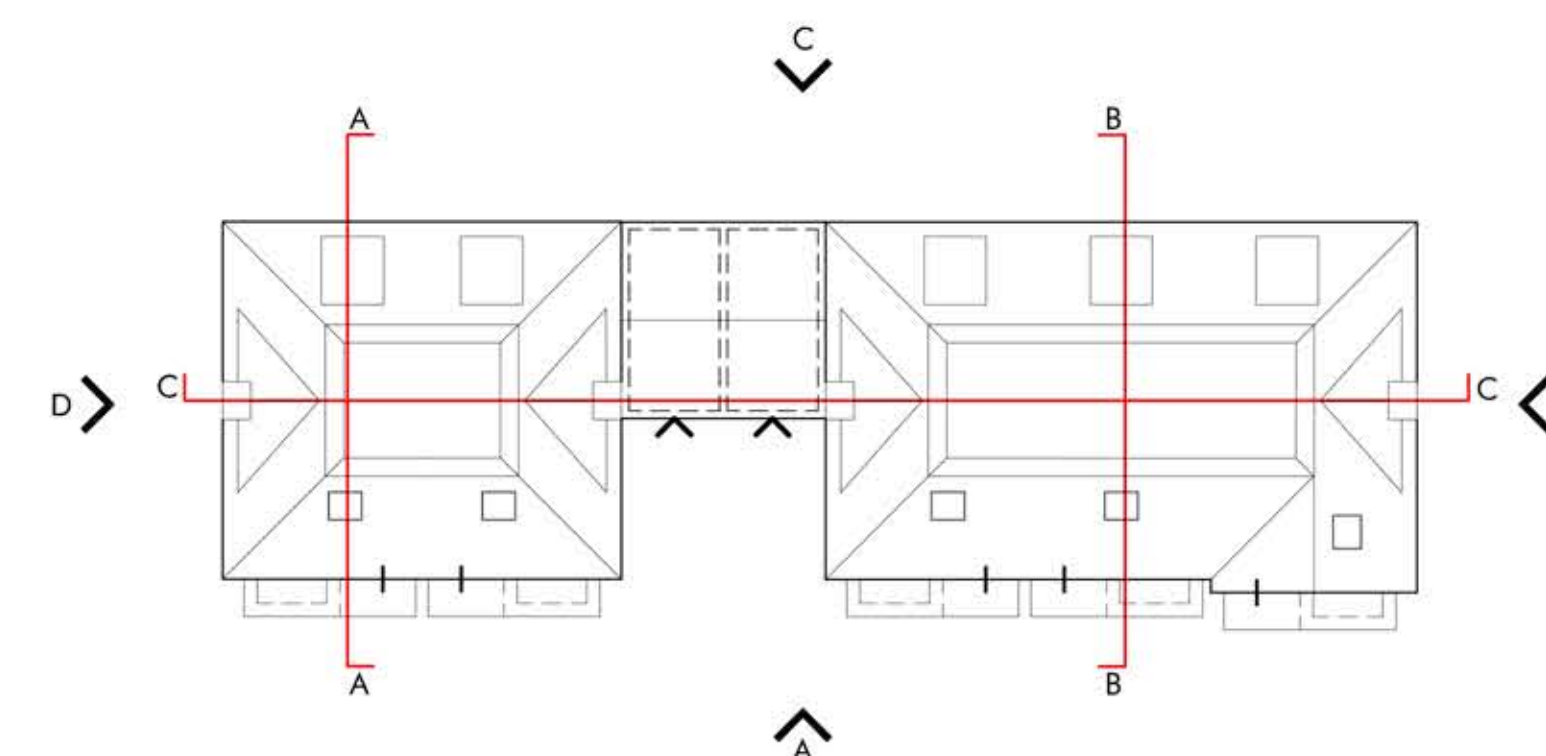
3 BEDROOM HOUSE_6 PERSONS (3 STOREY)	
NATIONAL SPACE STANDARD REQUIREMENTS CHECKLIST (March 2015)	
Minimum GIA (108m²)	✓
Double bedroom min. 11.5m²	✓
Min. width 2.75m (2.55m every other one)	✓
Single bedroom min. 7.5m²	✓
Min. width 2.15m	✓
Minimum storage 2.5m²	✓

PLOT No	UNIT TYPE	AREA sq.m	AREA sq.ft
1, 2, 3	3BHT	112.31	1209
4	3BHT.1	116.92	1258
5	3BHT.2	120.15	1293



SECTION C-C

0m 1m 2m 3m 4m 5m
Scale



ROOF PLAN 1:200

0m 1m 2m 3m 4m 5m
Scale

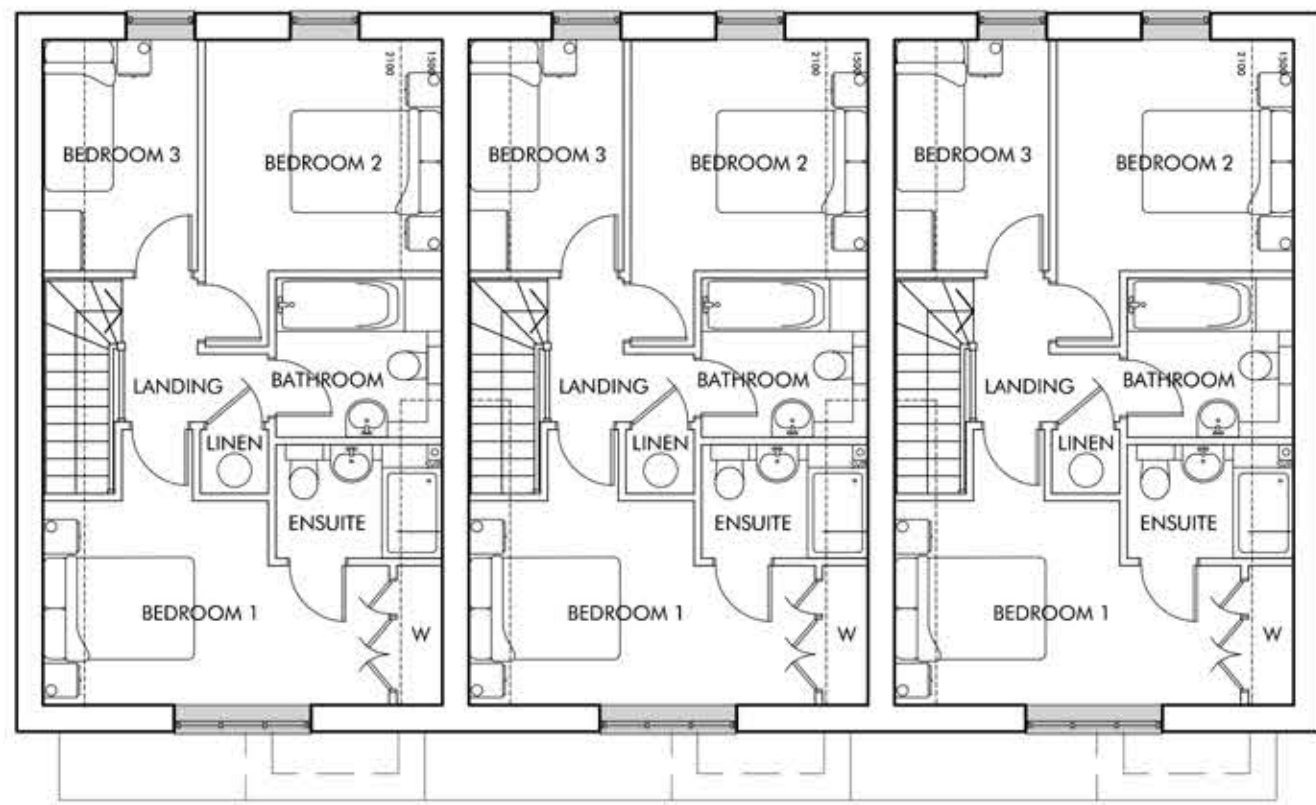
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Unit 6, AC Court, High Street, Thames Ditton, Surrey, KT7 0SR
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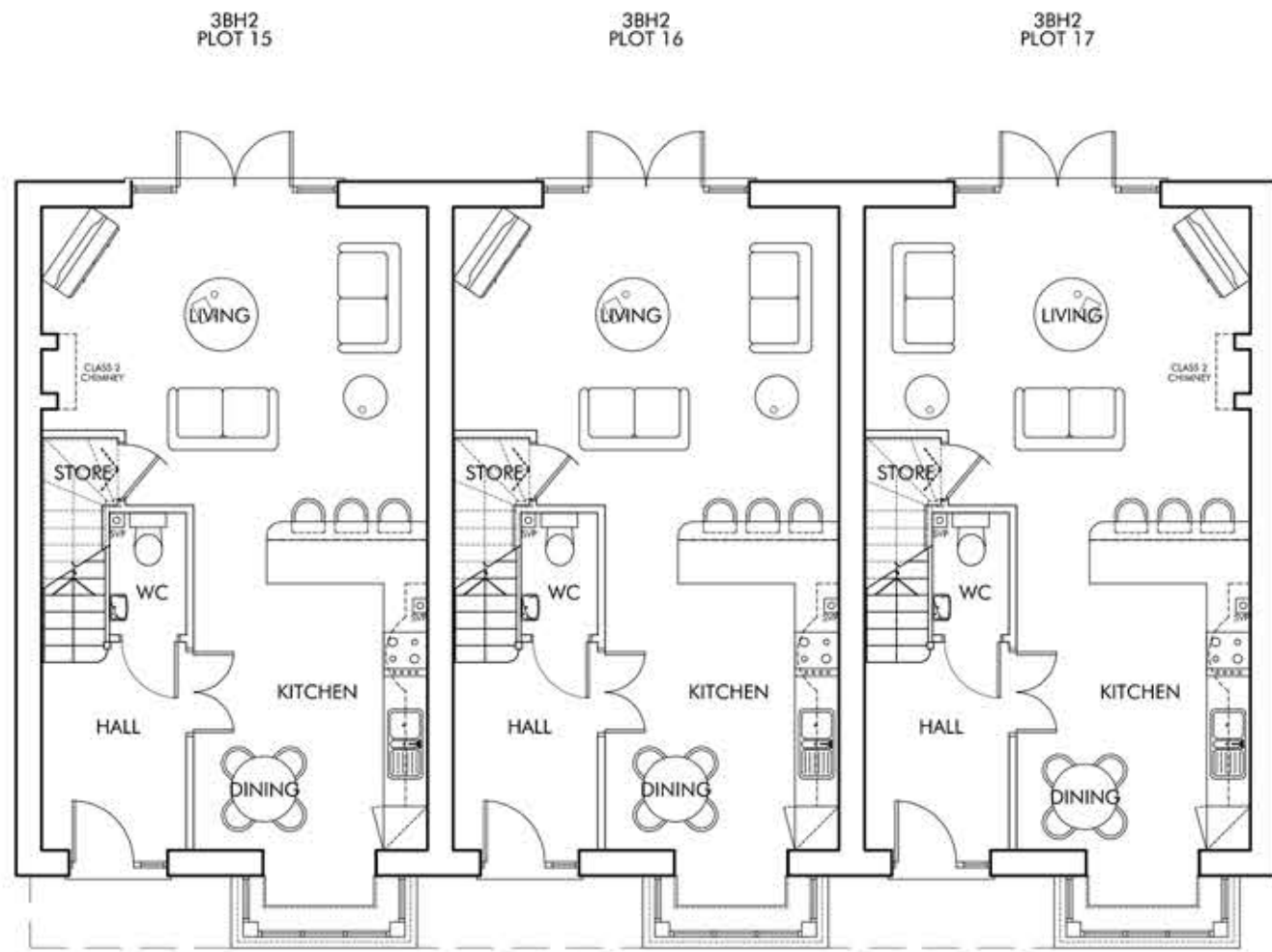
client
ASHILL LAND LTD
project
NO.143 SANDCROSS LANE, REIGATE
description
PLOTS 1 - 5
ELEVATIONS & SECTIONS

project number
2651
drawing number
C-3001
revision
D
scale
1:100 @ A1
1:200 @ A3
date
MARCH 2018
status
PLANNING

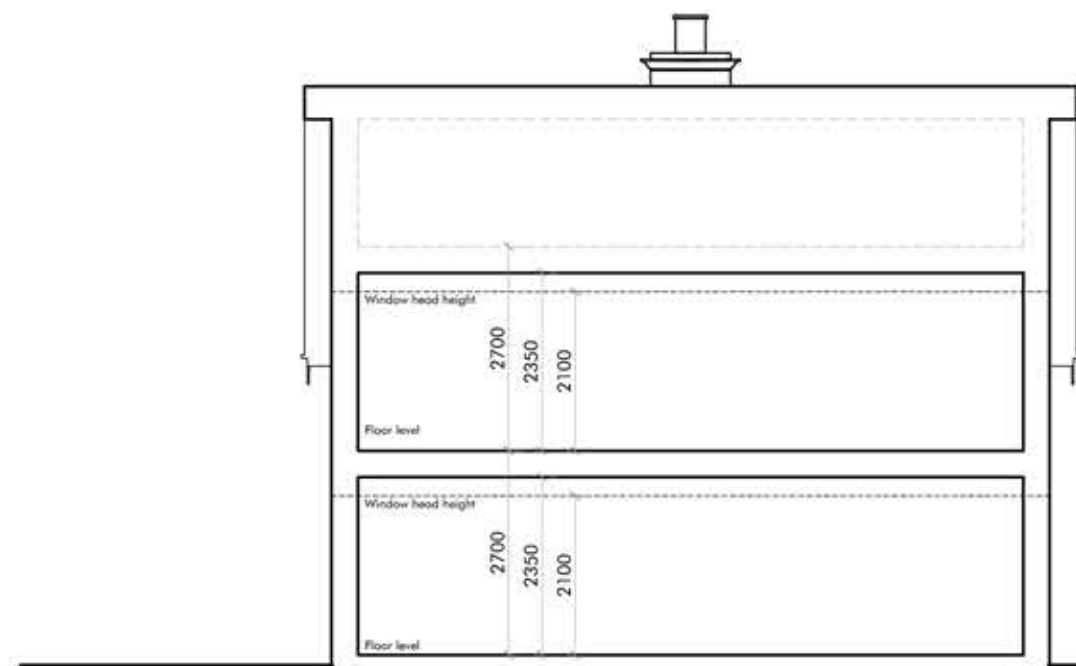
2651-C-3001-D



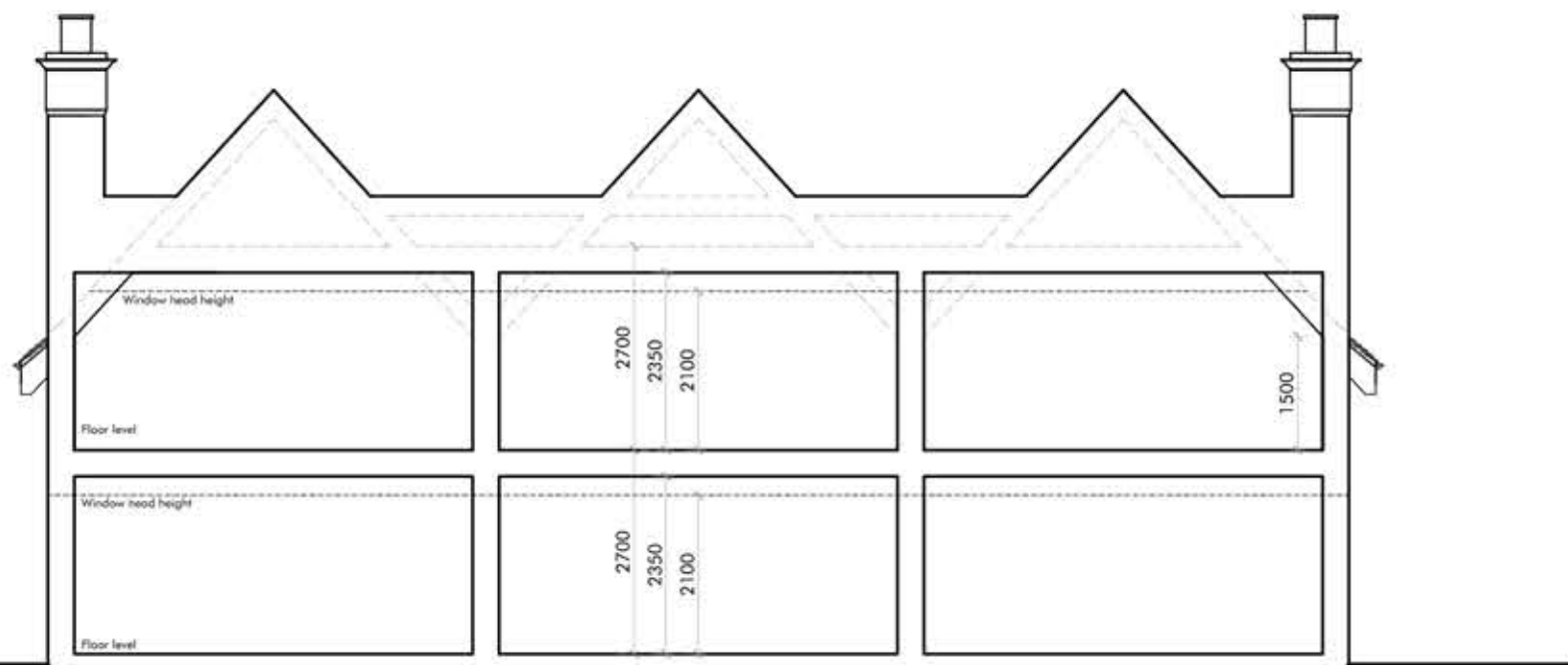
FIRST FLOOR PLAN



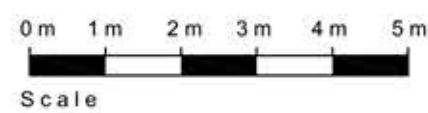
GROUND FLOOR PLAN



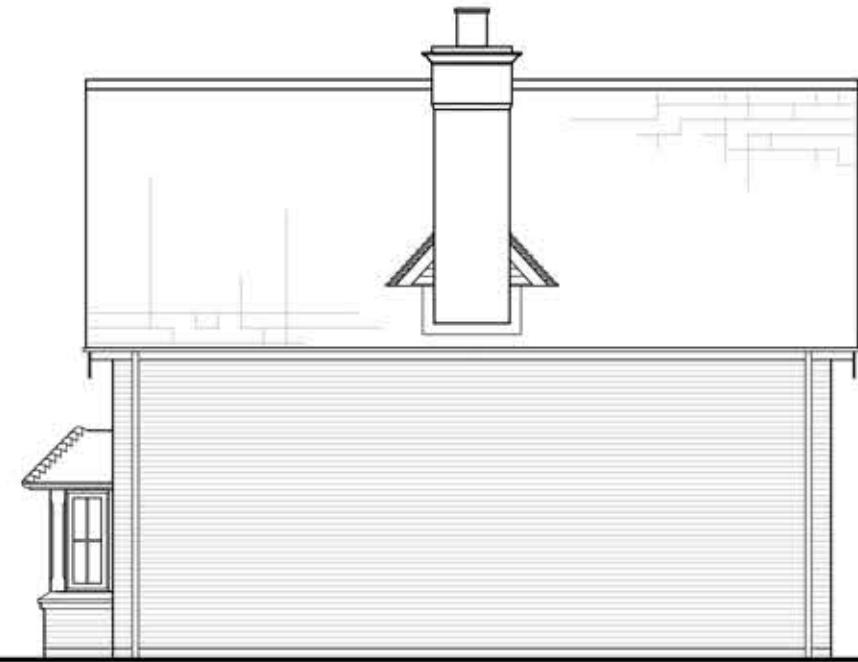
SECTION A-A



SECTION B-B



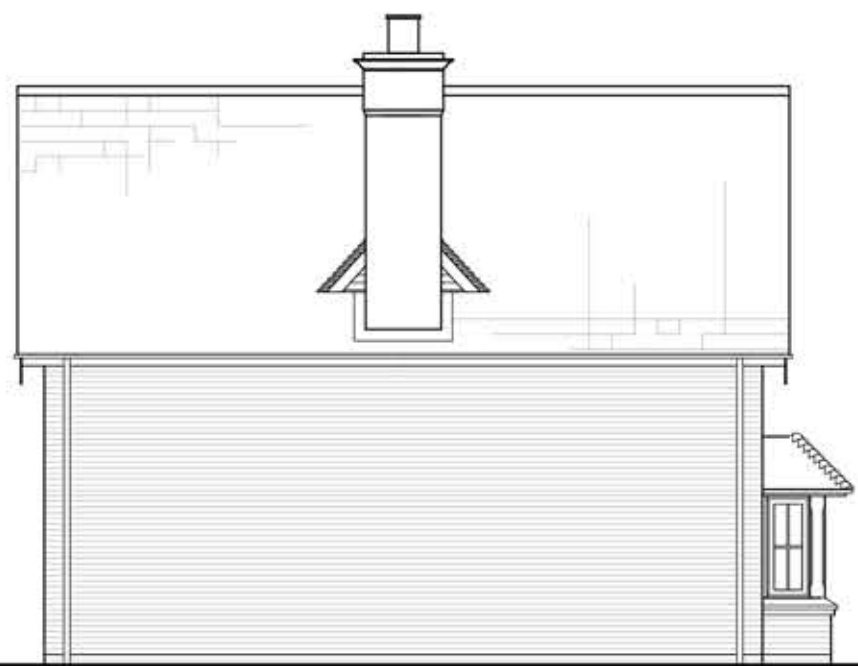
FRONT ELEVATION - A



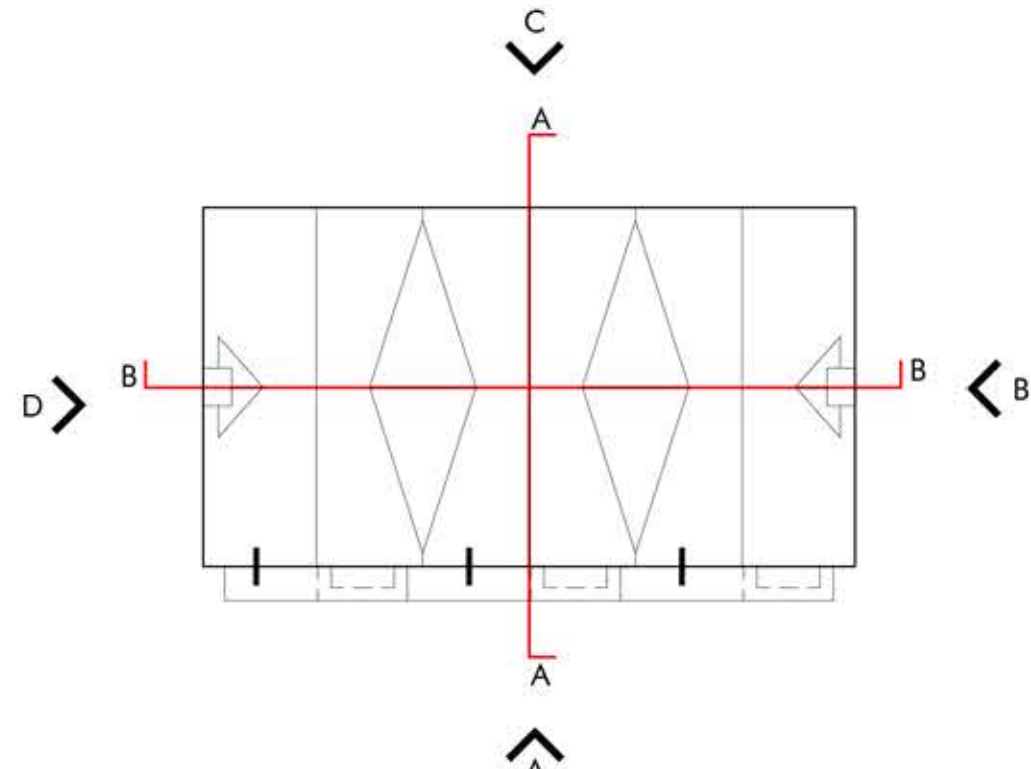
SIDE ELEVATION - B



REAR ELEVATION - C



SIDE ELEVATION - D



ROOF PLAN 1:200



REV	DATE	CHANGES	BY	CHK	ISSUE FOR
A	05.03.18	FIRST ISSUE	BK	TJ	COMMENT
B	08.03.18	AMENDMENTS	BK	TJ	COMMENT
C	21.03.18	FINAL ISSUE	BK	TJ	COMMENT

3 BEDROOM HOUSE_5 PERSONS (2 STOREY)	
NATIONAL SPACE STANDARD REQUIREMENTS CHECKLIST (March 2015)	
Minimum GIA (93m²)	✓
Double bedroom min. 11.5m²	✓
Min. width 2.75m (2.55m every other one)	✓
Single bedroom min. 7.5m²	✓
Min. width 2.15m	✓
Minimum storage 2.5m²	✓

PLOT No	UNIT TYPE	AREA sq.m	AREA sq.ft
15, 16, 17	3BH2	94.14	1013

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Unit 6, AC Court, High Street, Thames Ditton, Surrey, KT7 0SR
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client
ASHILL LAND LTD
project
NO.143 SANDCROSS LANE, REIGATE
description
**PLOTS 15 - 17
FLOOR PLANS & ELEVATIONS**


project number	drawing number	revision
2651	C-3020	C
scale	date	
1:100 @ A1 1:200 @ A3	MARCH 2018	
status	PLANNING	

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Agenda Item 6

Planning Committee
1st August 2018

Agenda Item: 6
18/01015/S73

 Reigate & Banstead BOROUGH COUNCIL Banstead Horley Redhill Reigate	TO:	PLANNING COMMITTEE
	DATE:	1 st August 2018
	REPORT OF:	HEAD OF PLACES & PLANNING
	AUTHOR:	Matthew Sheahan
	TELEPHONE:	01737 276514
	EMAIL:	Matthew.sheahan@reigate-banstead.gov.uk
AGENDA ITEM:	6	WARD: Kingswood with Burgh Heath

APPLICATION NUMBER:		18/01015/S73	VALID:	10/05/2018
APPLICANT:	Mr & Mrs Mark Saunders		AGENT:	Paradigm Planning Ltd
LOCATION:	GULLFOSS THE GLADE KINGSWOOD, KT20 6JE			
DESCRIPTION:	Retention and remodelling of the attached garage (the subject of upheld enforcement appeal app/I3625/c/16/3159408) and associated landscaping. Variation of condition 1 of permission 17/02197/HHOLD. Amendment to plans for garage roof			
All plans in this report have been reproduced, are not to scale, and are for illustrative purposes only. The original plans should be viewed/referenced for detail.				

This application was deferred from the 4th July meeting of the Planning Committee.

The previous report is appended.

 Reigate & Banstead BOROUGH COUNCIL Banstead Horley Redhill Reigate	TO:		PLANNING COMMITTEE
	DATE:		4 th July 2018
	REPORT OF:		HEAD OF PLACES & PLANNING
	AUTHOR:		Matthew Sheahan
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EMAIL:		Matthew.sheahan@reigate-banstead.gov.uk	
AGENDA ITEM:	10	WARD:	Kingswood with Burgh Heath

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SUMMARY

This is a householder application for the retention and re-modelling of the attached garage. This garage was erected without planning permission and has been the subject to an enforcement notice and dismissed appeal, dated 11 May 2017, that upheld the Enforcement Notice. The requirement of the Enforcement Notice is to *“remove the attached double garage side extension with accommodation in the roof in its entirety and restore the land to its former condition.”* The corrective works have not been carried out.

Planning permission was granted in March 2018 for a double garage with a reduced scale pitched roof and associated landscaping, under permission ref: 17/02197/HHOLD. That permission has not been implemented and this application seeks an alteration to that approved design by replacing the pitched roof with a flat roof. Whilst a flat roof design is not generally encouraged within local plan policy and supplementary planning guidance, it is considered that in this case such a simple design approach would, on balance, be outweighed by the further reduction of bulk that would result thereby lessening the level of visual impact within this open part of the RASC and in the sites role in its transition to the green Belt beyond. The eaves and fascia detailing at this point would be consistent in appearance with the existing flat roofed outbuilding to the rear of the property.

The background to this case is material to this judgement and the decision and notwithstanding the Planning Enforcement Notice this application seeks to provide an alternative solution in design terms to address the adverse impact resulting from the erection of the garage extension with accommodation in the roof, without planning permission, by proposing to remove the accommodation in the roof and reduce and amend the design of the garage to incorporate a flat roof together with additional landscaping to the front and side boundaries of the site and by submitting this application again bringing the landscaping into the control of the Council (by way of condition).

The property is located within the Kingswood Warren and The Glade Residential Area of Special Character (RASC), on a corner plot featuring significant changes in ground levels, and is in a location that transitions with the Metropolitan Green Belt to the South of the site.

Two previous applications, 14/01224/HHOLD and 14/01227/HHOLD granted consent to remodel, re-furbish and extend the existing house. Neither of these planning permissions was ever implemented. Additionally a new vehicular access was installed to the east side of the property, allowing access from the glade.

Following a planning enforcement investigation it was established that the garage building as constructed was unlawful as it does not comply with permitted development. As the garage is attached to the main house it is classed as a side extension rather than an outbuilding. A side extension which exceeds 4m in height would require planning permission.

The Enforcement Notice was issued requiring the removal of the garage in its entirety and the land restored to its original condition. An appeal was made against the Enforcement Notice on the ground that planning permission should be granted for the garage. The Inspector dealing with the appeal noted that *"Gulfoss is one of a small group of three similar dwellings on the eastern side of The Glade, at the southern end adjacent to Outwood Lane. Amenity space lies to the south of the plot by Outwood Lane where several trees line the southern boundaries. To the east and south of the site on the other side of Outwood Lane is the boundary of the urban area where it meets the Green Belt and a designated Area of Great Landscape Value (AGLV)." On the assessment of the impact of the development the Inspector opined that "... the unauthorised development is of a considerable bulk and mass and has extended the plot closer to The Glade. Its front elevation is in line with the main front elevation of the host dwelling and the increased width and bulk of the property, close to the road differs significantly from what was previously approved. As such it has had a harmful effect on the character of the RASC which is exemplified by tree-lined roads that mitigate the impact of the built form within the street scene. This effect is exacerbated by the new tarmac access to the west side of the plot. This has replaced an attractive grass verge with vegetation along the boundary, as can be seen in the photographs supplied of the pre-existing views of the appeal site."*

The Inspector gave little weight to the fall-back position of permitted development by virtue of the excessive height and concluded that *"the unauthorised double garage side extension with roof accommodation, by reason of its disposition within the plot,*

height, scale and overall mass and bulk is an overly intrusive form of development that unacceptably detracts from the pre-existing open character of the plot and the Residential Area of Special Character. For similar reasons it also harms the transitional setting of the adjacent Green Belt."

In order to address this identified harm, an application was submitted and resolved to grant planning permission, subject to some additional landscaping requirements, by the Planning Committee on 21st February 2018 for a new garage of a reduced height to that which was constructed unlawfully. The previous proposal reduced the existing steeply pitched roof from 5.5m to 4m, representing a shallower hipped roof design, with the width remaining the same as the existing. It was considered that this reduction in height of the garage, coupled with the additional planting that was secured by condition, was sufficient to overcome the harm identified by the planning inspector.

This further revision, on balance, would further reduce the mass of the resultant building and whilst flat roof extensions in prominent locations are normally avoided in these circumstances it is considered, on balance, that no material harm to the character would result.

As part of the assessment the applicant asked the Council to specifically review the landscaping condition and requirement of the planning permission, approved under 17/02197/HHOLD that requires two Silver Birch trees to be planted in the front garden area in position A and B. At position A the applicant had planted a small replacement Silver Birch tree as a replacement to a protected Silver Birch that had been previously removed from the site. At the time of planting the tree was particularly small in comparison to the replacement size of tree proposed and approved in the submitted landscaping plan as part of the planning application, ref:17/02197/HHOLD. With the growth this spring it was requested by the applicant that consideration be given to vary to the requirement of the condition to allow the planted tree in position A to be left alone. The review undertaken has concluded that in terms of visual impact and contribution to the sylvan nature of the area the existing planted Silver Birch, whilst a maximum of 3.3m high when the branches are straightened is not a significant specimen, as yet, and will not make a significant contribution or enhance the area in lieu of the impact from the garage development on the landscaping of the site for some time. The size of the replacement tree proposed in condition 4 will ensure it has an immediate impact on the character of the area and should be attached to this application. The landscaping requirement previously proposed and the additional requirements resolved by the Committee therefore remain, as previously resolved.

It has been demonstrated that the access arrangements on this private road in conjunction with the proposed landscaping would provide an acceptable level of visibility by maintaining the height of the hedge to the north to a height of 1m. The planting to the south of the site would also be maintained to a height of 1m.

RECOMMENDATION(S)

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

Consultations:

Highway Authority: add any specific comments here. Standard response is:

"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."

Kingswood Residents Associated: Should the Council be minded to approve the application, the KRA would wish to see a conditional timetable set for the start and completion of works.

Representations:

Letters were sent to neighbouring properties on 18th May 2018. A site notice was posted on 21st May 2018. No responses have been received.

1.0 Site and Character Appraisal

- 1.1 The site is located at the junction of The Glade and Outwood Lane in Kingswood. To the east and south of the site (on the other side of Outwood Lane from the application site) is the boundary of the urban area with the Green Belt and the designated Area of Great Landscape Value (AGLV)
- 1.2 The site has significant land level changes occupied by a large two storey dwelling located within the Kingswood Residential Area of Special Character. The ground level drops sharply from the front boundary of the property to the rear. The dwelling is set within a large plot and is afforded a good sized rear garden. The existing property has hipped roofs with a side facing dormer to the side (east) elevation. Neighbouring properties are similar in terms of size, with slight variation in style and character. There are a number of trees within the site, which are afforded protection by a group tree preservation order.
- 1.3 The surrounding area is typified by large detached residential dwelling houses, set within very large plots with extensive rear gardens and high level of spacing between dwellings. Plots are typified by dense tree cover and vegetation, which is a typical characteristic of the RASC.

2.0 Added Value

- 2.1 Improvements secured at the pre-application stage: The local planning authority was not approached for formal advice prior to the submission of this application.

2.2 Improvements secured during the course of the application: amended plans have not been sought during the course of the application as the proposal is considered to be acceptable.

2.3 Further improvements could be secured: further improvements can be sought by way of suitably worded conditions.

3.0 Relevant Planning and Enforcement History

3.1	14/01224/HHOLD	Re modelling/refurbishment and extensions to existing dwelling, including partial demolition of existing and new raised roof line with room in roof construction to incorporate habitable accommodation with in the roof	Granted 9th October 2014
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3.2	14/01227/HHOLD	Re-modelling/refurbishment and extensions to existing dwelling, including partial demolition of existing and new part first floor added, raised roof line to incorporate habitable accommodation. As Amended by plans registered on 8/12/14.	Granted 9th December 2014
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3.3	13/01353/TPO	Fell one field maple to ground level	Refused 31st July 2013
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3.4	16/00149/DNAP2	Not built in accordance with approved plans and TPO trees	Enforcement notice served 23 August 2016. Appeal Dismissed and the the Notice upheld 11 May 2017
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3.6	17/02197/HHOLD	Retention and remodelling of the attached garage (the subject of upheld enforcement appeal app/I3625/c/16/3159408) and associated landscaping.	Granted 16th March 2018
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3.5 A Copy of the Appeal decision on the Enforcement Notice is attached to this report.

4.0 Proposal and Design Approach

- 4.1 This is a Section 73 application to vary condition 1 of planning permission 17/02197/HHOLD, which granted consent for the retention and remodelling of an existing attached garage, which is the subject of an upheld enforcement appeal. The enforcement notice was issued following a breach of planning permission relating to planning applications 14/01224/HHOLD and 14/01227/HHOLD. Neither of these extant planning permissions was implemented.
- 4.2 Instead, alterations were made to the pre-existing garage arrangement, adding a new attached garage to the west of the main dwelling, bringing the bulk of the property in closer proximity to The Glade. This garage has been constructed unlawfully. The garage as constructed has a height of 5.5m to the ridge. It provides a double garage with living accommodation above in the roof space, and is sited some 4.6m from the boundary of the site to the west.
- 4.3 Following an enforcement investigation it was established that a garage had been constructed to the side of the property attached to the main dwelling. As such, the garage as built constitutes a side extension by virtue of the height exceeding 4m. Consequently an Enforcement Notice (EN) was served requiring the removal of the garage in its entirety and to restore the land to its former condition. The subsequent appeal was made on ground (a) 'that planning permission should be granted for what is alleged in the site notice'.
- 4.4 In the appeal decision, the inspector identified the site as being within a Residential Area of Special Character (RASC), typified by its predominance of tree cover where new development would be expected to retain and enhance existing landscaping and, where possible, ensure parking hard standings and garaging should not be visible from access roads. In their assessment, the inspector formed the view that the garage as built *is of considerable bulk and mass and extends the plot closer to the glade*. The inspectors view was that this has had a harmful effect on the character of the RASC, which is exemplified by tree lined roads which serve to mitigate impact of built form within the streetscene. The inspector also stated that *'this effect is exacerbated by the new tarmac access to the west of the plot. This has replaced an attractive grass verge with vegetation along the boundary'*. The inspector concluded that the *'the unauthorised double garage side extension with roof accommodation, by reason of its disposition within the plot, height, scale and overall mass and bulk is an overly intrusive form of development that unacceptably detracts from the pre-existing open character of the plot and the Residential Area of Special Character. For similar reasons it also harms the transitional setting of the adjacent Green Belt'*.
- 4.5 The previous application sought to reduce the height of the garage to 4m as measured from the highest point of the land, giving the garage a shallower roof pitch. The width of the garage at 5.4m was proposed to remain. The garage as previously granted would have a hipped roof as opposed to the

existing tall pitched roof. The revised scheme was deemed to be acceptable as regards to the impact on the Residential Area of Special Character, agreeing that, subject to enhanced landscaping, the appearance within this open part of the RASC would overcome the inspectors concerns.

4.6 It was proposed to provide further landscaping along the west side boundary of the site around the point of the additional access and along The Glade. To the north of the access, it was proposed to keep the existing laurel hedge to a height of 0.6m, transitioning to a height of 1m to the north. An existing replacement tree, a silver birch, would be replanted in order to comply with the existing Tree Replacement Notice (TRN), which at present is of an inadequate size. This tree would be 4.5m in height with a girth of 16-18cm. An additional Silver Birch tree would be planted to the North of an existing Cherry. To the south of the access the existing Laurel hedge would be maintained to a height of 1m, with 6 new 1.8m high Laurels and Holly and/or Yew plants planted. It was agreed that proposed landscaping scheme, coupled with the reduced scale of the building, would overcome concerns raised regarding the additional level of built form with the RASC. It was deemed appropriate by committee during consideration of the previous application to amend condition 4 to require a Silver birch 4.5m in height with a girth of 16-18cm to be planted instead of the replacement tree B as shown on drawing 1776-P004 Rev C.

4.7 Following this previous application the applicant has changed the proposed design, due to concerns about the shallow pitch and the weatherproofing qualities of the plain tiles to be used. It is now proposed to incorporate a flat roof design to the garage. It would have an overall height of 2.6m, with an eaves height of 2.2m. The width of the garage would remain at 5.4m as per the garage as built.

4.8 As regards to landscaping, the previous application proposed 6 new 1.8m high laurels to the west boundary of the property. It was also proposed as part of the landscaping scheme to replant the existing tree currently sited at position A on the submitted landscaping plan 1776-P004 Revision C, in position B, and provide a replacement tree of 4.5m in height with a girth of 16-18cm.

4.9 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.

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

Assessment	The statement does not include an assessment of the local character of the area.
	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. The application is retrospective in nature therefore there are no other development options to be considered.
Design	The statement explains that the flat roof design has been chosen for reasons of both cost and expediency in light of the outstanding Enforcement Notice.

5.0 Policy Context

5.1 Designation

Kingswood Warren and The Glade Residential Area of Special Character
TPO BAN160
Adjacent to the Metropolitan Green Belt
Adjacent to Area of Great Landscape Value

5.2 Reigate and Banstead Core Strategy

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

5.3 Reigate & Banstead Borough Local Plan 2005

Landscape & Nature Conservation	Pc4
Housing	Ho9, Ho13, Ho15, Ho16, Ho17

5.4 Other Material Considerations

National Planning Policy Framework	
National Planning Practice Guidance	
Supplementary Planning Guidance	
Other	Human Rights Act 1998 Community Infrastructure Levy Regulations 2010

6.0 Assessment

- 6.1 The proposal seeks to vary condition 1 of planning permission 17/02197/HHOLD for the retention and remodelling of the attached garage (the subject of upheld enforcement appeal app/I3625/c/16/3159408) and

associated landscaping. The application seeks to vary the approved plans to allow for revised garage roof design.

6.2 The main issues to consider are:

- Design and impact on the character of the RASC;
- Impact on neighbouring residential amenity;
- Impact on trees;
- Highway Safety
- Enforcement

Design and impact on the character of the area RASC

- 6.3 In order to address the concerns raised by the planning inspector, which have been outlined earlier in this report, the proposal would need to reduce the level of harmful impact on the landscaped character of the RASC, rectifying the harm caused by the existing unlawful garage.
- 6.4 The proposed reduction in height of the garage would lessen the level of bulk and built form compared to that of the garage as built, and the previously approved scheme. However in isolation this reduction would not overcome the identified harm. During the course of the previous application a landscaping scheme had been developed and submitted. It is proposed to incorporate laurel hedging to the north and South of the newly created access, ranging in height from 0.6m to 1m in height. Laurel with a mix of holly and/or yew is an established boundary treatment throughout the RASC and would be appropriate in this instance and introduce additional landscaping to what exists at the present and bring it under control by way of condition.
- 6.5 The reduction in the built form and the flat roof design would reduce the bulk of the double garage materially and if it were not attached to the house it would constitute permitted development and this is a significant material consideration. The eaves detailing and proposed fascia would be consistent with the existing outbuilding to the rear of the garage in the back garden. This would allow for a consistency to be maintained as regards to built form along the western boundary of the site.
- 6.6 It is clear that the level of proposed landscaping due to its limited quantum and the existence of the driveway access (built under permitted development) would not afford the same level of landscape screening and transition that existed prior to the extensions and alteration of the dwellinghouse. However it is considered that, on balance, the level of material harm would be reduced sufficiently by the combination of these proposals to address the issues that informed the service of the Enforcement Notice and thereby to accord with policy on this matter.

Impact on neighbouring residential amenity

- 6.7 The location of the garage adjacent to the highway is sited away from neighbouring properties, its' location being on a corner plot. As such it would not impact on the amenity of any neighbouring properties and would comply with policies Ho9, Ho13 and Ho16 in this regard.

Trees

- 6.8 The Councils' Tree Officer has been consulted on the previous application and was satisfied with the proposed landscaping scheme. Following the unlawful removal of a pre-existing Silver Birch tree in this location, enforcement action was taken leading to the issuing of a Tree Replacement Notice (TRN) requiring the replacement of this tree. The notice required planting of a Silver Birch of Advanced Nursery Stock, with the minimum requirements being 4.5m in height with a girth between 16-18cm, and should be located in the same place or nearby to the location of the original tree. Initially a smaller tree was planted; however this was deemed an unacceptable replacement not in compliance with the above notice. The tree proposed would comply with the above dimensions and the Tree Officer is satisfied with this. The replacement Birch would fall within Woodland TPO (BAN160). Therefore consent would be required from the Local Planning Authority before undertaking any remedial work such as pruning.
- 6.9 It was deemed appropriate by committee during consideration of the previous application to amend condition 4 to require a Silver birch 4.5m in height with a girth of 16-18cm to be planted instead of the replacement tree B as shown on drawing 1776-P004 Rev C.
- 6.10 At present the Silver Birch currently sited at position A is currently 3.3m in height with a girth of 10cm. It is considered that this is at present not a significant specimen and will not enhance the area for some time. Therefore it is appropriate that condition 4 of this report still applies, requiring the existing tree to be re-sited, with an additional tree to the above specifications to be planted.
- 6.11 The proposed works to the garage would not involve any excavations within the rooting area of nearby trees and therefore it is not considered that a tree protection condition would be required. The proposed landscaping works would comply with Policies Pc4 and Ho15 of the Borough Local Plan 2005.

Highway Safety

- 6.12 During the course of the previous application information was submitted demonstrating the level of visibility for vehicles exiting the site via the newly created access to the South West of the site. The Laurel hedging immediately to the north and south of the site would be limited to 0.6m, increasing to 1m along rising ground level to the north.
- 6.13 The Glade is a private road with a 20mph speed limit up a gradient of 9.1% rising upwards to the north. The northern most access is shared by the

applicant with 'Beckers' to the east, approximately 30m south of an existing bend in the road.

- 6.14 According to the Manual for Streets a safe stopping distance for a 20mph road is 25m. However the speed would be marginally increased in respect of vehicles travelling down The Glade towards Outwood Lane. This would require a greater level of visibility to the north of the site. Conversely vehicles travelling northwards up The Glade would be travelling at a slower speed, approximately between 10 and 12mph. This would reduce further when travelling northwards up The Glade.
- 6.15 Following the submission of further detail related to visibility splays within the site, it is identified that visibility splays of 30m to the right and 16.4m to the left of the new access would be required. It is considered that the greater area of risk in terms of highway safety would be from vehicles travelling in a southern direction. In the event that a vehicle should turn right on to The Glade from the access, it is considered that the level of visibility achievable would be acceptable from a highway safety point of view. The proposed alterations to the approved design would not alter the position regarding highway safety.

Enforcement

- 6.16 The on-going requirement and non-compliance with the requirements of the Enforcement Notice is to be noted and it is noted that the Local Residents Association for the purposes of their representation have requested a timescale condition for compliance. Such a condition would not meet the tests set out in the Planning Practice Guidance (PPG) and would be '*ultra vires*'. In this situation where compliance with a notice has not occurred the recourse for the Council would be through prosecution for the offence of non-compliance.
- 6.17 The position of prosecution has been reviewed on regular occasions with regard to the non-compliance and to test the non-planning '*public interest*' case for initiation of formal prosecution proceedings. The applicant has also been reminded of the need to comply and has been asked to update the Council on their intentions.
- 6.18 At this time the applicant has stated that they have contractors lined up to complete the works, this summer (by the end of August), on the re-modelling of the garage, to comply with a planning permission but the scheme they implement will be either the scheme permitted under 17/02197/HHOLD or this application, if permitted.
- 6.19 A review on the continued non-compliance was completed with the Borough Solicitor prior to the completion of this report and in the present circumstances it is not considered to be in the public interest on the merits of this particular case to initiate prosecution at this time. This of course remains under review and it is appropriate to repeat the informative imposed on the previous permission.

CONDITIONS

1. The development hereby permitted shall be completed 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:

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

Plan Type	Reference	Version	Date Received
Location Plan	1776-P001	A	21.11.2017
Roof Plan	16 51 03		22.09.2017
Floor Plan	16 51 03		22.09.2017
Elevation Plan	1776-P103	B	10.05.2018
Combined Plan	1776-P101	A	21.11.2017
Survey Plan	SO863-01	B	21.11.2017
Floor Plan	1776-P102	A	21.11.2017
Elevation Plan	1776-P303	B	10.05.2018
Roof Plan	1776-P104	B	10.05.2018
Elevation Plan	1776-P304	A	21.11.2017
Block Plan	1776-P002	A	21.11.2017
Site Layout Plan	1776-P003	A	21.11.2017
Elevation Plan	1776-P302	B	10.05.2018
Elevation Plan	1776-P301	B	10.05.2018
Landscaping Plan	1776-P004	C	10.01.2018
Other Plan	2018/4132/002		30.01.2018
Other Plan	2018/4132/001		30.01.2018

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. The materials to be used in the construction of the external surfaces of the extension hereby permitted shall match those used in the existing building.

Reason:

To ensure that the development hereby permitted is only constructed using the appropriate external facing materials or suitable alternatives in the interest of the visual amenities of the area with regard to Reigate and Banstead Borough Local Plan 2005 policies Ho9 and Ho13.

4. Within the first planting season following this permission the landscaping of the site including the retention of existing landscape features shall be completed in accordance with the submitted and approved scheme with the following changes, unless otherwise agreed in writing by the Local Planning Authority:

a) A Silver Birch tree to be 4.5m in height and 16-18cm girth shall be planted instead of the proposed replacement tree 'B' as shown on Drawing Number 1776-P004 Rev C dated 10/01/2017, and;

b) A mix of at least 3 Holly and/or Yew plants at 0.9m high shall be included within the planting mix of the frontage hedge to be planted in the location identified on drawing Number 1776-P004 Rev C dated 10/01/2017 for '6 new 1.8m high laurel (placed 1.8m from roots of existing trees.) '

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

Reason:

To ensure good arboricultural and landscape practice in the interests of the maintenance of the character and appearance of the area and to comply with policies Pc4, Ho15 and Ho9 of the Reigate and Banstead Borough Local Plan 2005.

5. The visibility zones in accordance with the approved plans shall be kept permanently clear of any obstruction over 1.05m high.

Reason:

The above condition is required in order that the development should not prejudice highway safety nor cause inconvenience to other highway users with regards Policy CS10 of the adopted Reigate and Banstead Core Strategy 2014, Policies Mo4 and Mo5 of the Reigate and Banstead Borough Local Plan 2005 and the National Planning Policy Framework 2012.

INFORMATIVES

1. Your attention is drawn to the safety benefits of installing sprinkler systems as an integral part of new development. Further information is available at www.firesprinklers.info.
2. The applicant is encouraged to provide renewable technology within the development hereby permitted in order to reduce greenhouse gas emissions.
3. 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.

4. The Applicants attention is brought to the requirement of the Planning Enforcement notice that required the corrective works to be completed within three months of the date the Enforcement Notice became effective. The Enforcement Notice is extant and the Council will expect, to avoid prosecution proceedings, the works to the garage and accommodation in the roof to be completed within 3 months of the date of this permission.

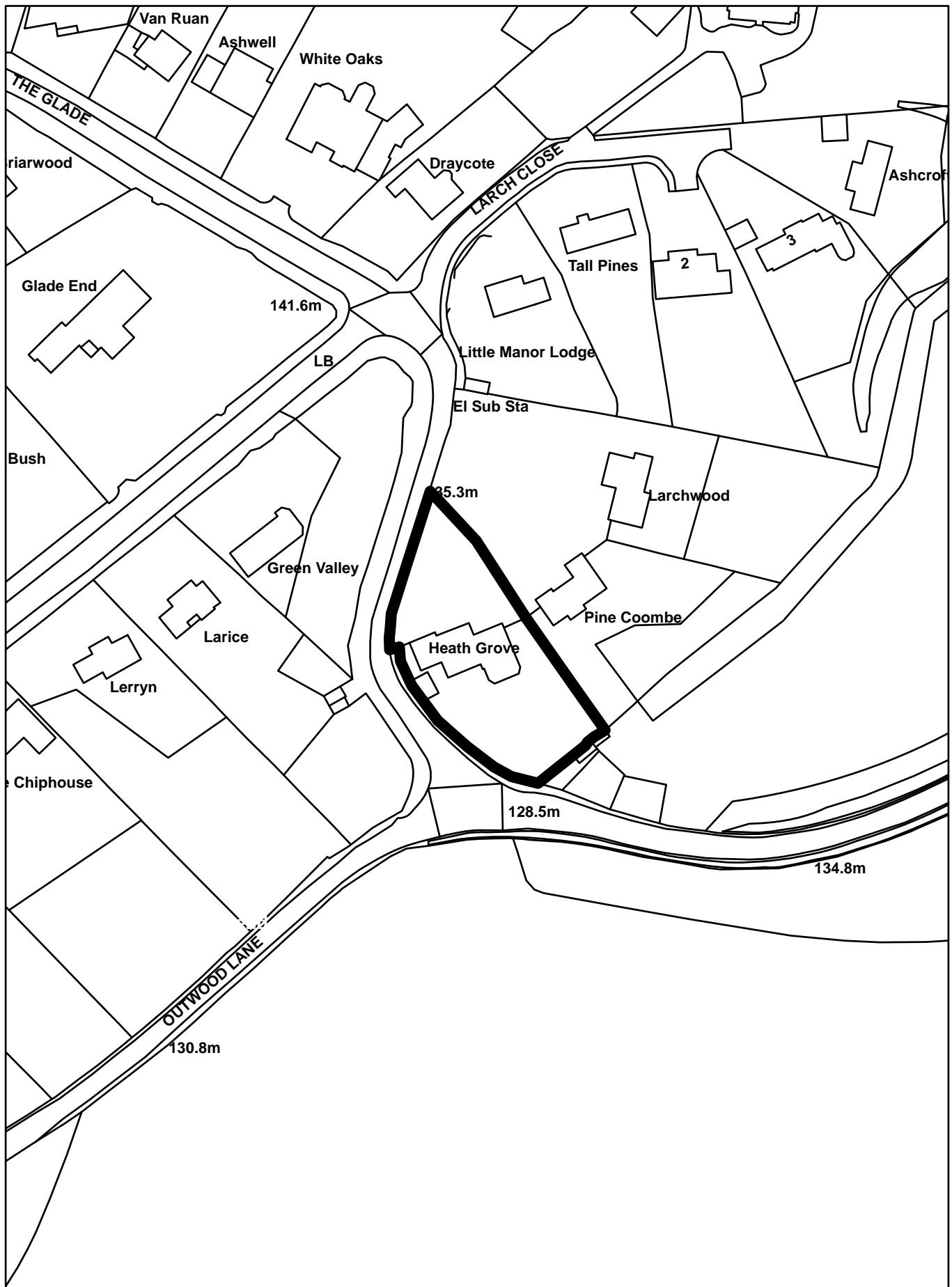
REASON FOR PERMISSION

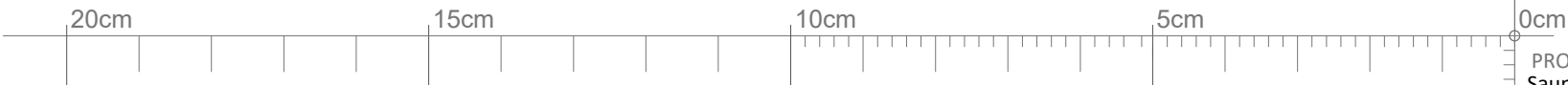
The development hereby permitted has been assessed against development plan policies Pc4, Ho9, Ho13, Ho15, Ho16 and Co1, and other material considerations, including third party representations. It has been concluded that the development is in accordance with the development plan and there are no material 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.

18/01015/S73 - Gullfoss, The Glade, Kingswood





PROJECT
Saunders
ADDRESS
Gullfoss
The Glade
Kingswood
Tadworth
KT20 6JE
DRAWING TITLE
Existing & Proposed
Roof Plans

DRAWING NO.
1776-P104

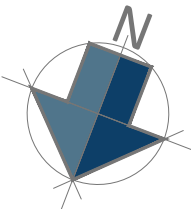
REVISION
B

SCALE
1:200 at A3

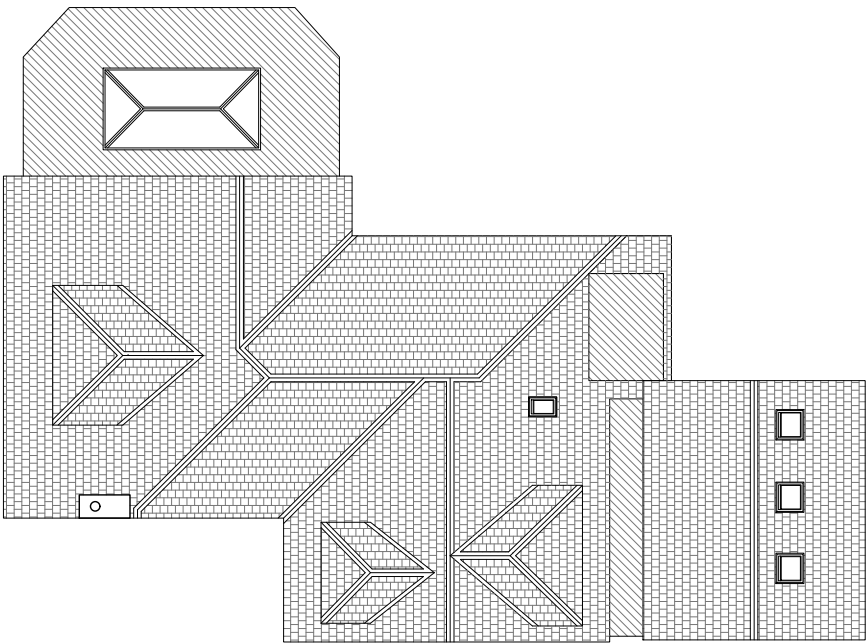
DRAWN
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AM

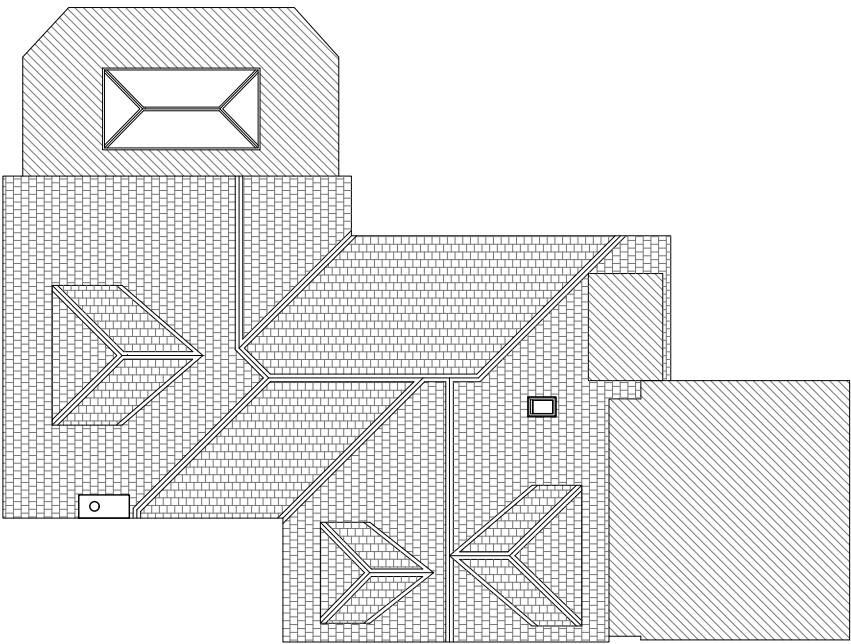
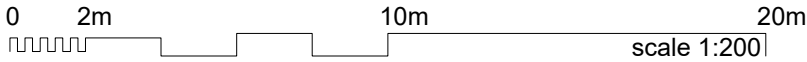
DATE
08/05/2018



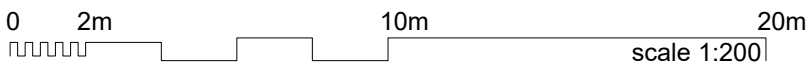
63



Existing Roof Plan



Proposed Roof Plan



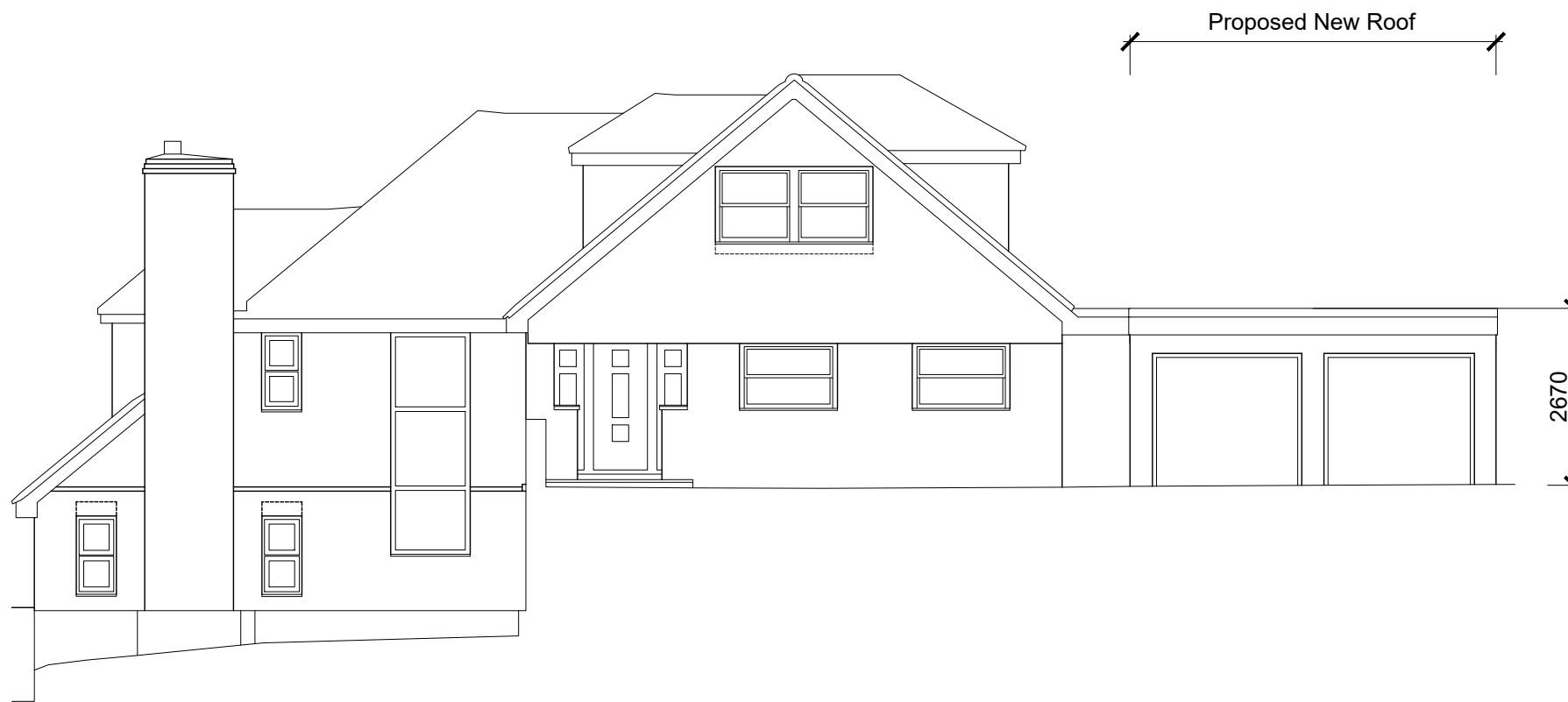
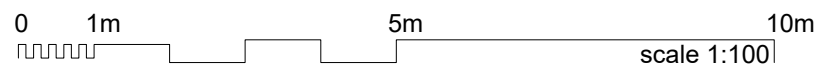
C7 Architects Ltd
PM House
Riverway Industrial Estate
Peasmarsh
Surrey
GU3 1LZ

E: info@c7architects.com
T: 01483 422 220

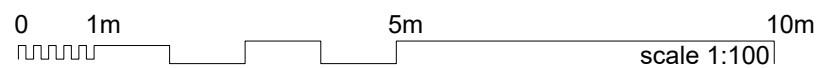
c7architects.com



Existing North West Elevation (Front)



Proposed North West Elevation (Front)



PROJECT
Saunders
ADDRESS
Gullfoss
The Glade
Kingswood
Tadworth
KT20 6JE
DRAWING TITLE
Existing & Proposed
Elevations

DRAWING NO.
1776-P301

REVISION
B

SCALE
1:100 at A3

DRAWN
OT

CHECKED
AM

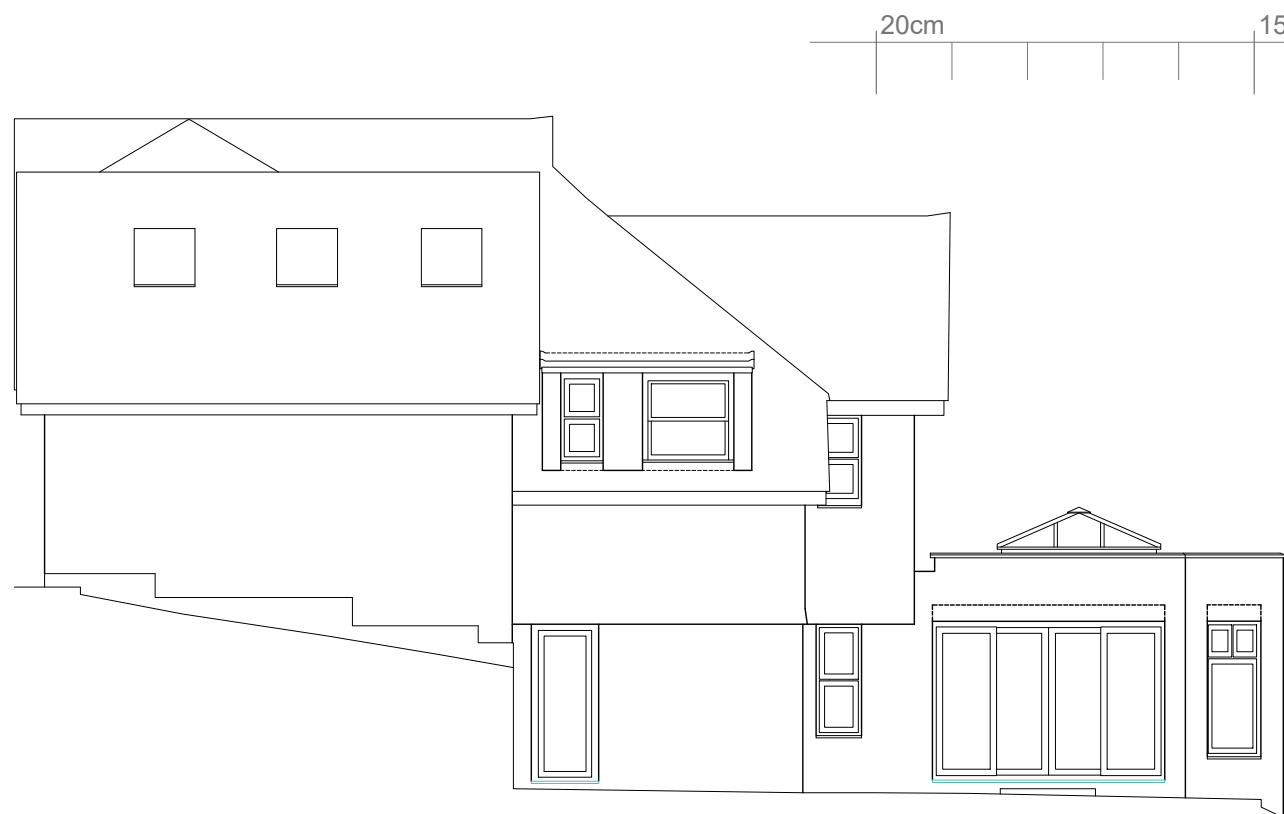
DATE
09/05/2018



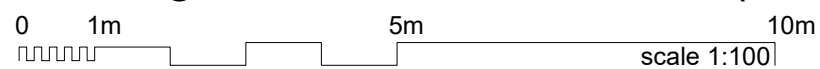
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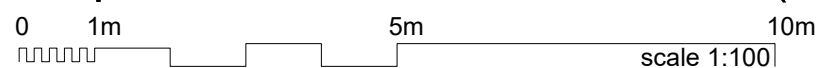
c7architects.com



Existing South West Elevation (Road Side)



Proposed South West Elevation (Road Side)



PROJECT
Saunders
ADDRESS
Gullfoss
The Glade
Kingswood
Tadworth
KT20 6JE
DRAWING TITLE
Existing & Proposed
Elevations
DRAWING NO.
1776-P302
REVISION
B
SCALE
1:100 at A3
DRAWN
OT
CHECKED
AM
DATE
08/05/2018



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Existing South East Elevation (Rear)

0 1m 5m 10m
scale 1:100

Proposed New Roof



Proposed South East Elevation (Rear)

0 1m 5m 10m
scale 1:100

PROJECT
Saunders
ADDRESS
Gullfoss
The Glade
Kingswood
Tadworth
KT20 6JE
DRAWING TITLE
Existing & Proposed
Elevations

DRAWING NO.
1776-P303

REVISION
B

SCALE
1:100 at A3

DRAWN
OT

CHECKED
AM

DATE
08/05/2018



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PROJECT
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ADDRESS
Gullfoss
The Glade
Kingswood
Tadworth
KT20 6JE
DRAWING TITLE
Existing & Proposed
First Floor Plans

DRAWING NO.
1776-P103

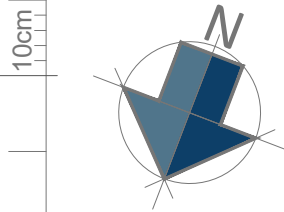
REVISION
B

SCALE
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DRAWN
OT

CHECKED
AM

DATE
09/05/2018



15cm

20cm

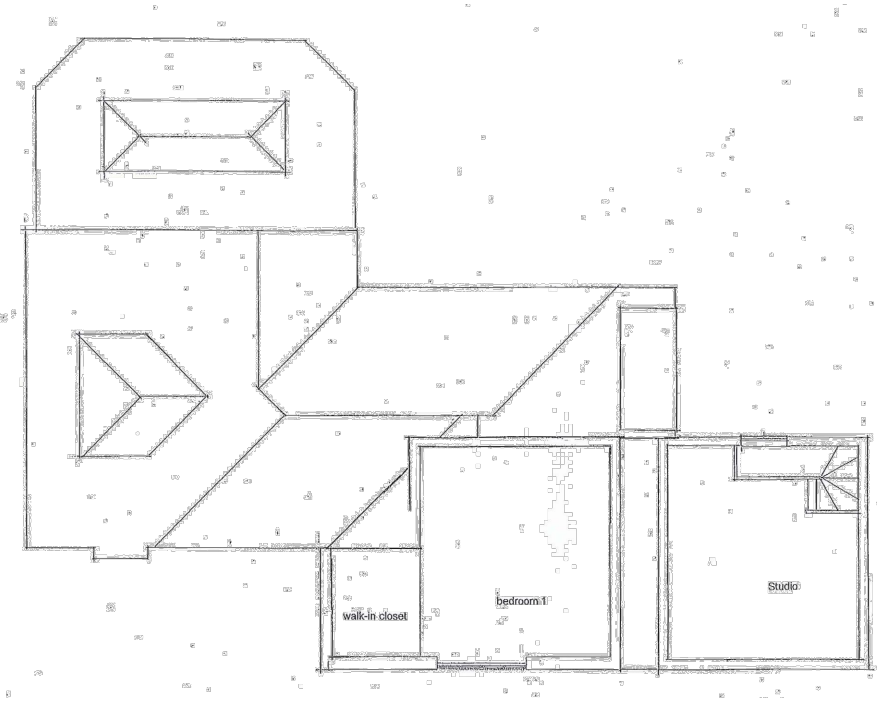


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Peasmarsh
Surrey
GU3 1LZ

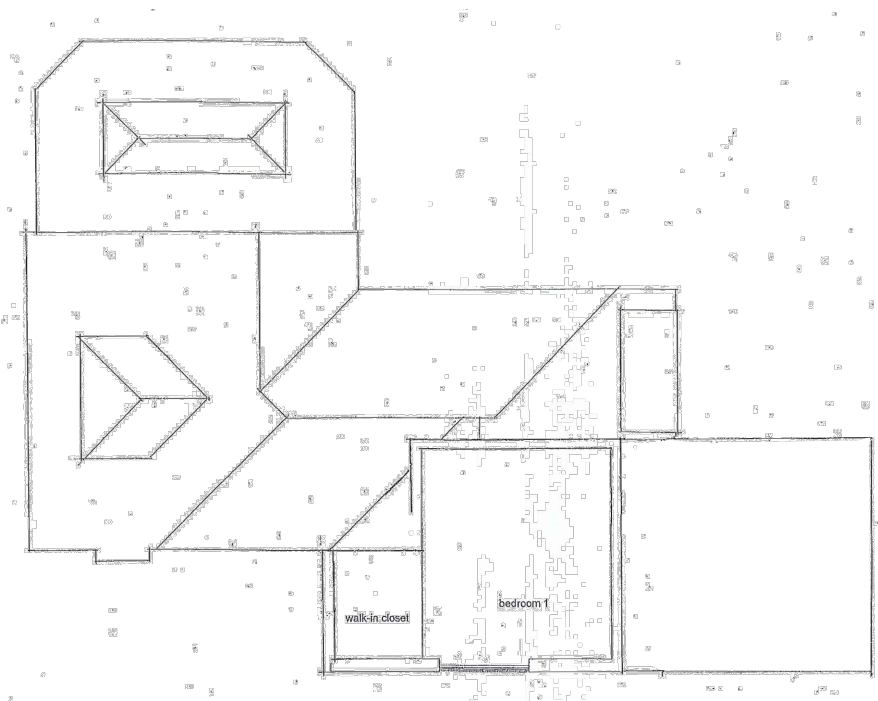
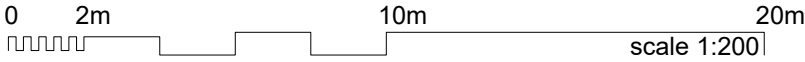
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T: 01483 422 220

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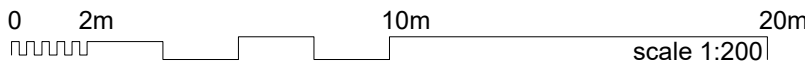
67



Existing First Floor Plan



Proposed First Floor Plan



Appeal Decision

Site visit made on 11 May 2017

by Grahame Kean B.A. (Hons), PgCert CIPFA, Solicitor HCA

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 26 May 2017

Appeal Ref: APP/L3625/C/16/3159408

Land at Gullfoss, The Glade, Kingswood KT20 6JE

- The appeal is made under section 174 of the Town and Country Planning Act 1990 as amended by the Planning and Compensation Act 1991.
 - The appeal is made by Mr Mark Saunders against an enforcement notice issued by Reigate and Banstead Borough Council.
 - The notice was issued on 19 August 2016.
 - The breach of planning control as alleged in the notice is without planning permission the unauthorised erection of an attached double garage side extension with accommodation in the roof in excess of dimension limitations as set out in the Town and Country Planning (General Permitted Development) Order 2015 (as amended) as shown edged red on the attached plan.
 - The requirement of the notice is to remove the attached double garage side extension with accommodation in the roof in its entirety and restore the land to its former condition.
 - The period for compliance with the requirements is within three months of it coming into effect.
 - The appeal is proceeding on the ground set out in section 174(2)(a) of the Town and Country Planning Act 1990 as amended.
-

Summary of Decision

1. The appeal is dismissed and the enforcement notice is upheld with a correction.

Preliminary Matter

2. The appellant objects to the issue of the notice, considering that an application for planning permission should have been entertained by the Council. However the Council explained that under powers in section 70C of 1990 Act as amended, it could decline to determine applications seeking permission for a breach of planning control, where an enforcement notice has been issued against the same development that the application is seeking to regularise. It also made clear that an appeal on ground (a) would enable the planning merits of the development to be considered.
3. Accordingly I see nothing amiss in the issue of the notice, the expediency of which is essentially a matter for the Council. Nor is the reference to permitted development inappropriate, for it merely asserts that in the Council's view the development does not benefit from permission under the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended.
4. The notice will however be corrected to reflect the proper title of this piece of legislation, using powers available to me under s176(1)(a) of the Act.

Ground (a) and the deemed application for planning permission

Main issue and reasons

5. The main issue on this ground is the effect of the development on the character and appearance of the host dwelling and surrounding area.
6. Gulfoss is one of a small group of three similar dwellings on the eastern side of The Glade, at the southern end adjacent to Outwood Lane. Amenity space lies to the south of the plot by Outwood Lane where several trees line the southern boundaries. To the east and south of the site on the other side of Outwood Lane is the boundary of the urban area where it meets the Green Belt and a designated Area of Great Landscape Value (AGLV).
7. The Reigate and Banstead Local Distinctiveness Design Guide 2004 (SPG) sets out that in Residential Areas of Special Character (RASC), which include the appeal site, new building should retain and enhance the existing landscape structure whilst not dominating the plot and, where possible, parking hard surfaces and garaging should not be visible from access roads. The SPG is underpinned by Policy Ho15 of the Reigate and Banstead Local Plan 2015 (LP) which among other matters requires development in RASC to maintain the existing visual predominance of tree cover and spacious gardens.
8. The appeal site benefits from two planning permissions 14/01224/HHOLD and 14/01227/HHOLD each permitting extensions at first floor level and to the rear on the southeast side. It is undisputed that neither of these permissions was in fact implemented. Instead the appellant decided to provide the extra accommodation sought by converting the double garage and erecting the unauthorised development, namely the replacement double garage that is attached to the west of the building between the side of the main house and the roadside, The Glade. This private road leads up from Outwood Lane in a north westerly direction and bends north-east at the point where the new garage has been erected in a prominent position alongside the road.
9. It is pointed out that what has been built is of a lesser mass and volume than either of the approved schemes and the replacement garage itself has a gabled pitched roof and tile hanging similar in design to the pre-existing garage. As I saw it, the unauthorised development is of a considerable bulk and mass and has extended the plot closer to The Glade. Its front elevation is in line with the main front elevation of the host dwelling and the increased width and bulk of the property, close to the road differs significantly from what was previously approved. As such it has had a harmful effect on the character of the RASC which is exemplified by tree-lined roads that mitigate the impact of the built form within the street scene. This effect is exacerbated by the new tarmac access to the west side of the plot. This has replaced an attractive grass verge with vegetation along the boundary, as can be seen in the photographs supplied of the pre-existing views of the appeal site.
10. Whilst I note the comparisons made with what could be erected under permitted development rights, the overall ridge height of the garage as erected would not benefit from such rights. Erected in such a prominent position as it has been, the height of the garage building appears comparable to that of the main dwelling and as such is a significant consideration set against the other comparisons. I therefore give this "fall-back" argument little weight.

11. Regard has been had to examples supplied of other garages nearby with accommodation in the roof space, that are said to be similar to what has been built. Several, if not most of the garages illustrated are integrated into the main roof form of the host dwelling and set well back from the road in spacious grounds, or else they appear subordinate to the main dwelling. They are not in my view comparable with the appeal site where the garage building is seen as a separate but competing form of development to its host. This is evident in the gable roof to the front where its height and scale seen from the road makes it appear as an overly dominant extension that reduces the spaciousness of the plot in which it sits.
12. The garage is said to provide a sound buffer to the main dwelling from road noise on The Glade and the extended drive makes it safer to access the house in icy conditions. That may be so but there are other means to insulate a dwelling from noise and improve the safety of an access, than to erect a structure that results in adverse effects on the character and appearance of the locality. The extra accommodation is not a factor that in my view outweighs those adverse effects, nor is the fact that the garage has the support of the neighbour who objected to the approved schemes, and other residents.
13. I conclude that the unauthorised double garage side extension with roof accommodation, by reason of its disposition within the plot, height, scale and overall mass and bulk is an overly intrusive form of development that unacceptably detracts from the pre-existing open character of the plot and the Residential Area of Special Character. For similar reasons it also harms the transitional setting of the adjacent Green Belt. The harm is substantial and contrary to SPG and Policies Ho9 (vii), Ho13 Ho15 and Ho16 of the Local Plan 2015. These policies aim among other matters to ensure extensions are properly integrated with the main dwelling and respect local character and distinctiveness.
14. The appeal on ground (a) therefore fails.

Conclusion

15. For the reasons given, and having regard to all other matters raised, I conclude that the appeal should be dismissed and I shall uphold the corrected enforcement notice. I refuse to grant planning permission on the application deemed to have been made under section 177(5) of the Act.

Formal Decision

16. It is directed that the enforcement notice is corrected as follows:
 - Delete "Oder" and replace with "(England) Order"
17. Subject to this correction the enforcement notice is upheld and planning permission is refused on the application deemed to have been made under section 177(5) of the 1990 Act as amended.


Grahame Kean

INSPECTOR

Agenda Item 7

Planning Committee
1st August 2018

Agenda Item: 7
18/00916/F

 Reigate & Banstead BOROUGH COUNCIL Banstead Horley Redhill Reigate	TO:	PLANNING COMMITTEE
	DATE:	1 st August 2018
	REPORT OF:	HEAD OF PLACES & PLANNING
	AUTHOR:	Rosie Baker
	TELEPHONE:	01737 276173
	EMAIL:	rosie.baker@reigate-banstead.gov.uk
AGENDA ITEM:	7	WARD: South Park and Woodhatch

APPLICATION NUMBER:	18/00916/F	VALID:	3/5/2018
APPLICANT:	Earlwood Homes	AGENT:	White & Sons
LOCATION:	106 DOVERS GREEN ROAD AND REAR OF 104 DOVERS GREEN ROAD, REIGATE, SURREY		
DESCRIPTION:	The demolition of No 106 Dovers Green Road and erection of 5 x 5 bed dwellings with associated access, parking and landscaping. As amended on 07/06/2018 As amended on 11/6/2018		
All plans in this report have been reproduced, are not to scale, and are for illustrative purposes only. The original plans should be viewed/referenced for detail.			

SUMMARY

This is a full application for the construction of five detached, five bedroom houses, with accommodation over three floors and integral garaging. The site comprises the entire of 106 Dovers Green Road and part of the rear garden of no.104. It is proposed to create a new shared access to Dovers Green Road for plots 1 and 2; three new private driveways to Beehive Way are proposed for units 3, 4 and 5. The site is situated in a sustainable location within the urban area. A number of individual trees on site are protected by Tree Preservation Order Ref: RE69.

This application follows a recently refused scheme for seven (reduced to six) dwellings that was refused solely on impact to character given its high density, cramped layout with small plot sizes and bulky building forms. This application is considered to overcome these issues with a revised design approach that includes a reduction in number of dwellings, a more spacious layout and a traditional detached design form of improved quality.

There is no in principle objection to the redevelopment of the site and it is noted the existing site is very low density in comparison to the surrounding development, particularly the more recent housing additions in Beehive Way. A density assessment supports the application which confirms the proposed density (17 dph) is similar to that of the established pattern of development in Dovers West and Dovers Green Road (10 – 19dph) and lower than the newer forms of development in Beehive Way and the estate to the west beyond (20 – 29 dph). It is considered that

the redevelopment of the site will make efficient use of land whilst respecting the existing character and density of the locality. It is noted predominantly two storey built forms characterise the area. Whilst dormers are proposed, with the scheme incorporating habitable accommodation within the roof space, I consider this acceptable noting that all the dormers face towards the rear and therefore will have a negligible impact on the streetscene. Conditions are proposed to control future extensions.

The proposed detached houses are of traditional design and subject to conditions regarding materials and an acceptable landscape scheme the design and layout is considered acceptable. The proposed dwellings would be appropriately spaced from each other and their boundaries, with available space to provide a meaningful landscape scheme. Their relationship and distances to neighbouring properties would prevent any harmful impact upon neighbouring amenity. The tree officer has assessed the application and confirmed subject to condition the development would have an acceptable impact on trees.

Concern has been raised by residents regarding the introduction of new access onto Beehive Way. The highway impacts of the development have been assessed by the County Highway Authority and have been deemed acceptable. Concern has also been raised regarding inconvenience during construction. A construction method statement is proposed to be conditioned.

RECOMMENDATION(S)

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

Consultations:

Highway Authority: No objection subject to condition.

The County Highway Authority has assessed the application on safety, capacity and policy grounds and is satisfied that the application would not have a material impact on the safety and operation of the adjoining public highway with respect of access, net additional traffic generation and parking. The County Highway Authority therefore has no highway requirements subject to conditions

Surrey County Council (Minerals and waste): No objection

Surrey County Council (SuDs): Application beneath threshold no comment

Reigate Society: Preference for one dwelling on the Dovers Green Road frontage and question the need for 5 bedroom dwellings.

Tree officer: No objection subject to conditions (see report)

Representations:

Letters were sent to neighbouring properties on 14th May 2018 and a site notice was posted 6th June 2018. Neighbours were re-notified on the revised plans for a 14 day period commencing 12th June 2016.

5 responses have been received raising the following issues. This includes a letter from the residents of nos 1, 4, 6, 10 and 12 Beehive Way

Issue	Response
Introduction of new vehicular accesses to Beehive Way – Preference for all dwellings to be accessed from Dovers Green Way	See paragraph 6.22 – 6.24
Increase in traffic and congestion, in particular with respect to Beehive Way	See paragraph 6.22 – 6.24
Hazard to highway safety, in particular with respect to Beehive Way	See paragraph 6.22 – 6.24
Lack of parking on Beehive Way	See paragraph 6.22 – 6.24
Inconvenience during construction, in particular use of Beehive Way by construction vehicles.	See paragraph 6.20
Out of character with surrounding area, (concern regarding use of dormers to achieve accommodation in the roof, scale / width of development proposed at plot 5, spacing of dwellings)	See paragraph 6.4 – 6.12

Poor design	See paragraph 6.4 – 6.12
Overlooking, overshadowing and loss of privacy	See paragraph 6.16 – 6.21
Alternative location / proposal preferred	Each application must be assessed on its own merits

1.0 Site and Character Appraisal

- 1.1 The site is located in a predominantly residential area on the western side of Dovers Green Road, a busy A road linking Reigate to Sidlow. The site comprises the entire of 106 Dovers Green Road and part of the rear garden of no.104. The site is occupied by a single large two storey detached house set in a generous plot. There are protected trees in the rear garden of both 104 and no 106 and the surrounding area is characterised by a high level of tree cover, apart from the southern boundary which is quite open to Dovers West separated by a small hedge
- 1.2 Buildings here are generally well spaced, two stories and of detached form, considerably set back from the highway along a well-established building line. The site is currently accessed from Dovers West a small private road to the south of the site, providing access to 6 detached dwellings: 1-4 Dovers West a small recent development of 4 detached homes, 108 a bungalow and 108a a two storey home. To the north of the site is Beehive Way (itself an infill development), which consists of predominantly two storey detached houses. The site is relatively flat.

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: A revised layout was submitted improving the separation distances between units 1 and 2 and 3 and 4. Given the presence of protected trees in the proximity of unit 4 revised arboricultural information was submitted to demonstrate the revised layout would not have a detrimental impact on protected trees.
- 2.3 Further improvements are proposed to be secured through the use of conditions.

3.0 Relevant Planning and Enforcement History

- | | | | |
|-----|------------|---|--|
| 3.1 | 17/02741/F | Demolition of No.106 and erection of 2 x 3 bed, 4 x 4 bed and 1 x 5 bed dwellings with associated access, parking and landscaping | Refused
Appeal awaiting determination |
|-----|------------|---|--|

3.2	13/00081/TPO	Fell one horse chestnut infected with honey fungus	Granted
3.3	83P/1049/F	106 Dovers Green Road, Two storey side extension and attached double garage	Approved
3.4	82P/0417/O	106 Dovers Green Road. Erection of 2 detached dwellings with attached garages (renewal of planning permission 79p/0197).	Refused. Appeal dismissed on tree grounds.
3.5	80P/1265	Application in outline. Erection of one detached house between the two existing dwellings at nos 104 – 106 Dovers Green Road and formation of a new access to dovers green road	Approved
3.6	80P /1264	Erection of 6 detached houses fronting beehive way, part curtilage of 102, 104 and 106 Dovers Green Road.	Refused. Appeal dismissed.
3.7	80P/0301	Erection of 7 detached houses on land between 104 and 106 Dovers Green Road and fronting beehive way	Refused. Appeal dismissed.
3.8	79P/1102	Erection of 6 detached houses with service road and access to beehive way – land to the rear of 102 – 106 Dovers Green Road	Refused. Appeal dismissed.
3.9	79p/0197/O	Erection of two detached dwellings with attached garages (renewal of planning reference re.75p/312)	Approved with conditions.
3.10	75p/312/O	Erection of two detached dwellings with attached garages between the two dwellings of 104 – 106	Refused. Allowed on appeal
3.11	74p/0408	Erection of 9 two storey detached dwellings and garages and construction of estate road with access to beehive way	Refused
3.12	74/0223	Demolition of 104 Dovers Green Road and erection of 9 two storey detached dwelling houses and garage and construction of estate road with access to beehive way	Refused

4.0 Proposal and Design Approach

- 4.1 This is a full application for the demolition of 106 Dovers Green Road, the subdivision of the plot and the erection of 5 no 5 bed dwellings, together with associated parking and landscape works. It is proposed to create a new shared access to Dovers Green Road for plots 1 and 2. Three new private driveways to Beehive Way are proposed for units 3, 4 and 5. Plots 1 -4 have an integrated garage space, plot 5 has an attached singled storey garage to the side. Additional external parking is provided within private driveways.
- 4.2 The application follows a scheme for the erection of seven dwellings, reduced to six following amendment to the application recently refused on character grounds relating to the overdevelopment of the site, proposed design and failing to respect the character of the area. As set out in the planning history there have also been a number of historic applications for the subdivision of the plot to provide for 9, 7 and 6 dwellings respectively all of which were refused and a number dismissed on appeal in the 1970s and 1980s. An application for the erection of one detached house on land between 104 and 106 was approved in 1980. An outline application for two detached dwellings between 104 and 106 was approved in the 1970s, reduced to one dwelling given arboricultural interests (TPO served) in 1980.
- 4.3 The current proposal seeks to overcome the previous reason for refusal by providing fewer dwellings (from 6 to 5), a revised design of the dwellings (removing the awkward and bulky barn roofs) and greater space between buildings. The layout has been revised and the applicant has amended the access arrangements such that 3 of the units are now proposed with private driveways to Beehive Way. All dwellings are now proposed as detached. As previously the layout has been arranged with two units fronting Dovers Green Road. Plots 3 – 5 would be sited to the rear and now face Beehive Way, with plot 5 within the rear garden of 104 Dovers Green Road.
- 4.4 A design and access statement should illustrate the process that has led to the development proposal, and justify the proposal in a structured way, by demonstrating the steps taken to appraise the context of the proposed development. It expects applicants to follow a four-stage design process comprising:
Assessment;
Involvement;
Evaluation; and
Design.
- 4.5 Evidence of the applicant's design approach is set out below:

Assessment	The character of the surrounding area is assessed as residential of varied density. The host dwelling forms part of the estate built mainly during the 1930s and 1950s, as identified within the Council's Distinctiveness Guide (page 22). As such the housing locally comprises of medium to
------------	--

	large detached dwellings set back from the Dovers Green Road. The estate to the east is typically higher in density with the newer additions in the area providing an even higher density.
	Site features meriting retention are listed as protected trees.
Involvement	No community consultation took place.
Evaluation	The proposed design responds to the previous refused scheme for 6 units
Design	The traditional design approach is considered to respect the character of the area and is reflective of the Surrey vernacular in general. The proposed scale is considered comparable to those dwellings that predominate and responds to the general density and pattern of development in the locality. The applicant has provided an assessment of densities in the local area to support their position.

4.6 Further details of the development are as follows:

Site area	0.29ha
Existing parking spaces	4
Proposed parking spaces	15
Parking standard	2 spaces per dwelling (3 bedroom plus)
Net increase in dwellings	4
Existing site density	3.44 dph
Proposed site density	17 dph
Density of the surrounding area	25.5 dph 4 – 14 Beehive Way 18.6 dph 1,1A, 3 Beehive Way & 100-102 Dovers Green Road 13.56 dph Dovers West 13.64 dph 108 – 122 Dovers Green Road

5.0 Policy Context

5.1 Designation

Urban area
Tree Protection Order (RE69)

5.2 Reigate and Banstead Core Strategy

CS1(Sustainable Development)
CS4 (Valued Townscapes and the Historic Environment)
CS10 (Sustainable Development),
CS11 (Sustainable Construction),
CS14 (Housing Needs)
CS15 (Affordable Housing)
CS17 (Travel Options and accessibility)

5.3 Reigate & Banstead Borough Local Plan 2005

Landscape & Nature Conservation	Pc4
Housing	Ho9, Ho13, Ho14, Ho16,
Movement	Mo5, Mo7,

5.4 Other Material Considerations

National Planning Policy Framework	
National Planning Practice Guidance	
Supplementary Planning Guidance	Surrey Design Local Distinctiveness Design Guide A Parking Strategy for Surrey Parking Standards for Development Affordable Housing
Other	Human Rights Act 1998 Community Infrastructure Levy Regulations 2010

6.0 Assessment

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

6.2 Whilst there have been previous refusals on this site they related to a higher number of dwellings and materially different site layout. The site is sustainably located on the edge of Woodhatch. There is no objection in principle to a potential redevelopment of the site and such a redevelopment would help the Council meet some of the Borough's identified housing need and furthermore would be welcomed as a contribution to housing supply, with associated employment and economic benefits. However, the assessment 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.

6.3 The main issues to consider are:

- Design appraisal

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

Design appraisal

- 6.4 This application follows a recently refused scheme for seven (reduced to six) houses that was refused as the proposed design and layout (specifically the number of dwellings, bulky building forms, uncharacteristically small plots, lack of spaciousness and poor layout of the access road and parking areas with limited space for landscaping) was considered to result in a cramped overdevelopment of the site and harmful to the character of the area. This scheme seeks to overcome this previous reason for refusal with a reduced number of dwellings and a revised design approach.
- 6.5 Policy Ho13 of the local plan states that maintenance of the character should be of prime consideration and is of particular relevance for infill development. Local plan policy Ho14 relates specifically to back land development. It states that such development must comply with a number of criteria. Including that the general pattern and form of development in the area is maintained, that proposed plot sizes and spacing between buildings reflect that predominating within the surrounding area and that new access roads do not create undue disruption to the character and appearance of the existing road frontage. These design and character policy principles are also reiterated in the Council's Local Distinctiveness Guide, particularly with reference to Case Study 3 which provides design guidance for infill development.
- 6.6 The revised application for 5 units is considered to overcome previous concerns regarding density and the overdevelopment of the site. Amendments during the course of the application has further increased the separation distances between the dwellings, such that they are now considered satisfactory. There is a gap of 4m between plots 1 and 2. To the rear the gaps are approx 4.2m between plots 3 and 4 and approx 13m between plots 4 and 5. Building to building there is a gap of approx 21m between the rear building line of plots 1 and 2, and dwellings 3 and 4. The separation distance is approx 24m between 104 Dovers Green Road and dwelling 5.
- 6.7 The proposal will achieve a density of 17 dwellings per hectare. The applicant has provided a density assessment mapping the density of the local area, shown at page 12 of the submitted design and access statement. It is clear from this assessment, and I have undertaken my own shown in the table at 4.5 above that the proposed density is not dissimilar to that of the established pattern of development in Dovers West and Dovers Green Road and lower than the newer forms of development in Beehive Way and the estate to the west beyond. The existing site and the adjacent property of 104 Dovers Green Road in density terms is significantly lower than the surrounding built form and it is considered that the redevelopment of the site will make efficient use of land whilst respecting the existing character and density of the locality.

- 6.8 The proposed layout of the development will correspond to established building lines along Dovers Green Road and Beehive Way, with appropriate set backs from the roads and allowing appropriate space for front gardens, driveways and parking. The applicant's 'massing plan' illustrates the building footprints of the development in comparison to those within the locality. This indicates that detached forms are predominant in the locality and the proposal would broadly conform to the existing pattern of development. Whilst it is noted plot 5 is larger (wider) than most, it is noted there are significant properties on Dovers Green Road including semi-detached forms of similar width. Whilst plot 5 is detached I do not consider plot 5 so out of character (noting its spacious plot) to warrant refusal.
- 6.9 The proposed dwellings are two storeys in scale with accommodation provided in the roof and dormers incorporated to the rear. The proposed buildings heights will not exceed 9m which is comparable to other dwellings in the locality. The applicant states that the built form will be lower than that proposed under the previous application 17/02741/P with no significant change to existing site levels. Given the scale of the dwellings the roofs would be capable of conversion at a future date. Whilst adding to the bulk and mass of the roof, the dormers are all located to the rear and therefore would have a limited impact on the appearance of the streetscene. The dormers proposed are all of the same size and profile and accord with the Council's Supplementary Planning Guidance on this matter. As such I consider limited harm arises from their presence and would be insufficient to result in a reason for refusal on this basis.
- 6.10 The dwellings are traditional in design, finished in brick with the first floor tile hung with timber overhang porches and brickwork details to add visual interest. Whilst there is consistency with respect to the palette of materials and general design there is some variation in houses sizes and types which is welcomed and adds variety to the streetscene. The proposed materials and designs are considered to accord with the Surrey vernacular and are considered appropriate in this location.
- 6.11 Part 3 of the Local Distinctiveness Guide out a series of design considerations for 1930s and 1950s character areas to which this site relates. The guide provides as follows: "Consideration should be given to the materials existing within the immediate vicinity as a means of integrating new development. New infill development should not provide parking or garaging which dominates the street frontage. Building lines should be respected, particularly where this is a dominant feature. Visual separation between dwellings should be retained. Building form and massing should reflect dwellings within the vicinity."
- 6.12 Subject to securing appropriate materials and an acceptable landscape scheme as noted below the dwellings would sit comfortably within the site and its surroundings and the revised design approach is considered to overcome the previous reason for refusal relating to character. I consider the

proposal to conform with the guidance and the criteria of local plan policies Ho13 and Ho14.

- 6.13 The tree officer was consulted on the proposal in order to assess the proposed development against impact upon existing trees and vegetation. No objection has been raised and subject to conditions relating to landscaping and tree protection.
- 6.14 The detailed comments of the tree officer are set out below:

“Rosie following our recent discussion, I have reviewed amended plans and the revised arboricultural information which has been prepared by David Archer Associates. The information has been compiled in accordance with the guidelines advice and recommendation contained within British Standard 5837.

Subject to adherence to the prescribed tree protection measures and arboricultural method statement, which makes provision for pre commencement meeting, qualified arboricultural supervision at the relevant stages of development and the ongoing qualified monitoring and reporting process there should be no significant or long lasting adverse or impact on the future health and vigour of the trees being retained on the proposed development site. Trees lost directly to the proposal are of a domestic nature; trees have been categorised in the lower categories contained within table 1 and the criteria detailed in section 4 of the above standard.

The arboricultural matters relating to this site can therefore be adequately dealt with by compliance condition which is attached. I have also attached a landscape conditions which requires replacement tree planting, whilst space is limited on site there is available space to improve and enhance the existing and future landscape of this locality, which should be secure by condition.”

- 6.15 Whilst it is noted that the application will result in the loss of some trees these are of a domestic nature. The three most significant trees are the protected scots pine numbered T11, T13 and T14 in the submitted survey, one category A and two category B trees, and are shown for retention. These trees are significant in the local and wider landscape and afford high visual amenity to the general area. Whilst the proposed development involves some minor incursions into the calculated root protection areas of retained trees these incursions are nominal and can be managed by condition. In light of the above and subject to condition the proposal is considered to comply with policy Pc4 of the Local Plan.

Neighbour amenity

- 6.16 Due to the design, siting and aspect between the dwellings proposed and neighbouring properties, no direct loss of privacy or light would occur and the proposed dwellings would be sufficiently distanced from neighbouring properties as to not result in harmful overbearing presence or unacceptable overshadowing. Whilst resulting in a degree of greater presence, overlooking

and change in outlook the impact would not be significant to justify a refusal in his case. Separation distances (wall to wall) are provided below and are considered acceptable noting the closest relationship is between Plot 5 and 3 Beehive Way and reflects a proposed flank elevation with side garage to existing blank flank elevation relationship.

Plot 1 to 104 Dovers Green Road: 13m
Plot 5 to 104 Dovers Green Road: 24m
Plot 5 to 3 Beehive Way: 6.8m (4m to garage)
Plot 5 to 10 - 6 Beehive Way: 23.5 - 25m
Plots 3 – 4 to 14 – 12 Beehive Way: 29.7 - 32m
Plot 3 to Dovers West: 23 – 28m
Plot 3 to 108 Dovers Green Road: 23m
Plot 2 to 108a Dovers Green Road: 25m

- 6.17 It is noted that 108 is a bungalow and the proposal relates to two storey development with roof accommodation, notwithstanding this the separation distance, which includes the internal road of Dovers West between the properties is considered acceptable and there would be no harmful impact. The current boundary along Dovers West is relatively open and a 1.8m boundary fence is proposed which would provide improved privacy. Boundary treatment and additional planting would be secured by condition.
- 6.18 First floor bathroom windows can be conditioned to be obscure glazed and fixed shut except for a top hung fan light and those serving ancillary spaces such as staircases and corridors are not considered to give rise to harm by reason of overlooking or loss of privacy. No other windows at first floor are proposed in the building flanks. In light of the separation distances the first floor bedroom windows to the rear and front are not considered to give rise to amenity harm to existing residents. Future residents would be aware of the building relationships and level of overlooking to rear gardens prior to purchase and as such I consider the level of harm very limited. The dormers are all to the rear and as such are not considered to result in an additional level of harm beyond that which would already exist from the first floor windows. In light of the above the development would not result in a harmful loss of privacy to neighbouring properties.
- 6.19 Living standards: The proposed dwellings in terms of their layout, size, accessibility and access to facilities is considered acceptable. The proposed dwellings have an acceptable floor space and the units would have access to private amenity space. When judged from a living standard perspective the proposal is considered acceptable.
- 6.20 Objection was raised on the grounds 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. A construction method statement would be secured by planning condition.

- 6.21 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 Ho9, Ho13 and Ho14 in this regard.

Highway matters

- 6.22 A new shared access is proposed from Dovers Green Lane for plots 1 and 2. In addition three new private drives from Beehive Way are proposed for plots 3, 4 and 5. A total of 15 parking spaces are proposed (including single integral garages to plots 1 -4 and an attached single garage to plot 5).
- 6.23 The County Highway Authority having considered local representations has undertaken an assessment in terms of the likely net additional traffic generation, access arrangements and parking provision. It is satisfied that the application would not have a material impact on the safety and operation of the adjoining public highway including Beehive Way subject to conditions relating to the accesses and the requirement for a construction transport management plan. Conditions to secure the parking layout prior to occupation are also considered appropriate.
- 6.24 Parking provision accords with adopted standards and on this basis is considered acceptable. In light of the above there is no objection to the scheme from a highway perspective and the proposal is considered to accord with the provisions of the NPPF, and Local Plan policies Mo5, Mo6 and Mo7 in this respect.

Affordable Housing

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

Community Infrastructure Levy (CIL)

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

public transport and community facilities which are needed to support new development. This development would be CIL liable and, although the exact amount would be determined and collected after the grant of planning permission, an informal calculation shows a CIL liability of around £125,853.55 with indexation applied.

CONDITIONS

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

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

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

Plan Type	Reference	Version	Date Received
Location Plan	LD03A/PL01		26.04.2018
Elevation Plan	LD03A/PL09		26.04.2018
Floor Plan	LD03A/PL06		26.04.2018
Floor Plan	LD03A/PL04		26.04.2018
Survey Plan	LD03A/PL02		26.04.2018
Floor Plan	LD03A/PL08		26.04.2018
Site Layout Plan	LD03A/PL03	A	07.06.2018
Block Plan	LD03A/PL11	A	07.06.2018
Street Scene	LD03A/PL14	A	07.06.2018
Street Scene	LD03A/PL15	A	07.06.2018
Elevation Plan	LD03A/PL05		03.05.2018
Elevation Plan	LD03A/PL07		03.05.2018
Floor Plan	LD03A/PL12		03.05.2018
Elevation Plan	LD03A/PL13		03.05.2018

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

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

Reason: To ensure the Local Planning Authority are satisfied with the details of the proposal and its relationship with adjoining development and to safeguard the visual amenities of the locality with regard to Reigate and Banstead Borough Local Plan 2005 policy Ho9.

4. No development shall take place 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 Borough Local Plan 2005 policies Ho9 and Ho13.

5. No development shall commence including demolition and or groundworks preparation until all related arboricultural matters including tree protection measures, pre commencement meeting, arboricultural supervision and monitoring are implemented in accordance with the approved details contained in the Arboricultural Method Statement dated June 2018 and the Tree Plan numbered TPP03 dated June 2018 compiled by David Archer Associates.

Reason: To ensure good arboricultural practice in the interests of the maintenance of the character and appearance of the area and to comply with British Standard 5837:2012 'Trees in Relation to Design, demolition and Construction – Recommendations' and policies Pc4 and Ho9 of the Reigate and Banstead Borough Local Plan

Informative:

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

6. No development shall commence on site until a scheme for the landscaping and replacement tree planting of the site including the retention of existing landscape features has been submitted to and approved in writing by the local planning authority. Landscaping schemes shall include details of hard landscaping, planting plans, written specifications (including cultivation and other operations associated with tree, shrub, and hedge or grass establishment), schedules of plants, noting species, plant sizes and proposed numbers/densities and an implementation programme.

All hard and soft landscaping work shall be completed in full accordance with the approved scheme, prior to occupation or or use of the approved development or in accordance with a programme agreed in writing with the local planning authority

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

Any trees shrubs or plants planted in accordance with this condition which are removed, die or become damaged or become diseased within five years

of planting shall be replaced within the next planting season by trees, shrubs of the same size and species.

Reason: To ensure good arboricultural and landscape practice in the interests of the maintenance of the character and appearance of the area and to comply with policies Pc4, and Ho9 of the Reigate and Banstead Borough Local Plan 2005.

Informative:

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

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) measures to prevent the deposit of materials on the highway
 - (g) 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 above conditions are required in order that the development should not prejudice highway safety nor cause inconvenience to other highway users to satisfy policies Mo5 and Mo7 of the Reigate and Banstead Borough Local Plan 2005 and the objectives of the NPPF 2012.

8. Plots 1 and 2 as shown on the approved site layout plan shall not be first occupied unless and until the proposed vehicular access to Dovers Green Road has been constructed in accordance with the approved plans.

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

9. Plots 3, 4 and 5 as shown on the approved site layout plan shall not be first occupied unless and until the proposed vehicular access to Beehive Way has been constructed in accordance with the approved plans.

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

10. The development 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 at plots 1 and 2 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: The above conditions are required in order that the development should not prejudice highway safety nor cause inconvenience to other highway users to satisfy policies Mo5 and Mo7 of the Reigate and Banstead Borough Local Plan 2005 and the objectives of the NPPF 2012.

11. 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 at plots 3 - 5 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: The above conditions are required in order that the development should not prejudice highway safety nor cause inconvenience to other highway users to satisfy policies Mo5 and Mo7 of the Reigate and Banstead Borough Local Plan 2005 and the objectives of the NPPF 2012.

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

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

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

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

14. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015, (or any Order revoking and re-enacting that Order with or without modification), no first floor windows, dormer

windows or rooflights other than those expressly authorised by this permission shall be constructed.

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

15. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no extensions permitted by Classes A B and C of Part 1 of the Second Schedule of the 2015 Order shall be constructed.

Reason: To control any subsequent enlargements in the interests of the visual and residential amenities of the locality with regard to Reigate and Banstead Borough Local Plan 2005 policies Ho9, Ho13, Ho14 and Ho16

INFORMATIVES

1. Your attention is drawn to the safety benefits of installing sprinkler systems as an integral part of new development. Further information is available at www.firesprinklers.info.
2. The applicant is encouraged to provide renewable technology within the development hereby permitted in order to reduce greenhouse gas emissions.
3. The development hereby approved is liable to pay the Community Infrastructure Levy (CIL). Payment of CIL is mandatory. You are advised to familiarise yourself with CIL, its implications and your responsibilities. More information about CIL is available at www.reigate-banstead.gov.uk/cil. If you have not already done so, you should submit an Assumption of Liability Form as soon as possible to notify the Council who will be responsible for paying CIL for the development. This will ensure that the CIL Liability Notice, and any subsequent correspondence associated with CIL, is issued to the correct party. Responsibility to pay CIL will default to the landowner unless another party has assumed liability. All relevant forms can be found on the Planning Portal website at: <http://www.planningportal.co.uk/planning/applications/howtoapply/whattosubmit/cil>
4. The applicant is advised that prior to the initial occupation of any individual dwelling hereby permitted, a 140 litre wheeled bin conforming to British Standard BSEN840 and a 60 litre recycling box should be provided for the exclusive use of the occupants of that dwelling. Prior to the initial occupation of any communal dwellings or flats, wheeled refuse bins conforming to British Standard BSEN840, separate recycling bins for paper/card and mixed cans, and storage facilities for the bins should be installed by the developer prior to the initial occupation of any dwelling hereby permitted. Further details on the

required number and specification of wheeled bins and recycling boxes is available from the Council's Neighbourhood Services on 01737 276501 or 01737 276097, or on the Council's website at www.reigate-banstead.gov.uk. Bins and boxes meeting the specification may be purchased from any appropriate source, including the Council's Neighbourhood Services Unit on 01737 276775.

5. 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 bowzers and wheel washes;
 - (e) There should be no burning on site;
 - (f) Only minimal security lighting should be used outside the hours stated above; and
 - (g) Building materials and machinery should not be stored on the highway and contractors' vehicles should be parked with care so as not to cause an obstruction or block visibility on the highway.

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

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

6. 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.

7. The permission hereby granted shall not be construed as authority to carry out works on the highway. The applicant is advised that prior approval must be obtained from the Highway Authority before any works are carried out on any footway, footpath, carriageway, or verge to form a vehicle crossover. Please see: <http://www.surreycc.gov.uk/roads-and-transport/road-permits-and-licences/the-traffic-management-permit-scheme>.
8. The developer is reminded that it is an offence to allow materials to be carried from the site and deposited on or damage the highway from uncleaned wheels or badly loaded vehicles. The Highway Authority will seek, wherever possible, to recover any expenses incurred in clearing, cleaning or repairing highway surfaces and prosecutes persistent offenders. (Highways Act 1980 Sections 131, 148, 149).
9. The 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.

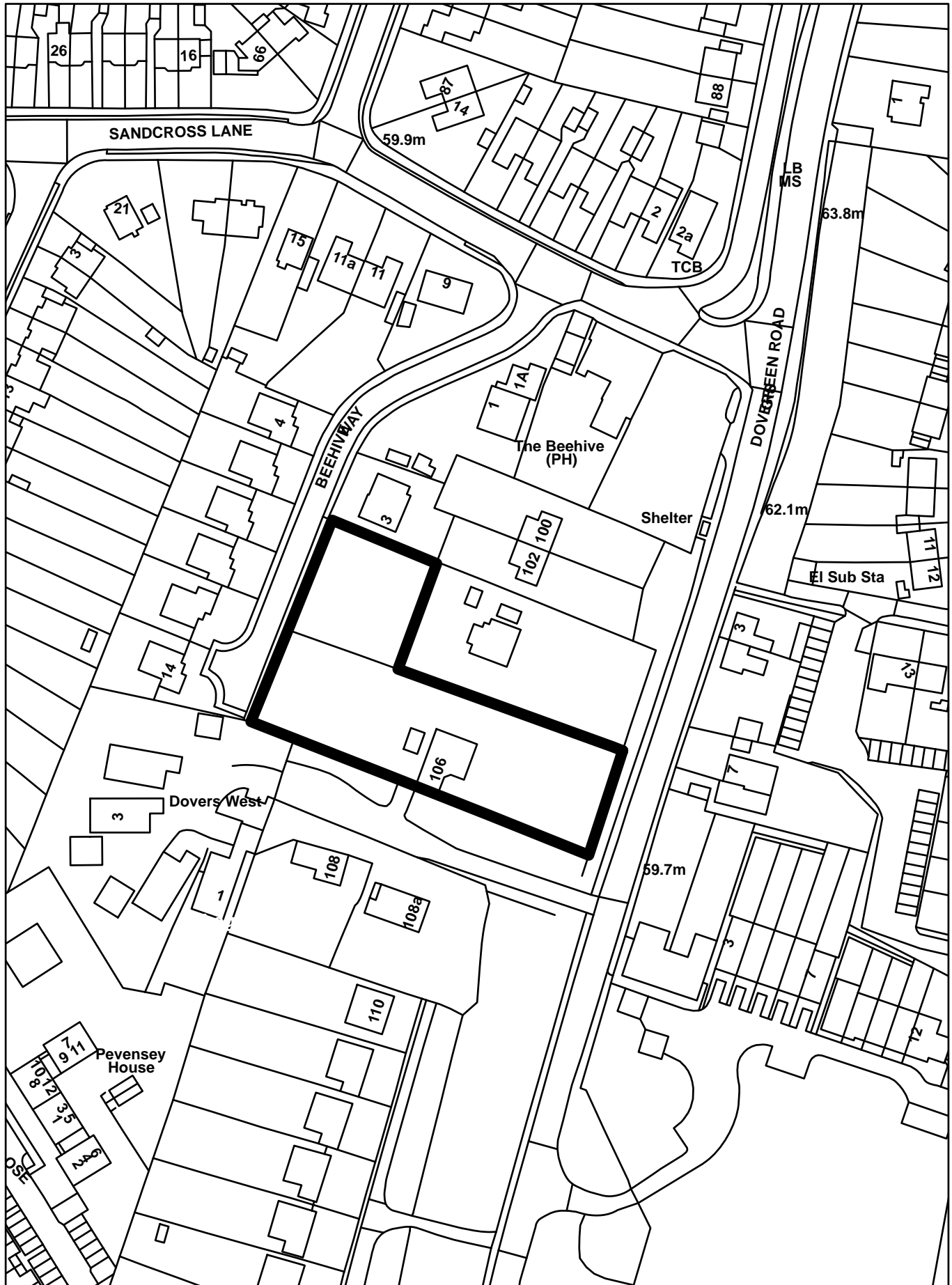
REASON FOR PERMISSION

The development hereby permitted has been assessed against development plan policies CS1, CS4, CS8, CS10, CS11, CS14, CS15, CS17, Ho9, Ho13, Ho14, Ho16, Pc4, Mo5 and Mo7 and material considerations, including third party representations. It has been concluded that the development is in accordance with the development plan and there are no material considerations that justify refusal in the public interest.

Proactive and Positive Statements

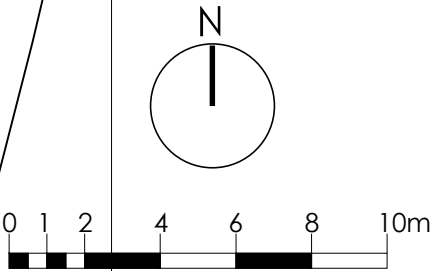
The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in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

18/00916/F - 106 Dovers Green Road & Rear Of 104 Dovers Green Road, Reigate





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Rev	Date	Description
A	7.6.18	Layout amended after planning comments



Date	April 2018	Drawn	KA
Scale	1:200 @ A1	Checked	-
Client	Earlswood Homes		

Project	Dovers Green Road Reigate RH2 8DW
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Title	Proposed Site Layout
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Drawing No.	LD03A / PL 03 A
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Existing

36

Proposed

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Rev	Date	Description
A	7.6.18	Amended after planning comments



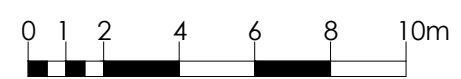
Date	May 2018	Drawn	KA
Scale	1:200 @ A3	Checked	*

Client
Earlswood Homes

Project
Dovers Green Road
Reigate

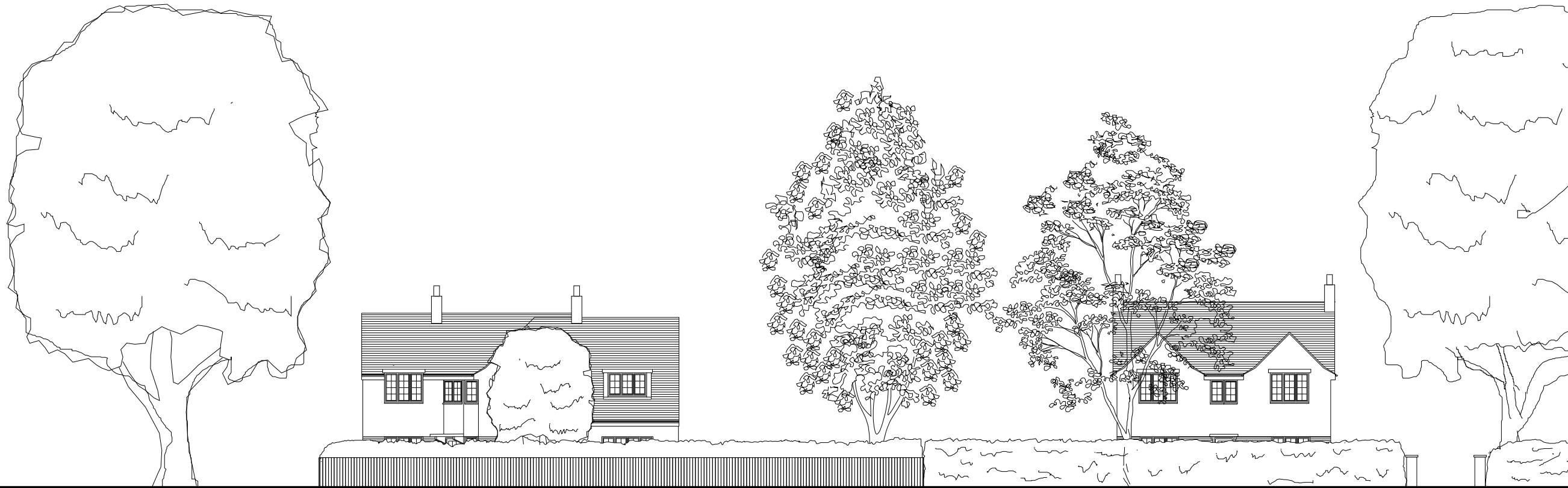
Title
Street Elevations
Beehive Way

Drawing No
LD03 A / PL 15 A



Existing

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Dovers Way

No. 106

No. 104

Proposed



Dovers Way

Plot 2

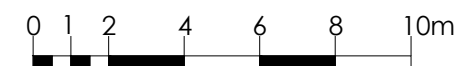
Plot 1

No. 104

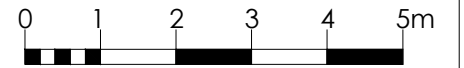
Rev	Date	Description
A	7.6.18	Amended after planning comments

Earlswood HOMES

Date	May 2018	Drawn	KA
Scale	1:200 @ A3	Checked	*
Client	Earlswood Homes		
Project	Dovers Green Road Reigate		
Title	Street Elevations Dovers Green Road		
Drawing No	LD03 A / PL 14 A		



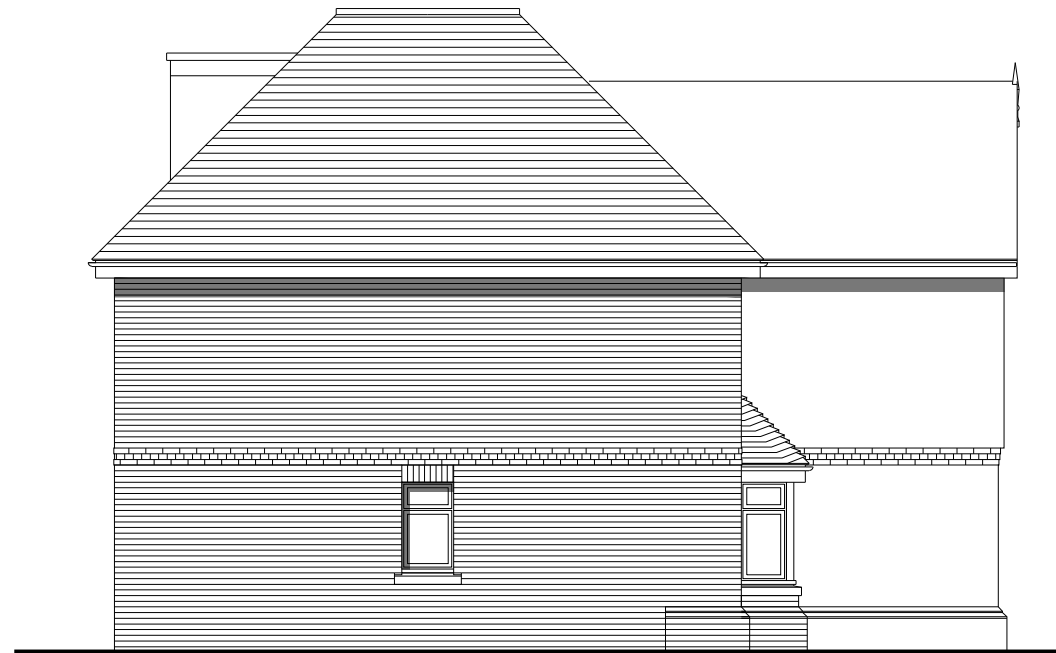
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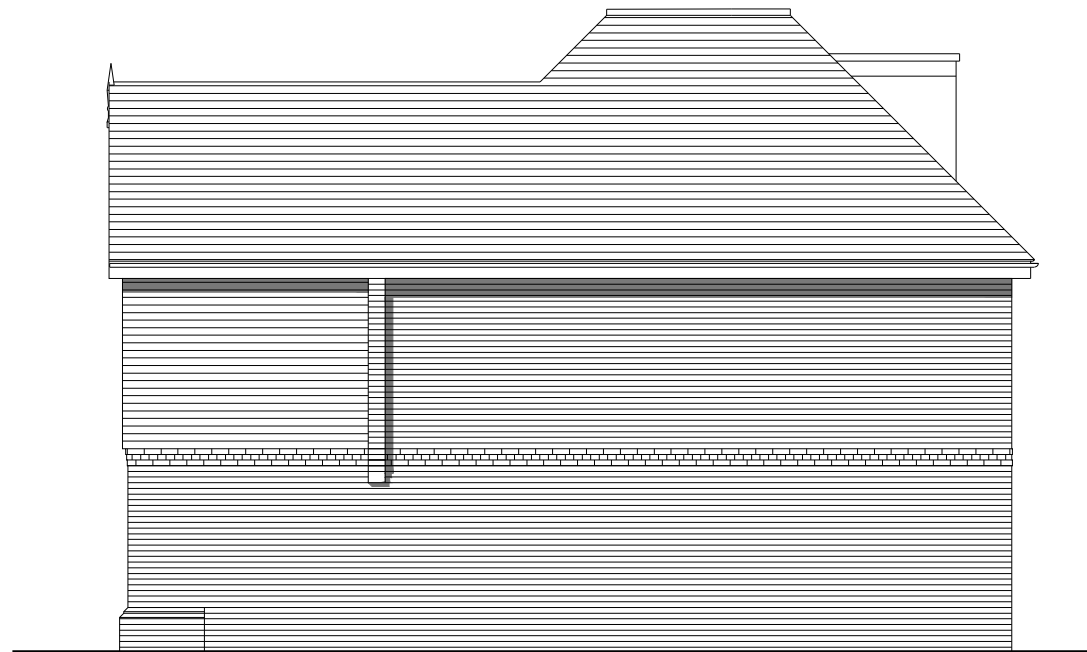
Front



Side



Side



Rear



Rev	Date	Description
		
Date	April 2018	Drawn KA
Scale	1:100 @ A3	Checked *
Client	Earlswood Homes	
Project	Dovers Green Road Reigate	
Title	Plot 4 Elevations	
Drawing No	LD03A / PL 07	



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Front

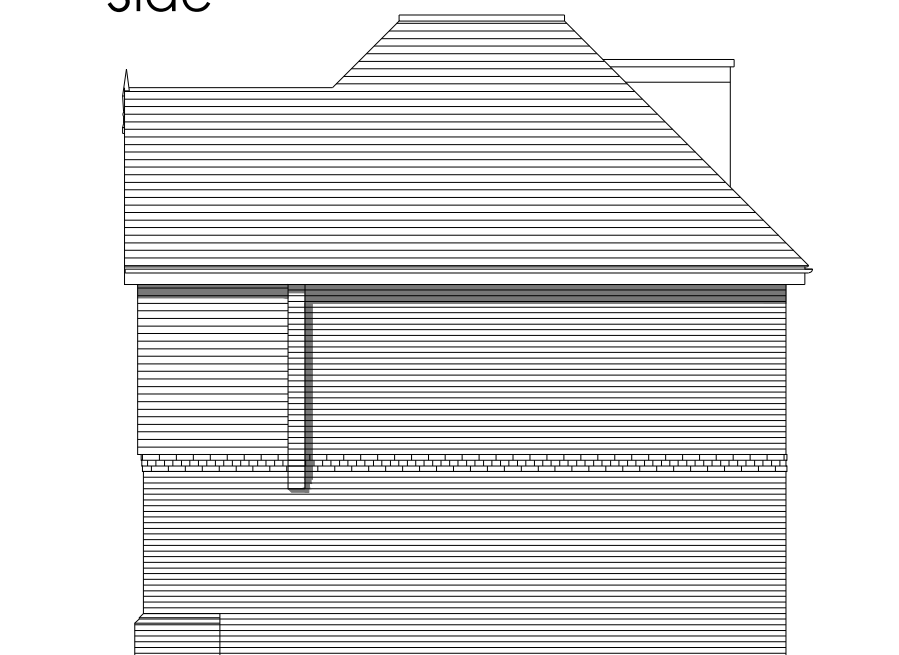


Side



06

Side



Rear



Rev	Date	Description



Date	April 2018	Drawn	KA
Scale	1:100 @ A3	Checked	*

Client
Earlswood Homes

Project
Dovers Green Road
Reigate

Title
Plot 5
Elevations

Drawing No
LD03A / PL 09

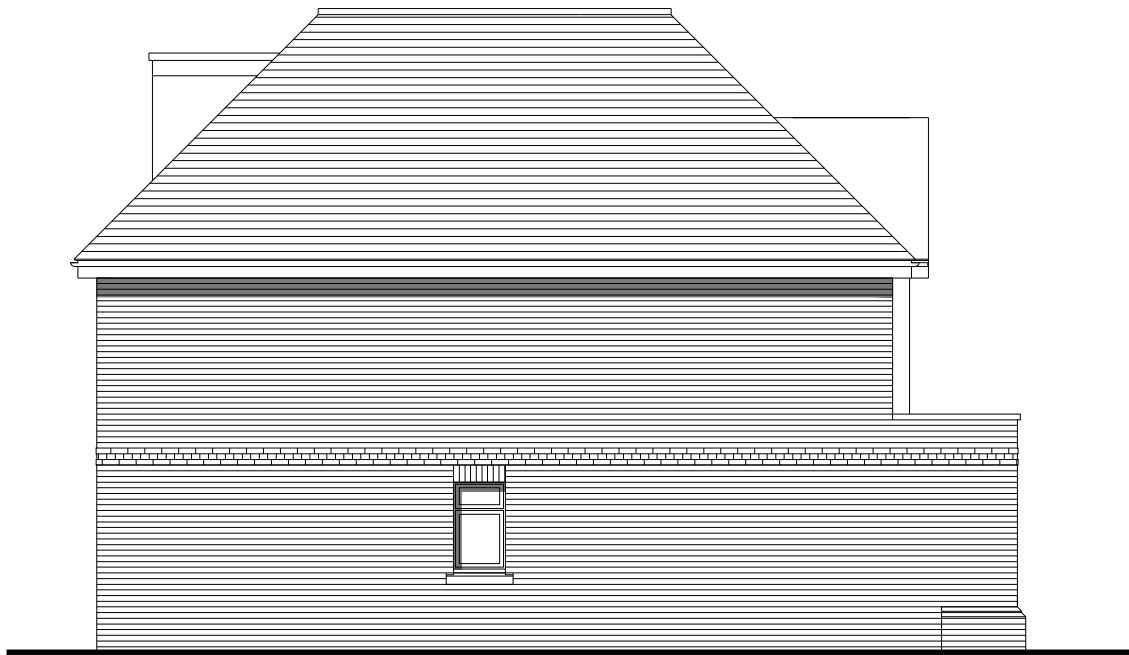
Do not scale from this drawing, except for planning purposes.
Any discrepancies are to be reported to Earlswood Homes
Refer to Structural Engineers details for structural design criteria.
This drawing remains the copyright of Earlswood Homes.



Front



Side



Note: plots 1 & 3 as shown: plot 2 handed

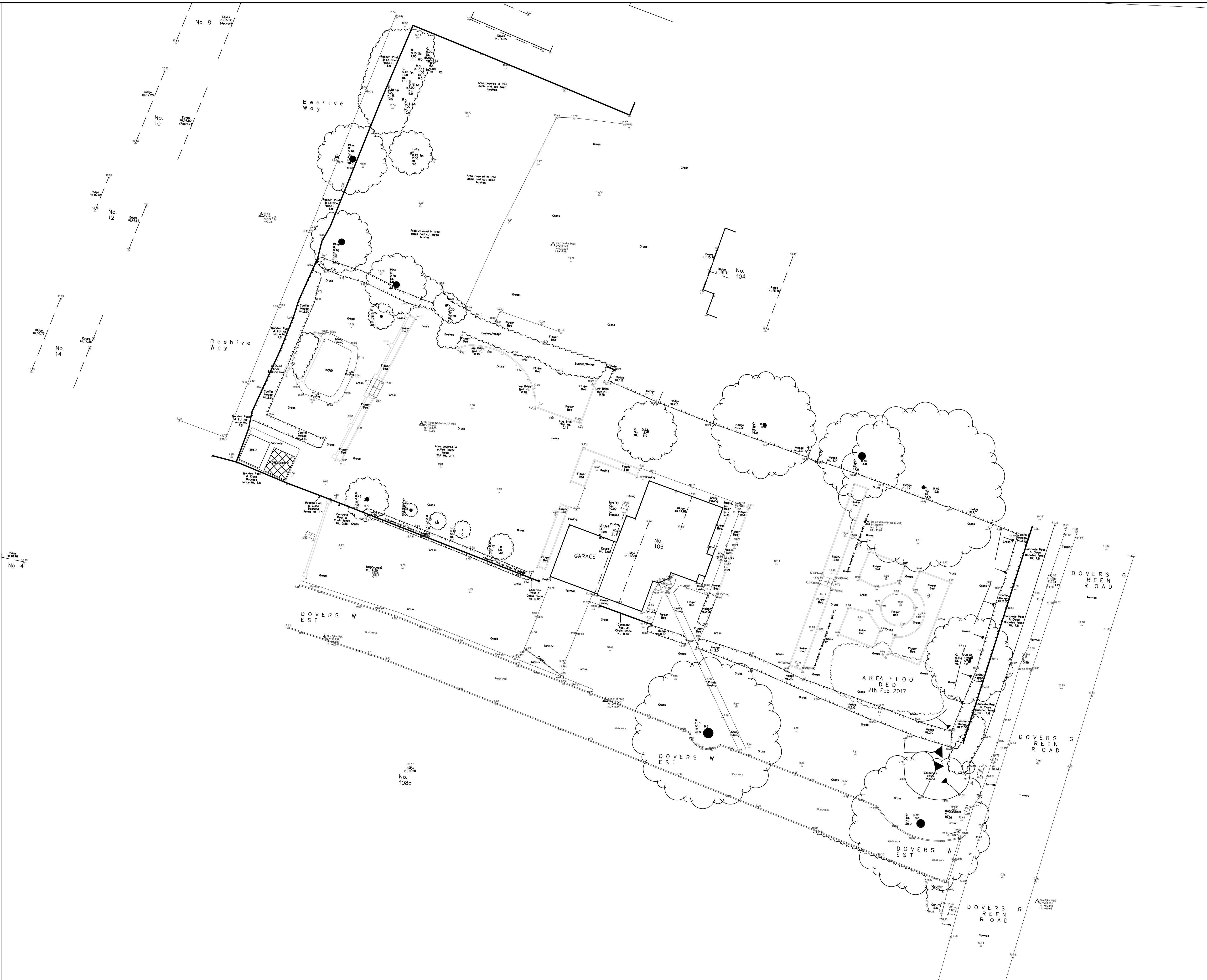
Side



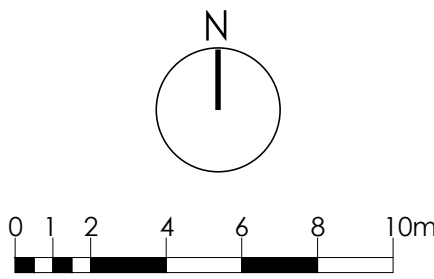
Rear



Rev	Date	Description
		
Date	April 2018	Drawn KA
Scale	1:100 @ A3	Checked *
Client	Earlswood Homes	
Project	Dovers Green Road Reigate	
Title	Plots 1-3 Elevations	
Drawing No	LD03A / PL 05	



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Any discrepancies are to be reported to Earlswood Homes.
Refer to Structural Engineers details for structural design criteria.
This drawing remains the copyright of Earlswood Homes



- LEGEND
- | | |
|---------|------------------------------|
| BB | Ballard |
| BB | Belisha beacon |
| BD | Backdrop |
| BS | Bus stop |
| BL | Bed level |
| B.pier | Brick pier |
| BPv | Brick paving |
| B/W | Brick wall |
| C/I | Corrugated iron |
| C/L | Chain link |
| CL | Cover level |
| C/P | Concrete post |
| Conc. | Concrete |
| C/B | Close boarded |
| CP | Catch pit |
| CR | Cycle Rack |
| CM | Cable marker |
| C/P & W | Conc. post & wire |
| CPS | Conc. paving slabs |
| DC | Drainage channel |
| DK | Drop Kerb |
| ELEC | Electricity inspection cover |
| EP | Electricity pole |
| ER | Earthing Rod |
| FB | Flower bed |
| FL | Floor level |
| FH | Fire hydrant |
| FLt | Floodlight |
| GP | Gully |
| GP | Gate post |
| CV | Gas valve |
| HYD | Hydrant |
| Ht. | Height |
| IC | Inspection cover |
| IL | Invert level |
| IP | Iron post |
| IR | Iron railing |
| Iwn | Interwoven |
| JB | Junction Box |
| KO | Kerb Outlet |
| LP | Lamp post |
| Mh(cp) | Manhole - catch pit |
| Mh(ut) | Manhole - unable to lift |
| Mh(fw) | Manhole - foul water |
| Mh(sw) | Manhole - storm water |
| Mkr | Marker |
| M/P | Metal post |
| | Post |
| PB | Pillar box |
| P/C | Past & chain |
| P/W | Post & wire |
| RG | Road Gully |
| RNP | Road name plate |
| R/W | Retaining wall |
| RS | Road sign |
| SBx | Salt Box |
| SC | Stop cock |
| SP | Sign post |
| SPS | Stone paving slabs |
| Stn. | Survey control point |
| SV | Stop valve |
| TCB | Telephone call box |
| TIC | Telephone inspection cover |
| TLC | Traffic light control |
| TLCB | Traffic light control box |
| TP | Telephone pole |
| VP | Vent pipe |
| VC | Valve chamber |
| WL | Water level |
| WP | Wooden post |
| WM | Wire mesh |
| WM | Water Meter |
| WV | Water valve |
| W/Pal | Wooden paling |
| W/P & R | Wooden post & rail |
- Tree Annotation
- | | |
|----|---------------|
| G | Diameter |
| S | Radial Spread |
| Ht | Height |

NOTE
Co-ordinates and elevations are based on a local system not OS.

Rev	Date	Description



Date	Drawn
April 2018	KA
Scale	Checked
1:200 @ A1	-
Client	
Earlswood Homes	

Project
Dovers Green Road
Reigate
RH2 8DW


Title
Site Survey

Drawing No.
LD03A / PL 02

Agenda Item 8

Planning Committee
1st August 2018

Agenda Item: 8
18/01049/F

 <p>Reigate & Banstead BOROUGH COUNCIL Banstead Horley Redhill Reigate</p>	TO:	PLANNING COMMITTEE
	DATE:	1 st August 2018
	REPORT OF:	HEAD OF PLACES & PLANNING
	AUTHOR:	Rosie Baker
	TELEPHONE:	01737 276173
	EMAIL:	rosie.baker@reigate-banstead.gov.uk
AGENDA ITEM:	8	WARD: Redhill East

APPLICATION NUMBER:		18/01049/F	VALID:	17/05/2018
APPLICANT:	Mr David Morriss		AGENT:	LHL Group
LOCATION:	AUTOBODY LANGUAGE LTD, 35 HOLMETHORPE AVENUE, REDHILL, SURREY			
DESCRIPTION:	Demolition of existing commercial premise and construction of new commercial units. As amended on 06/06/2018. As amended on 02/07/2018. As amended on 13/07/2018.			
All plans in this report have been reproduced, are not to scale, and are for illustrative purposes only. The original plans should be viewed/referenced for detail.				

This application is referred to Committee in accordance with the Constitution as the proposed floorspace is greater than 100 sqm.

SUMMARY

This application is for redevelopment of an existing industrial site within the Holmethorpe Industrial Estate, which is designated an Employment Area. The existing building would be demolished and a total of 1215sqm of commercial floorspace is proposed, 300sqm less than existing, in the form of three conjoined units ranging in size from 382 sqm to 419 sqm. It is considered appropriate to consider a flexible permission for B1(c) (light industry) and B2 (general industry), to give flexibility in seeking end users.

A revised access is proposed to Holmethorpe Avenue which is considered by the Highway Authority to be acceptable. The development would provide 30 parking spaces, 4 less than existing, but given the reduction in floorspace this would result in an improved parking ratio and as such is considered acceptable.

The proposed buildings would be of a contemporary functional metal-clad design, replacing the brick building currently on site. The proposed buildings are of an appropriate design, scale and massing in this Employment Area. Separation distances to residential areas are acceptable and the railway embankment also provides effective screening to the east. Whilst the site is proximate to residential properties at 25 and 27 Holmethorpe Avenue, their context is already one of uncompromising commercial activity and development, and the business park at 29

Holmethorpe Avenue lies between. Whilst resulting in change to that context, the proposed development is not considered to result in harm to residential amenity.

RECOMMENDATION(S)

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

Consultations:

Highway Authority: No objection subject to condition.

The County Highway Authority has assessed the application on safety, capacity and policy grounds and is satisfied that the application would not have a material impact on the safety and operation of the adjoining public highway with respect of access, net additional traffic generation and parking. The County Highway Authority therefore has no highway requirements subject to conditions

Environmental Health (Contaminated Land): There is potential for contamination to be present associated with the historical and current use of the site, as such conditions to deal with contaminated land and an informative to provide additional guidance is recommended.

Representations:

Letters were sent to neighbouring properties on 24 May 2018, a site notice was posted 6th June 2018. Neighbours were re-notified on the revised plans for a 14 day period commencing 8th June 2019 (revised block plan) and again on 13th July (amended car park layout). The latest consultation concludes on 27 July 2018.

1 response has been received raising the following issues:

Issue	Response
Inadequate parking, Hazard to highway safety, Increase in traffic and congestion	See paragraphs 6.8-6.9

1.0 Site and Character Appraisal

- 1.1 The application site is located within Holmethorpe Industrial Estate, which is designated an Employment Area in the Borough Local Plan.
- 1.2 The site is located on the southern side of Holmethorpe Avenue in the south-eastern part of the industrial estate and occupied by Autobody repair centre. To the north the site has a frontage to Holmethorpe Avenue, to the east it is bounded by an access road and the railway line and to the south and west by other large industrial units within the estate.
- 1.3 The whole of the site is hard-surfaced with parking to the site frontage and occupied by a large single storey industrial gabled building. The premises have been extended over the years and have been subject to a number of now historic planning permissions.

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: Revised location and block plans were secured to accurately depict the proposed development, together with an application form to correct the floorspace figures shown at Q18. A revised car parking layout was submitted to show an increase in parking spaces from 24 previously proposed to 30 spaces now proposed.
- 2.3 Further improvements could be secured through the use of conditions and a legal agreement to secure affordable housing provision.

3.0 Relevant Planning and Enforcement History

- | | | | |
|-----|------------|--|--|
| 3.1 | 81P/1051/F | Erection of 1,527 sq ft of offices at first floor level together with supporting columns, and walls. | Approved with conditions
10 June 1982 |
|-----|------------|--|--|

4.0 Proposal and Design Approach

- 4.1 This is a full application for the demolition of the existing commercial premise and the construction of new commercial units to accommodate B1c and B2 (light industry and general industry) employment uses. The application proposes a total of 1215sqm of commercial floorspace, 300sqm less than existing, in the form of three conjoined starter units ranging in size from 382 sqm to 419 sqm.
- 4.2 No detailed plans have been provided of mezzanine accommodation and the floorspace proposed does not include for this. As such the application has been assessed on the basis of ground floor accommodation only. A separate application would be required to secure additional mezzanine accommodation.
- 4.3 The proposed buildings would have an eaves height of 5m and varied ridge height, with the tallest building having a ridge height of approx 7m. External materials consist of a brickwork base with a combination of horizontal and vertical composite profiled cladding over the steel portal frame. The colour and exact appearance of these materials can be controlled by condition.
- 4.4 No change is proposed to existing vehicular and pedestrian access arrangements. Following amendment the application now proposes 30 parking spaces as opposed to 24 previously proposed. The car parking bays would be in permeable block paving whilst the primary circulation areas would be laid to tarmac. Planting is proposed to break up the car park.
- 4.5 An area has been identified for refuse and recycling towards the eastern boundary. The refuse area is proposed to be enclosed with treated softwood timber screening.
- 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 character of the surrounding area is assessed as an industrial estate.
	No site features worthy of retention were identified.
Involvement	No community consultation took place.
Evaluation	The statement does not include any evidence of other development options being considered.
Design	The statement does not explain why the proposal was chosen

4.8 Further details of the development are as follows:

Site area	2415 sqm
Existing floorspace	1515 sqm
Proposed floorspace	1215 sqm
Existing parking spaces	34
Proposed parking spaces	30
Parking standard	1 space per 30 sqm (40.5 maximum)

5.0 Policy Context

5.1 Designation

Urban Area
Employment Area

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),
CS12 (Infrastructure Delivery),
CS17 (Travel Options and accessibility)

5.3 Reigate & Banstead Borough Local Plan 2005

Landscape & Nature Conservation	Pc4,
Employment	Em1, Em2, Em3, Em8,
Movement	Mo5, Mo7

5.4 Other Material Considerations

National Planning Policy Framework	
National Planning Practice Guidance	
Supplementary Planning Guidance	Surrey Design Local Distinctiveness Design Guide A Parking Strategy for Surrey Parking Standards for Development
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 within a designated employment area where the principle of industrial development is acceptable in land use terms.

6.2 The main issues to consider are:

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

Design appraisal

6.3 Policies Em3 and Em8 of the Local Plan set out design criteria for new commercial development, calling for best use of the physical characteristics of the site including retention of trees and a high standard of design respectful of its surroundings in a comprehensive layout. The proposed buildings are functional in design and appearance, similar to many other modern commercial premises and appropriate to an employment area. The railway bank to the east helps screen and enclose the industrial estate to the east and the proposed buildings whilst taller than the existing by 1.5m (tallest building) would remain noticeably smaller than many of the nearby larger units on the estate. The buildings are considered of acceptable scale and mass. A 1.8m high powder coated palisade fencing is indicated to enclose the site boundaries, elevational details are provided and are considered

acceptable and would be subject to condition. The development is considered to meet the design criteria of policies Em2, Em3 and Em8.

- 6.4 Some indicative landscaping is shown on the plans. Appropriate landscaping, particularly to the site frontage, would soften the appearance of the site and lead to a general improvement in the appearance of the area. The detail of the landscaping can be controlled by conditions.

Flexible Planning Permission

- 6.5 The application seeks a consent for B1(c) uses as stated at Q18 of the application form. However the current use is a car body repair shop which is a B2 use. The application does not clarify whether the proposed end user will be the current user or not and it is considered appropriate to consider a flexible planning permission for B1(c) or B2 use to allow marketing to a wider range of future occupiers. It is considered that B1(c) and B2 would be acceptable uses on this site and the designation as an Employment Area. The flexible permission in this case is therefore considered to be consistent with policy. An informative to the effect that the permission authorises these alternative uses could be added to the decision.

Neighbour amenity

- 6.6 The site is included within an Employment Area as indicated under policy Em8 of the Local Plan. Whilst large-scale residential development has taken place to the north-east and south of the site, the railway embankment and other commercial/industrial premises respectively form effective screening and therefore, the development would have very little impact on the wider residential amenity in the vicinity and for this reason planning controls over noise or working hours are not considered necessary.
- 6.7 It is noted that 25 and 27 Holmethorpe Avenue have residential accommodation within them, at first floor level. These two properties are located approx 63m from the site, separated by the new Business Park at 29 Holmethorpe Avenue. This separation distance is sufficient to prevent harm to neighbour amenity noting also the character of the area reflects its designation as an Employment Area, where commercial activity is to be expected and encouraged. The proposal would not make any material changes in the character or amenity of the area and therefore it would not be reasonable or appropriate to limit hours of activity.

Highway matters

- 6.8 The County Highway Authority has assessed the application on safety, capacity and policy grounds and is satisfied that the application would not have a material impact on the safety and operation of the adjoining public highway with respect of access, traffic generation and parking provision.
- 6.9 A revised access is proposed to Holmethorpe Avenue which is considered by the Highway Authority to be acceptable. The parking standards for both B1c

and B2 uses require 1 car space per 30 sqm. The existing use provides 34 spaces, 1 space per 44.6 sqm of floorspace. The proposed use would provide 30 spaces, 1 space per 40.5sqm. Whilst this is a reduction in the number of spaces on the site, given the 300 sqm reduction in floorspace proposed, it results in an improved parking ratio compared to the existing situation. In light of this it is considered that the proposal represents an adequate level of parking provision. Subject to the imposition of conditions relating to access, parking, bike storage provision and a construction transport management plan the Highway Authority has no objection to the proposal.

Community Infrastructure Levy (CIL)

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

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
Block Plan	Y-BSP-5912-17-09	A	13.07.2018
Floor Plan	Y-BSP-5912-17-05	A	13.07.2018
Roof Plan	Y-BSP-5912-17-06	A	13.07.2018
Location Plan	Y-BSP-5912-17-01		17.05.2018
Elevation Plan	Y-BSP-5912-17-04		15.05.2018
Elevation Plan	Y-BSP-5912-17-07		15.05.2018
Survey Plan	Y-BSP-5912-17-03		15.05.2018
Block Plan	Y-BSP-5912-17-02		15.05.2018

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 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 Borough Local Plan 2005 policies Ho9 and Ho13.

4. No development shall commence on site until a scheme for the landscaping of the site including the retention of existing landscape features has been submitted to and approved in writing by the LPA. Landscaping schemes shall include details of hard and soft landscaping, including any tree removal/retention, planting plans, written specifications (including cultivation and other operations associated with tree, shrub, and hedge or grass establishment), schedules of plants, noting species, plant sizes and proposed numbers/densities and an implementation and management programme.

The landscape scheme shall also include details of the refuse store including the timber screen enclosure.

All hard and soft landscaping work shall be completed in full accordance with the approved scheme, prior to occupation or within the first planting season following completion of the development hereby approved or in accordance with a programme agreed in writing with the local planning authority.

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

Reason: To ensure good arboricultural and landscape practice in the interests of the maintenance of the character and appearance of the area and to comply with policies Pc4, Pc12, Ho9 of the Reigate and Banstead Borough Local Plan 2005.

Informative:

The use of a landscape/arboricultural consultant is considered essential to provide acceptable submissions in respect of the above relevant condition. The planting of trees and shrubs shall be in keeping with the character and appearance of the locality.

5. The development shall not be occupied until the boundary treatment indicated on the approved plans has been erected in accordance with the positions, design and materials indicated on the approved plans. Thereafter the boundary treatment shall be retained as approved. The details shall not be varied without approval in writing by the Local Planning Authority.

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

6. Prior to commencement of development a written comprehensive environmental desktop study report is required to identify and evaluate

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

Reason: To ensure that the proposed development and any site investigations and remediation will not cause harm to human health or pollution of controlled waters with regard to Reigate and Banstead Borough Council Core Strategy CS10 and the provisions of the NPPF

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

Reason: To ensure that the proposed development and any site investigations and remediation will not cause harm to human health or pollution of controlled waters with regard to Reigate and Banstead Borough Council Core Strategy CS10 and the provisions of the NPPF

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

Reason: To ensure that the proposed development and any site investigations and remediation will not cause harm to human health or pollution of controlled waters with regard to Reigate and Banstead Borough Council Core Strategy CS10 and the provisions of the NPPF

- 9
 - a. Prior to commencement of the development a detailed remediation method statement should be produced that details the extent and method(s)

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

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 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 be in accordance with CIRIA C735 guidance document entitled 'Good practice on the testing and verification of protection systems for buildings against hazardous ground gases' and British Standard BS 8285 Code of Practice for the design of protective measures for methane and carbon dioxide ground gases for new buildings.

Reason: To demonstrate remedial works are appropriate and demonstrate the effectiveness of remediation works so that the proposed development will not cause harm to human health or pollution of controlled waters with regard to Reigate and Banstead Borough Council Core Strategy CS10 and the provisions of the NPPF

10. Unexpected ground contamination: Contamination not previously identified by the site investigation, but subsequently found to be present at the site shall be reported to the Local Planning Authority as soon as is practicable. If deemed necessary development shall cease on site until an addendum to the remediation method statement, detailing how the unsuspected contamination is to be dealt with, has been submitted in writing to the Local Planning Authority. The remediation method statement is subject to the written approval of the Local Planning Authority and any additional requirements that it may specify.

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

Reason: To ensure that the proposed development and any site investigations and remediation will not cause harm to human health or pollution of controlled waters with regard to Reigate and Banstead Borough Council Core Strategy CS10 and the provisions of the NPPF

11. 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) measures to prevent the deposit of materials on the highway
- (g) 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 above conditions are required in order that the development should not prejudice highway safety nor cause inconvenience to other highway users to satisfy policies Mo5 and Mo7 of the Reigate and Banstead Borough Local Plan 2005 and the objectives of the NPPF 2012.

12. The development hereby approved shall not be first occupied unless and until the proposed vehicular accesses to Holmethorpe Avenue have been constructed in accordance with the approved plans, all to be permanently retained.

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

13. The development hereby approved shall not be first occupied unless and until the existing accesses from the site to Holmethorpe Avenue has been permanently closed and any kerbs, verge, footway, fully reinstated.

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

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

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

15. The development hereby approved shall not be first occupied unless and until space has been laid out within the site in accordance with a scheme to be submitted to and approved in writing for a minimum of 5 bicycles to be stored in an accessible, covered and secure location. Thereafter the bicycle storage area shall be retained and maintained for its designated purpose.

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 2012 and Policy MO7 Parking, of the Reigate and Banstead Local Plan 2005.

16. The development hereby permitted shall be used only for purposes within the B1 (c) light industry or B2 general industry use classes and no others without the express consent of the local planning authority.

Reason:

In order to define the acceptable uses with regard to the employment needs and character of the area in accordance with Policies Em1 and Em2 of the Reigate and Banstead Borough Local Plan 2005.

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, in particular the use of solar pv to the roof and electric charging points are encouraged.
3. 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 bowzers and wheel washes;
 - (e) There should be no burning on site;
 - (f) Only minimal security lighting should be used outside the hours stated above; and
 - (g) Building materials and machinery should not be stored on the highway and contractors' vehicles should be parked with care so as not to cause an obstruction or block visibility on the highway.

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

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

4. 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.
5. The permission hereby granted shall not be construed as authority to carry out any works on the highway. The applicant is advised that prior approval must be obtained from the Highway Authority before any works are carried out on any footway, footpath, carriageway or verge to form a vehicle crossover or to install dropped kerbs. Please see: www.surreycc.gov.uk/roads-and-transport/road-permits-and-licences/vehicle-crossovers-or-dropped-kerbs.
6. When an access is to be closed as a condition of planning permission an agreement with, or licence issued by, the Highway Authority Local Highways Service will require that the redundant dropped kerb be raised and any verge or footway crossing be reinstated to conform with the existing adjoining surfaces at the developers expense.
7. The developer is advised that as part of the detailed design of the highway works required by the above conditions, the County Highway Authority may require necessary accommodation works to street lights, road signs, road markings, highway drainage, surface covers, street trees, highway verges, highway surfaces, surface edge restraints and any other street furniture / equipment.
8. The developer is reminded that it is an offence to allow materials to be carried from the site and deposited on or damage the highway from uncleaned wheels or badly loaded vehicles. The Highway Authority will seek, wherever possible, to recover any expenses incurred in clearing, cleaning or repairing highway surfaces and prosecutes persistent offenders. (Highways Act 1980 Sections 131, 148, 149).
9. Environmental Health would like to draw the applicant attention to the specifics of the contaminated land conditional wording such as 'prior to commencement', 'prior to occupation' and 'provide a minimum of two weeks notice'.

The submission of information not in accordance with the specifics of the planning conditional wording can lead to delays in discharging conditions,

potentially result in conditions being unable to be discharged or even enforcement action should the required level of evidence/information be unable to be supplied. All relevant information should be formally submitted to the Local Planning Authority and not direct to Environmental Health.

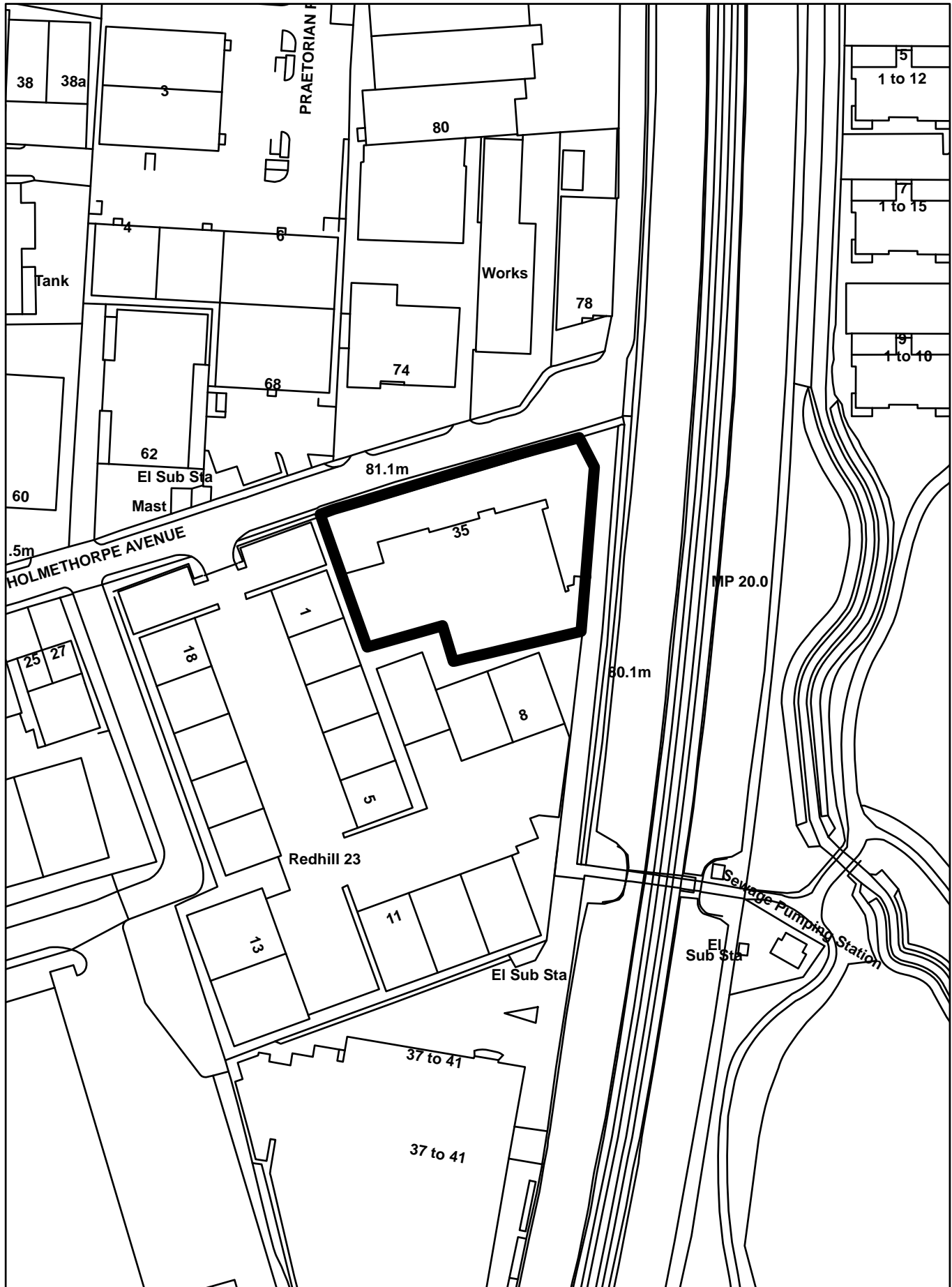
REASON FOR PERMISSION

The development hereby permitted has been assessed against development plan policies CS1, CS4, CS5, CS10, CS11, CS17, and Pc4, Em1, Em2, Em3, Em8, Mo5, and Mo7 and material considerations, including third party representations. It has been concluded that the development is in accordance with the development plan and there are no material considerations that justify refusal in the public interest.

Proactive 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.

18/01049/F - Autobody Language Ltd, 35 Holmethorpe Avenue, Redhill





HAZARD / ACTIVITY LEADING TO UNUSUAL, SIGNIFICANT OR UNACCEPTABLE RISKS DURING CONSTRUCTION ARE IDENTIFIED ON THIS DRAWING AS:

This list below identifies certain risks but does not cover all possible unusual etc situations which may be during the construction process, it is therefore the main contractors responsibility to identify any further risks/hazards and take appropriate action.

Risks / Hazards particular to this drawing are listed below in numerical references, please refer to architectural risk register for further details:
#####

A 13/07/18 JJP Carparking provision increased to 30 following local authority comments. SB

Rev	Date	Drawn	Description	Checked
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PLANNING

Client	ABL Limited	Issued From	York
Project	Unit 35, Holmethorpe Ind Est	Date	13/07/2018
Title	Proposed Block Plan	Scale	1:1500 @ A3
		Drawn	JJP Auth

Drawing Number	Y-BSP-5912-17-09	Revision	A
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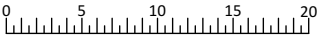
The Chocolate works
Bishopthorpe Road
York
YO23 1DE

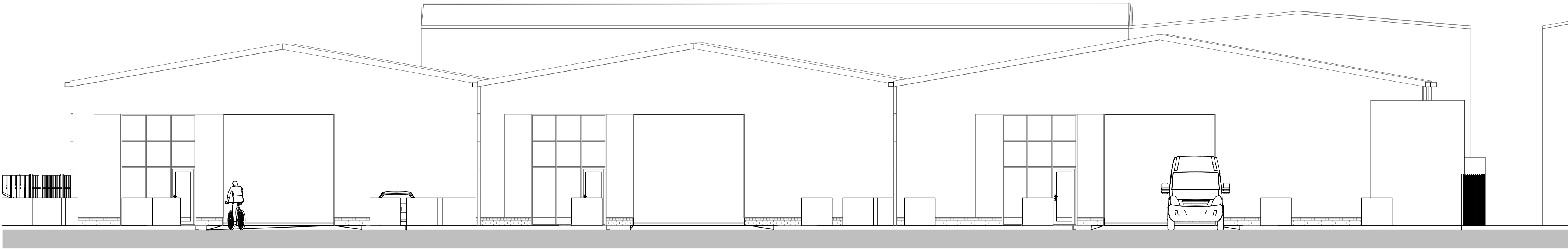
Suite 2
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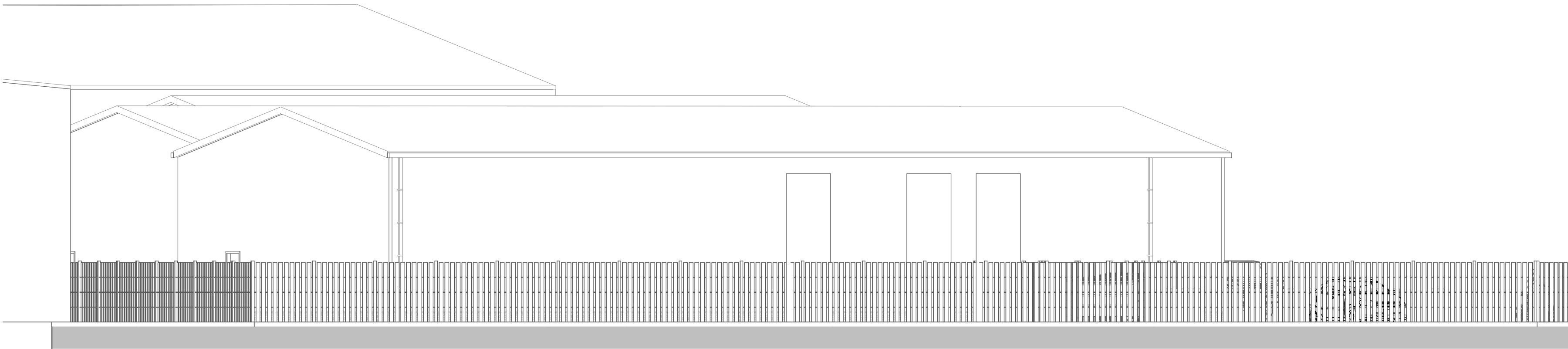
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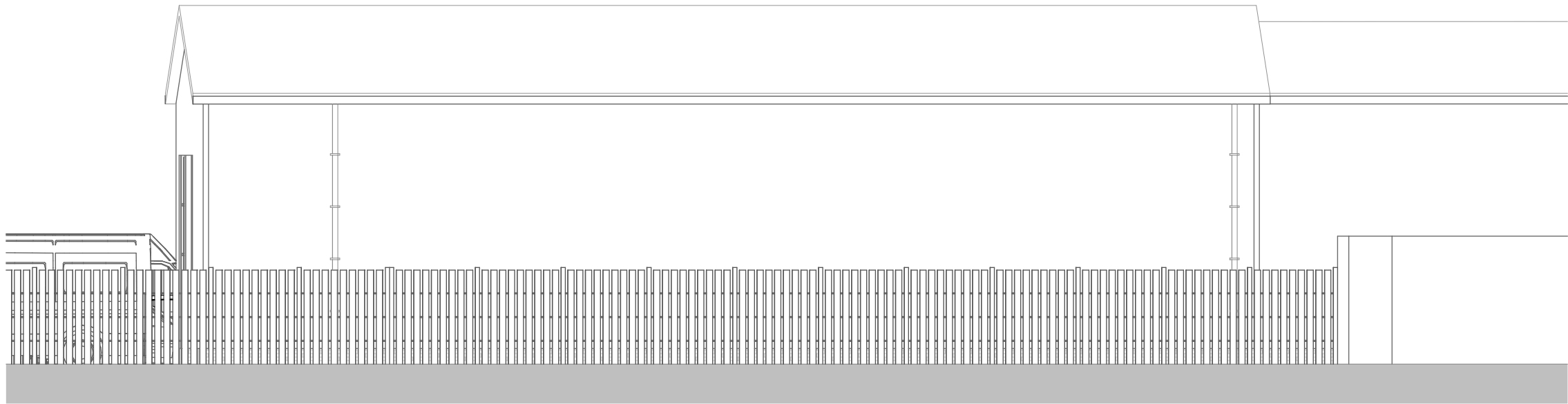
E 1
-

Front Elevation
1:100



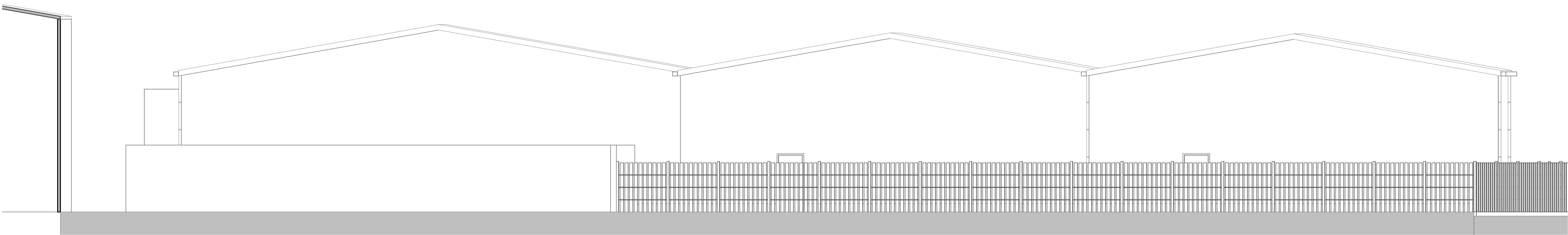
E 2
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Side Elevation
1:100



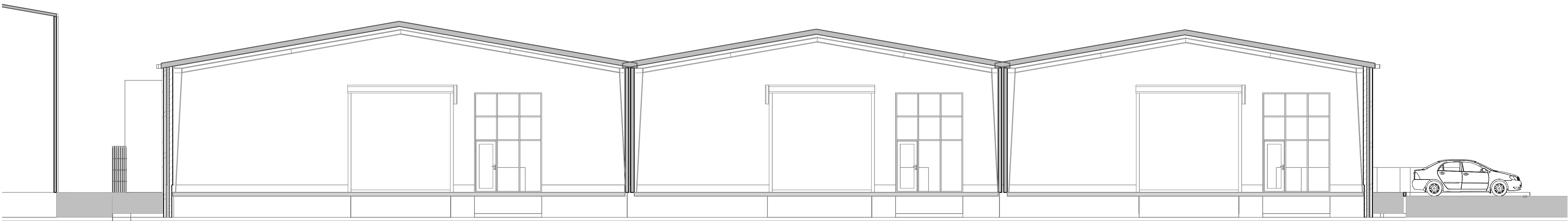
E 3
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Side Elevation
1:100



E 4
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Rear Elevation
1:100



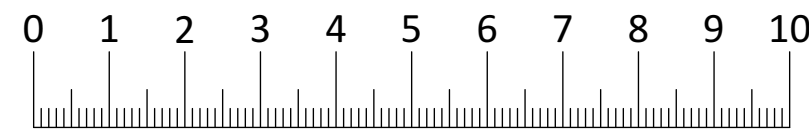
A-A
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Cross Section
1:100

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Risks / Hazards particular to this drawing are listed below in numerical references, please refer to architectural risk register for further details: #####



Rev	Date	Drawn	Description	Checked
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PLANNING

Client	ABL Limited	Issued From	York
Project	Unit 35, Holmethorpe Ind Est	Date	15/05/2018
Title	Proposed Elevations	Scale	1:100 @ A1
		Drawn	JJP Auth

Drawing Number

Y-BSP-5912-17-07

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Risks / Hazards particular to this drawing are listed below in numerical references, please refer to architectural risk register for further details:
#####

A	13/07/18	JJP	Carparking provision increased to 30 following local authority comments.	SB
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Rev	Date	Drawn	Description	Checked
PLANNING				

Client	ABL Limited	Issued From	York
Project	Unit 35, Holmethorpe Ind Est	Date	13/07/2018
Title	Proposed Ground Floor	Scale	1:100 @ A1
Drawn	JJP	Auth	

Drawing Number	Y-BSP-5912-17-05	Revision	A
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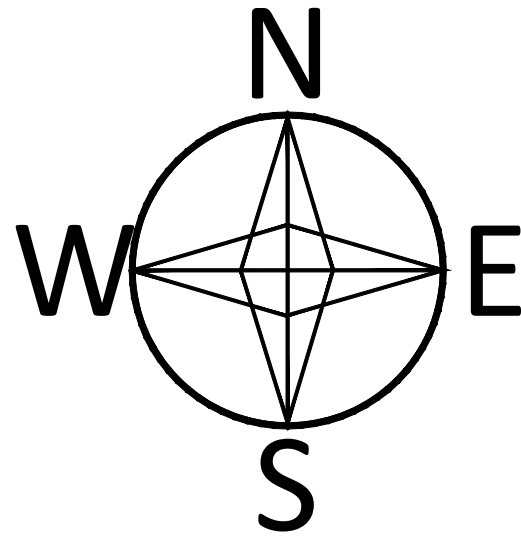
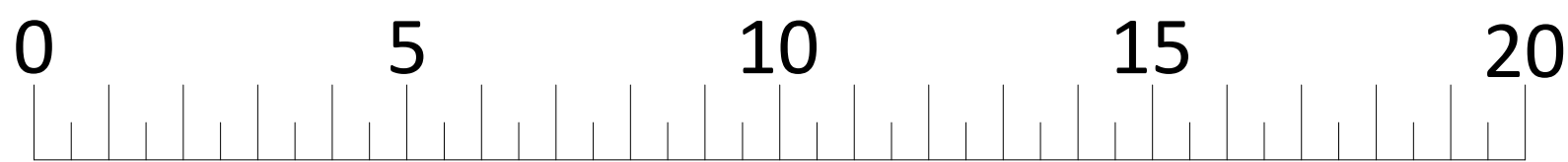
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GF-Ground Floor
1:100



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Risks / Hazards particular to this drawing are listed below in numerical references, please refer to architectural risk register for further details:
N/A - Existing Survey

- NOTES:
1. Levels related to OSGB 1936-GRID OSTN15 GPS Datum
 2. Co-ordinates related to UK GRID OSTN15
 3. Drawing scale 1:200 when plotted on A1 drawing sheet
 4. All services visible on day of the survey show, other may be present on site but not shown due to obstructions.
 5. MH cover levels only shown
 6. Please note this building line deviates from displayed position at various heights

KEY TO SYMBOL/ANNOTATION

LEVELS

- FFL - Finished Floor Level
- SOFF - Soffit Level
- WCH - Window Cill Height
- WHH - Window Head Height
- DHH - Door Head
- SH - Spot Height
- RID - Ridge Height
- EV - Eaves Height
- MH - Man Hole
- GUL - Gully
- IC - Inspection Chamber
- ACO - Drainage Channel
- FH - Fire Hydrant
- LP - Lamp post
- WM - Water Meter
- ST - Stop Tap
- SV - Sluice Valve
- VENT - Vent
- SVP - Soil Vent Pipe
- BT - Telecommunication
- COMS - Communications
- TP - Telegraph Pole
- RI - Rodding Eye
- FN - Fence
- TFN - Top Of Fence
- CFN - Concrete Fence
- TCFN - Top Of Concrete Fence
- GATE - Gate
- HS - Hard Standing
- CONC - Concrete
- PT - Path
- RD - Road
- RF - Roof
- ST - Step
- SIGN - Sign Post
- POST - Post
- TBLD - Temp building
- CH - Ceiling Height
- SSCH - Suspended Ceiling Height
- USB - Underside beam
- USJ - Underside joist
- USD - Underside Deck

Rev	Date	Drawn	Description	Checked

PLANNING

Client	ABL Limited	Issued From	Hull
Project	Site 35, Holmethorpe Industrial Estate	Date	Feb 2015
Title	Existing Topographical Survey	Scale	1:200 @ A1
		Drawn	JR
		Auth	SB

Drawing Number Revision

Y-BSP-5912-15-03

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Existing Topographical Survey

Agenda Item 9

Planning Committee
1st August 2018

Agenda Item: 9
18/00895/F

 Reigate & Banstead BOROUGH COUNCIL Banstead Horley Redhill Reigate	TO:	PLANNING COMMITTEE
	DATE:	1 st AUGUST 2018
	REPORT OF:	HEAD OF PLACES & PLANNING
	AUTHOR:	HOLLIE MARSHALL
	TELEPHONE:	01737 276010
	EMAIL:	Hollie.marshall@reigate-banstead.gov.uk
AGENDA ITEM:	9	WARD: South Park and Woodhatch

APPLICATION NUMBER:		18/00895/F	VALID:	1 st May 2018
APPLICANT:		Mr Jason Vince	AGENT:	Earlswood Homes
LOCATION:		12 STOCKTON ROAD AND REAR OF 14 STOCKTON ROAD AND PART OF 2 STOCKTON ROAD REIGATE SURREY RH2 8JG		
DESCRIPTION:		Construction of three new dwellings.		
All plans in this report have been reproduced, are not to scale, and are for illustrative purposes only. The original plans should be viewed/referenced for detail.				

SUMMARY

This is a full application for the construction of three new dwellings, to comprise of one detached house and a pair of semi-detached houses on land to the rear of 2, 12 and 14 Stockton Road. The land parcel belonging to 2 Stockton Road is sited to the rear of 8 - 10 Stockton Road. Access to the site would be gained via the north side of 12 Stockton Road, with the existing detached garage demolished to be replaced by the new access road into the site. The houses would be two storeys in height with a hipped roof design and all three houses would be of a traditional appearance similar to 8 and 10 Stockton Road. Six parking spaces are proposed, arranged in two pairs to the front of plots 1 and 2, and tandem parking to the north east side of plot 3.

Planning permission for four dwellings on the site was recently refused due to the cramped nature of the site layout and concerns over harm to neighbour amenity by way of overbearing, domination, overlooking and loss of privacy. This application seeks to overcome these issues with a revised site layout and a reduction in the number of proposed dwellings from four to three. This reduction in the number of units allows for greater separation to side boundaries and the revised parking layout, creates a more open, spacious frontage to the central part of the site. In turn, the increased separation distance in regard to plot three and the rear boundary of 10 Stockton Road, is now considered an acceptable distance so as not for result in harm in terms of overbearing or domination. An area of landscaping is proposed immediately to the rear of No. 10's rear garden boundary, further softening the appearance of Plot three. Plot two has been reoriented to angle away from No. 160 Sandcross Lane, and reconfigured internally to reduce the number of first floor windows. Given this relationship between the two properties, the proposal is not

considered to result in harm to the amenities of No. 160 or future occupants in terms of overlooking or loss of privacy. As such, such a relationship is considered acceptable.

The proposal would cause no harm to the character of the area and would be acceptable. The proposal is not considered to result in a harmful impact upon neighbour amenity and the County Highways Authority has raised no objection subject to recommended conditions.

RECOMMENDATION(S)

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

Consultations:

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

Representations:

Letters were sent to neighbouring properties on 21st May 2018 and a site notice was posted 22nd May 2018.

1 response has been received raising the following issues:

Issue	Response
Inadequate parking	See paragraph 6.13 – 6.14
Inconvenience during construction	See paragraph 6.12
Increase in traffic and congestion	See paragraph 6.14
Loss of a private view	See paragraph 6.12
Loss of/harm to trees	See paragraph 6.6 and condition 5
No need for the development	See paragraph 6.1
Noise and disturbance	See paragraph 6.12
Overdevelopment	See paragraph 6.5
Overlooking and loss of privacy	See paragraph 6.11
Property devaluation	See paragraph 6.12

1.0 Site and Character Appraisal

- 1.1 The site comprises the rear garden areas of 12 and 14 Stockton Road and also 2 Stockton Road. 12 and 14 Stockton Road are a pair of semi-detached houses occupying generous plots on the western side of Stockton Road. A parcel of land to the rear of 8 and 10 Stockton Road, within the curtilage of 20 Allingham Road is also included within the proposed site.
- 1.2 The surrounding area is characterised by dwellings varying in style and scale. To the south east and south of the site are more modern semi-detached and terraced houses granted consent in 2001. There are no significant trees likely to be affected by the proposed development. The site decreases in gradient gradually towards the rear.

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
- 2.3 Further improvements could be secured: A condition regarding materials would be attached to a grant of planning permission

3.0 Relevant Planning and Enforcement History

- | | | | |
|-----|------------|--|--|
| 3.1 | 17/02426/F | Construction of four semi-detached houses. | Refused
21 December 2017 |
| 3.2 | 17/02444/F | Construction of a detached three-bedroom house on land to the side of 14 Stockton Road, Reigate. | Approved with conditions
14 December 2018 |

4.0 Proposal and Design Approach

- 4.1 This is a full application for the construction of three new dwellings, to comprise of one detached house and a pair of semi-detached houses on land to the rear of 2, 12 and 14 Stockton Road. The land parcel belonging to 2 Stockton Road is sited to the rear of 8 - 10 Stockton Road. Access to the site would be gained via the north side of 12 Stockton Road, with the existing detached garage demolished to be replaced by the new access road into the site.
- 4.2 Plots one and two would be sited to the rear of 12 and 14 Stockton Road and plot three would be sited to the rear of 8 and 10 Stockton Road. The houses would be two storeys in height with a hipped roof design and all three houses would be of a traditional appearance similar to 8 and 10 Stockton Road. Each property would have a small front garden area and moderately sized rear garden. Areas of landscaping would be provided along the access road and around the parking areas, along with an area of land landscaped to the south eastern side of the site.
- 4.3 Six parking spaces are proposed, arranged in two pairs to the front of plots 1 and 2, and tandem parking to the north east side of plot 3. At the front of the access a parking space for the donor property is proposed to one side and a limited area of landscaping to the other.
- 4.4 A design and access statement should illustrate the process that has led to the development proposal, and justify the proposal in a structured way, by demonstrating the steps taken to appraise the context of the proposed development. It expects applicants to follow a four-stage design process comprising:
Assessment;
Involvement;
Evaluation; and
Design.

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

Assessment	The character of the surrounding area is assessed as an established residential area. The surrounding houses are predominantly semi-detached or terraced three- or four-bedroom houses constructed in from 1900 onwards
	No site features worthy of retention were identified.
Involvement	No community consultation took place.
Evaluation	The statement does not include any evidence of other development options being considered.
Design	The applicant's reasons for choosing the proposal from the available options were informed by the previously refused application on the site and seeks to address the reasons for refusal.

4.6 Further details of the development are as follows:

Site area	2,120 sq. m.
Proposed parking spaces	6
Parking standard	6
Net increase in dwellings	3
Existing site density	10 per hectare
Proposed site density	24 per hectare
Density of the surrounding area	36 per hectare (16 – 30 Stockton Road)

5.0 Policy Context

5.1 Designation

Urban area

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 Borough Local Plan 2005

Landscape & Nature Conservation	Pc4
Housing	Ho9, Ho13, Ho14, Ho16
Movement	Mo5, Mo7

5.4 Other Material Considerations

National Planning Policy Framework	
National Planning Practice Guidance	
Supplementary Planning Guidance	Surrey Design Local Distinctiveness Design Guide A Parking Strategy for Surrey Parking Standards for Development Householder Extensions and Alterations Affordable Housing
Other	Human Rights Act 1998 Community Infrastructure Levy Regulations 2010

6.0 Assessment

6.1 The site is located 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 main issues to consider are:

- Design appraisal
- Neighbour amenity
- Access and parking
- Infrastructure contributions
- Affordable Housing

Design appraisal

6.3 Policy Ho13 of the local plan states that maintenance of the character should be of prime consideration and is of particular relevance for infill development. Policy Ho14 which relates to back garden development and states that the general pattern and form of development should be maintained, and that plot sizes and spaces should reflect those predominating in the surrounding area. Case study 3 of the Council's Local Distinctiveness Guide provides design guidance for proposed infill development. It states that space must be maintained between existing buildings and new access roads to maintain the street scene and provide space for new landscaping.

- 6.4 The proposed access way would be somewhat narrow with relatively limited space for landscaping, however views directly into the site would be towards the front garden area of plot 3 and therefore softening the appearance to what is considered to be acceptable. At the front of the access a parking space for the donor property is proposed to one side and an area of landscaping to the other. Moving into the site, areas of landscaping are proposed to break up the areas of parking with a larger area of landscaping to the west of the central part of the site.
- 6.5 Plots one and two would be sited to the rear of 12 and 14 Stockton Road. This part of the site allows for more generous separation distances to the side boundaries and areas of landscaping to the sides of the dwellings particularly plot two. The dwelling in the northern part of the site proposes a single, two storey detached house. This has been reduced from a pair of semi-detached houses that was proposed in the recent application. This reduction in the number of units allows for greater separation to the north eastern side boundary and the revised parking layout, relocated to the side of the plot three, creates a more open, spacious frontage to the central part of the site.
- 6.6 There are no trees of high quality within the grounds of the site. Whilst the block plan shows trees to be planted, no detailed information such as size and species is provided. There is scope for a detailed scheme to be implemented which will enhance the scheme and the local area and this will be secured through a suitably worded landscaping condition.
- 6.7 The design and appearance of the proposed dwellings is considered to be acceptable, being of traditional hipped roof form and an elevational design which is consistent with the buildings present in the surrounding area. The design of the dwellings would be most similar to that of 4 to 10 Stockton Road, albeit with a slightly higher ridge height and shallower pitched roof. However, given the variety of style and design in the streetscene and wider area, this is not considered to be of harm to character of the locality. A condition is recommended in regards to materials to ensure the appearance of the proposed houses integrates well with the pallet of materials in the locality.

Neighbour amenity

- 6.8 Plot one would be sited to the rear of 12 and 14 Stockton Road. There would be a separation distance of between 2m to 3.8m between the flank wall of plot one and the rear boundary of No's 12 and 14. The parking spaces for plot one would be immediately behind the rear boundary of No. 12. Whilst the proposed spacing would be relatively tight, given the relatively generous width of the rear boundaries of No's 12 and 14 is it not considered the proposed flank wall would appear overly dominant as the dwelling would straddle both properties and is not considered to dominate either one. The parking spaces would be sited hard up to the rear boundary, however considering these would only serve one plot, and this is not considered to result in a harmful level of noise and disturbance.

- 6.9 Plot three would be sited to the rear of No. 10 Stockton Road. The proposed dwelling would have a separation distance of 3.8m to the rear boundary of this dwelling (i.e. further than Plot 1 would be to no's.12 and 14). No. 10 does occupy a narrower plot than that of 12 and 14, however the increased separation distance to Plot 3 is such that it results in the flank wall of Plot three being an acceptable distance so as not for result in harm in terms of overbearing or domination. An area of landscaping is proposed immediately to the rear of No. 10's rear garden boundary, further softening the appearance of Plot three.
- 6.10 Plot three would be also sited at the rear of 174 and 172 Sandcross Lane. Whilst its flank wall would closer to the end of these gardens (1.2m from the rear boundary), these neighbouring properties have much longer rear gardens with a depth of 38m. Furthermore, these neighbouring buildings both have outbuildings at the end of the gardens, such that the flank wall of the proposed dwelling would only be appreciated in behind these existing features. Given this, the proposal is not considered to result in a harmful impact upon the amenities of these dwellings.
- 6.11 Plot two would be sited to the rear of 160 Sandcross Lane; this dwelling has an angled rear/side boundary and occupies a very modestly sized plot. Plot two would also have an angled rear boundary, with a depth of between 5.5m to 13.5m. The separation distance between the proposed dwelling on plot two and the rear elevation of No. 160 would be 10m at the closest point and No.160 would be only 4.5m from the rear boundary no.160 at the closest point. To overcome previous concerns of mutual overlooking, plot two has been angled away from No. 160 so as to give a more oblique angle between the two dwellings. Furthermore, the internal layout of plot two has been arranged so only one first floor rear facing window is proposed and this would be sited towards the eastern side of the rear elevation. No first floor side facing windows are proposed. Given this relationship between the two properties, the proposal is not considered to result in harm to the amenities of No. 160 or future occupants in terms of overlooking or loss of privacy. As such, such a relationship is considered acceptable.
- 6.12 Concern has been raised regarding the potential for the proposed development to cause noise and disturbance, and the inconvenience that may occur during the construction of the dwellings. The proposed development would be in residential use and is not considered to result in a significant level of noise and disturbance and if approved, statutory nuisance legislation exists to control any substantial inconvenience that may occur during the construction phase of the development. Loss of a private view and property devaluation are not material planning considerations.

Highway matters

- 6.13 The application proposes to create a new access to the north side of 12 Stockton Road and create 6 parking within the site to serve the three new dwellings.

- 6.14 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 a condition.

Amenity for future occupants

- 6.15 The internal space standards for all proposed dwellings are considered acceptable. All three houses would have areas of private outside amenity space and an area of communal outdoor space would be retained at the very rear of the site beyond the proposed parking area to serve the mews properties. When judged from a living standard perspective the proposal is considered acceptable.

Community Infrastructure Levy

- 6.16 The Community Infrastructure Levy (CIL) is a fixed charge which the Council will be collecting from some new developments from 1 April 2016. It will raise money to help pay for a wide range of infrastructure including schools, roads, public transport and community facilities which are needed to support new development. This development would be CIL liable although, the exact amount would be determined and collected after a grant of planning permission. However, an informal assessment would indicate a contribution of around £49,308 being required.

Affordable housing

- 6.17 Core Strategy Policy CS15 and the Council's Affordable Housing SPD require financial contributions towards affordable housing to be provided on housing developments of 1-9 units. However, in November 2014, the Government introduced policy changes through a Written Ministerial Statement and changes to the national Planning Practice Guidance which restrict the use of planning obligations to secure affordable housing contributions from developments of 10 units or less. These changes were given legal effect following the Court of Appeal judgement in May 2016.
- 6.18 In view of this, and subsequent local appeal decisions which have afforded greater weight to the Written Ministerial Statement than the Council's adopted policy, the Council is not presently requiring financial contributions from applications such as this resulting in a net gain of 10 units or less. The absence of an agreed undertaking does not therefore warrant a reason for refusal in this case.

CONDITIONS

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

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

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

Plan Type	Reference	Version	Date Received
Location Plan	LD06A/PL01		26.04.2018
Site Layout Plan	LD06A/PL04		26.04.2018
Block Plan	LD06A/PL03		26.04.2018
Site Layout Plan	LD06A/PL02		26.04.2018
Street Scene	LD06A/PL09		26.04.2018
Elevation Plan	LD06A/PL08		26.04.2018
Floor Plan	LD06A/PL07		26.04.2018
Elevation Plan	LD06A/PL06		26.04.2018
Floor Plan	LD06A/PL05		26.04.2018

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

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

Reason: To ensure the Local Planning Authority are satisfied with the details of the proposal and its relationship with adjoining development and to safeguard the visual amenities of the locality with regard to Reigate and Banstead Borough Local Plan 2005 policy Ho9.

4. No development shall take place 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 Borough Local Plan 2005 policies Ho9 and Ho13.

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

accordance with the landscape details as approved, and these shall be completed, before building completion, occupation or use of the approved development whichever is the earliest.

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

Reason: To ensure good landscape practice in the interests of the maintenance of the character and appearance of the area and to comply with policies Pc4, Ho9, and Ho13 of the Reigate and Banstead Borough Local Plan 2005.

6. Notwithstanding the submitted proposed site plan (reference LD06A/ PL O4), the development shall not be occupied unless and until the proposed belmouth access has been provided with dropped kerbs and tactile paving at the pedestrian crossing points of the access, in accordance with a scheme to be submitted to, and approved in writing by the Local Planning Authority. Thereafter the approved scheme shall be permanently retained.

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

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

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

8. No development shall commence until a Construction Transport Management Plan, to include details of:
 - (a) parking for vehicles of site personnel, operatives and visitors
 - (b) loading and unloading of plant and materials
 - (c) storage of plant and materials
 - (d) programme of works (including measures for traffic management)
 - (e) measures to prevent the deposit of materials on the highway has been submitted toand 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 in order to meet the objectives of the NPPF (2012), and to satisfy policies Mo5 and Mo7 of the Reigate and Banstead Borough Local Plan (2005).

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

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

10. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, (or any Order revoking and re-enacting that Order with or without modification), no first floor windows, dormer windows or rooflights other than those expressly authorised by this permission shall be constructed.

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

11. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no extensions permitted by Classes A B and C of Part 1 of the Second Schedule of the 2015 Order shall be constructed.

Reason: To control any subsequent enlargements in the interests of the visual and residential amenities of the locality with regard to Reigate and Banstead Borough Local Plan 2005 policies Ho9, Ho13, and Ho16

INFORMATIVES

1. Your attention is drawn to the safety benefits of installing sprinkler systems as an integral part of new development. Further information is available at www.firesprinklers.info.
2. The applicant is encouraged to provide renewable technology within the development hereby permitted in order to reduce greenhouse gas emissions.
3. The applicant is advised that prior to the initial occupation of any individual dwelling hereby permitted, a 140 litre wheeled bin conforming to British Standard BSEN840 and a 60 litre recycling box should be provided for the

exclusive use of the occupants of that dwelling. Prior to the initial occupation of any communal dwellings or flats, wheeled refuse bins conforming to British Standard BSEN840, separate recycling bins for paper/card and mixed cans, and storage facilities for the bins should be installed by the developer prior to the initial occupation of any dwelling hereby permitted. Further details on the required number and specification of wheeled bins and recycling boxes is available from the Council's Neighbourhood Services on 01737 276501 or 01737 276097, or on the Council's website at www.reigate-banstead.gov.uk. Bins and boxes meeting the specification may be purchased from any appropriate source, including the Council's Neighbourhood Services Unit on 01737 276775.

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

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

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

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

Considerate Constructors Scheme (<http://www.ccscheme.org.uk/>) would help fulfil these requirements.

6. The use of 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.
7. The permission hereby granted shall not be construed as authority to carry out any works on the highway or any works that may affect a drainage channel/culvert or water course. The applicant is advised that a permit and, potentially, a Section 278 agreement must be obtained from the Highway Authority before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway. All works on the highway will require a permit and an application will need to be submitted to the County Council's Street Works Team up to 3 months in advance of the intended start date, depending on the scale of the works proposed and the classification of the road. Please see <http://www.surreycc.gov.uk/roads-and-transport/road-permits-and-licences/the-traffic-management-permit-scheme>. The applicant is also advised that Consent may be required under Section 23 of the Land Drainage Act 1991. Please see www.surreycc.gov.uk/people-and-community/emergency-planning-and-community-safety/flooding-advice.
8. The developer is advised that as part of the detailed design of the highway works, the County Highway Authority may require necessary accommodation works to street lights, road signs, road markings, highway drainage, surface covers, street trees, highway verges, highway surfaces, surface edge restraints and any other street furniture/equipment.
9. 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).
10. 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.
11. Details of the highway requirements necessary for inclusion in any application seeking approval of reserved matters may be obtained from the Transportation Development Planning Division of Surrey County Council

REASON FOR PERMISSION

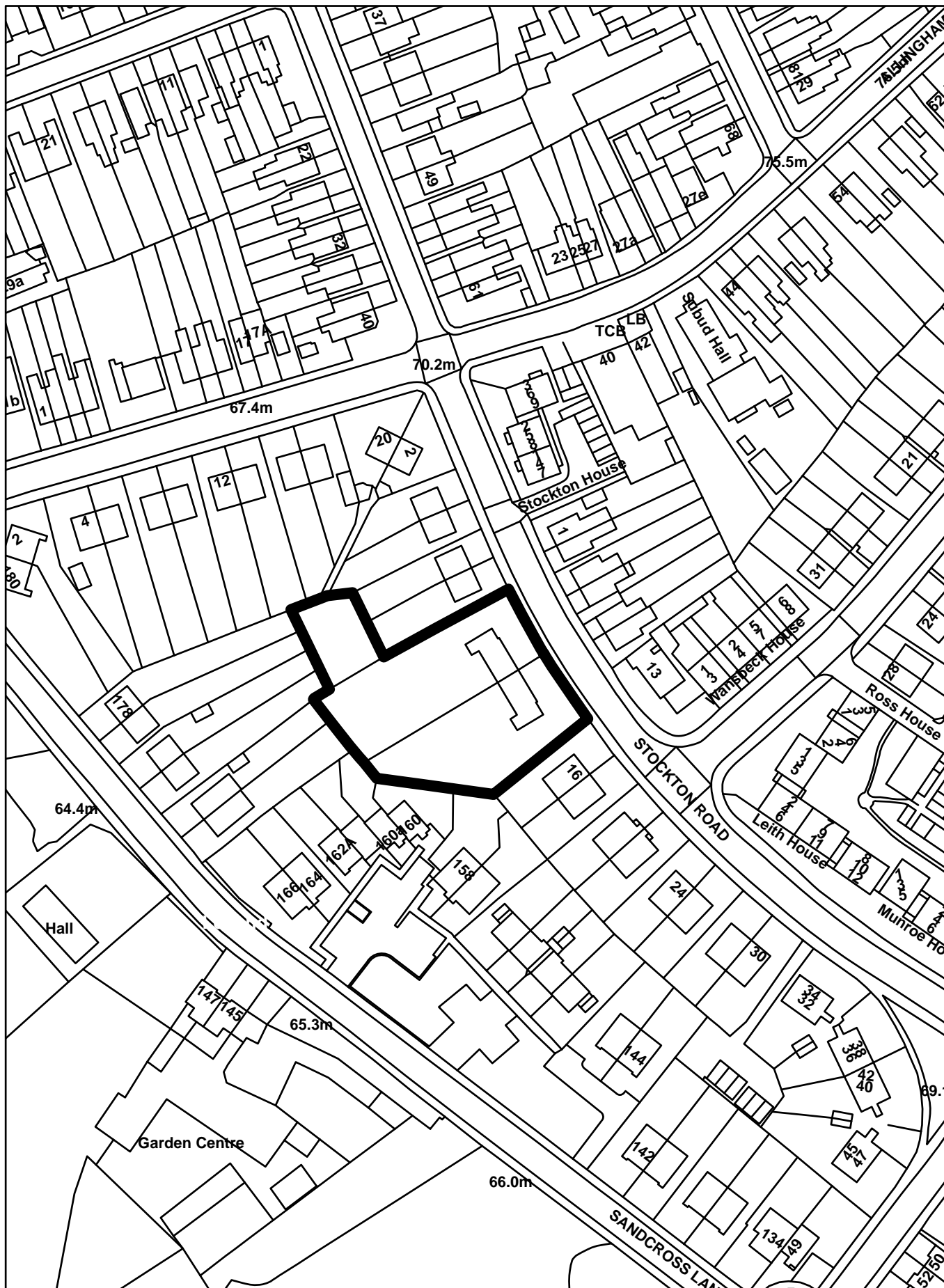
The development hereby permitted has been assessed against development plan policies Pc4, Ho9, Ho13, Ho14, Ho16 Mo5 and Mo7 and material considerations,

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

Proactive 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.

18/00895/F - 12 Stockton Road & Rear Of 14 Stockton Road &
Part Of 2 Stockton Road, Reigate



Plot 1 : 4 bed 2 storey house
111.6.4 sq m 1200 sq ft

Plot 2 : 3 bed 2 storey house
111.6.4 sq m 1200 sq ft

Plot 3 : 4 bed 2 storey house
127.9 sq m 1397 sq ft

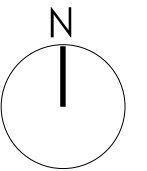


Earlswood
HOMES

Drawing No

LD06A / PL 04


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



Plot 1 : 4 bed 2 storey house
111.6.4 sq m 1200 sq ft
Plot 2 : 3 bed 2 storey house
111.6.4 sq m 1200 sq ft
Plot 3 : 4 bed 2 storey house
127.9 sq m 1397 sq ft

136



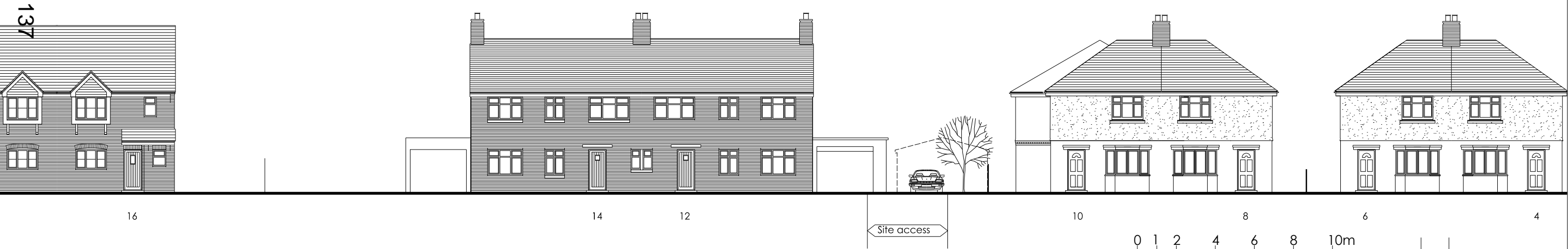
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Project	12-14 Stockton Road Reigate RH2 8JG	
Title	Block Plan	
Drawing No	LD06A/ PL 03	

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Existing



Proposed



Rev	Date	Description

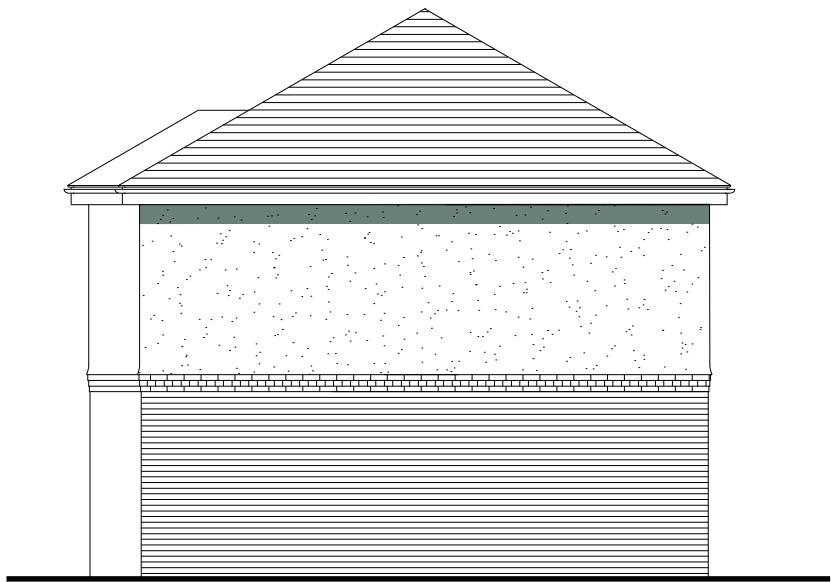


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Project	14 Stockton Road Reigate RH2 8JG		
Title	Street Elevations		
Drawing No	LD06A / PL 09		

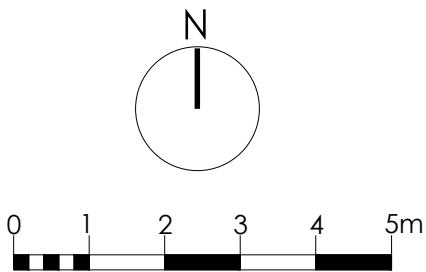
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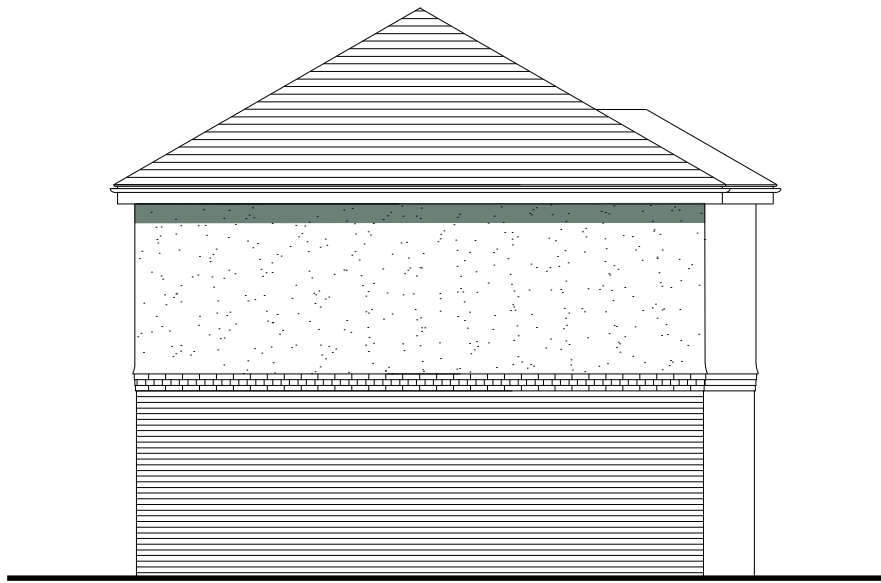
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Refer to Structural Engineers details for structural design criteria.
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Side



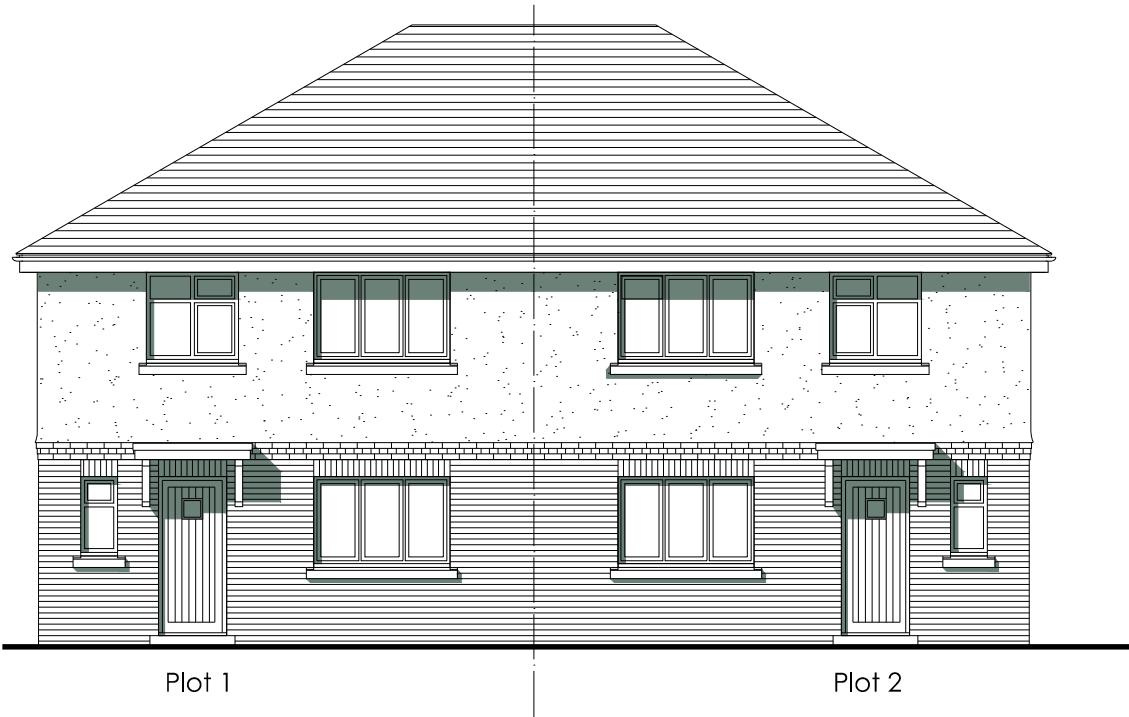
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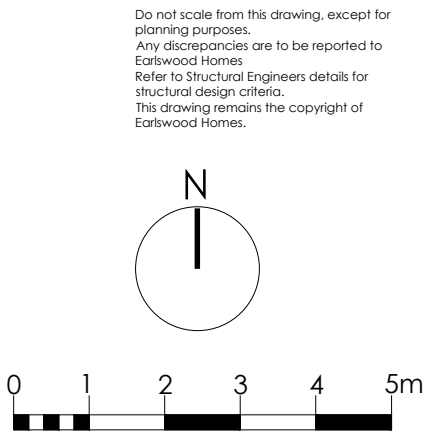
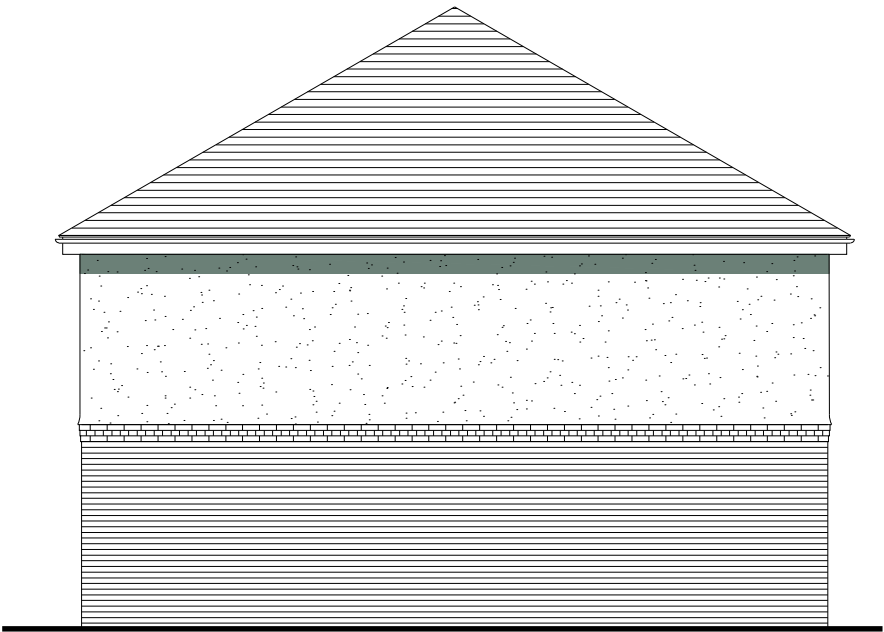
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Project	12-14 Stockton Road Reigate RH2 8JG	
Title	Plot 3 Elevations	
Drawing No	LD06A/ PL 08	

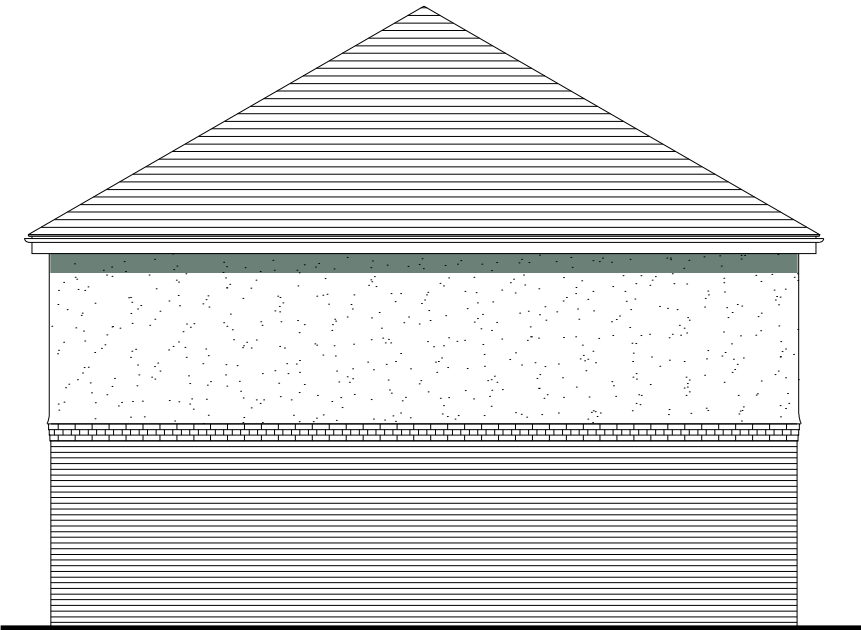
Front



Side



Side



Rear



139

Rev	Date	Description
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Scale	1:100 @ A3	Checked *
Client	Earlswood Homes	
Project	12-14 Stockton Road Reigate RH2 8JG	
Title	Plots 1 & 2 Elevations	
Drawing No	LD06A / PL 06	

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Agenda Item 10

Planning Committee
1st August 2018

Agenda Item: 10
18/00956/F

 Reigate & Banstead BOROUGH COUNCIL Banstead Horley Redhill Reigate	TO:	PLANNING COMMITTEE
	DATE:	4 th July 2018
	REPORT OF:	HEAD OF PLACES & PLANNING
	AUTHOR:	Matthew Sheahan
	TELEPHONE:	01737 276514
	EMAIL:	Matthew.sheahan@reigate-banstead.gov.uk
AGENDA ITEM:	10	WARD: Reigate Central

APPLICATION NUMBER:	18/00956/F	VALID:	23/05/2018
APPLICANT:	Sir Peter Harrison	AGENT:	HW Planning Ltd
LOCATION:	GEOFFREY KNIGHT PLAYING FIELDS, PARK LANE, REIGATE		
DESCRIPTION:	Erection of a side extension to provide essential storage at ground floor level and a storm porch at first floor level.		
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 erection of a side extension to the existing clubhouse at Old Reigatians Rugby Club to provide additional storage space at the ground floor with a storm porch at the first floor.

The site is located to the west side of Park Lane in Reigate, to the south of Reigate Town Centre, in an area that is predominantly residential in character, being defined by large detached dwelling houses set within generous plots. The site is contained entirely within the Metropolitan Green Belt, and is also designated as being within an Area of Great Landscape Value (AGLV).

The purpose of the extension is to replace three existing storage containers which have been present on the site for in excess of 18 months. These have been used for storage purposed associated with the use of the rugby club and its' multiple teams. A retrospective application was submitted for the retention of these containers; however this application was refused on the grounds that they would result in a significant level of visual harm inappropriate to the openness of the Metropolitan Green Belt. Enforcement action was subsequently taken, with an Enforcement Notice issued on 6th December 2017 requiring the removal of these containers from the land within an 8 month period of compliance.

The proposed extension seeks to replace these containers by providing storage space internally within the fabric of the existing clubhouse. It would have a flat roof design, incorporating brick and flint detailing that would mirror that of the front elevation of the existing clubhouse. Sitting atop the extension would be a small

storm porch with a pitched roof that would be of a matching dark timber. It is considered that the design and scale of the extension would be proportionate to the existing building to a degree that would be appropriate within the setting of the Metropolitan Green Belt, not impacting on its' openness.

The extension would be sited a significant distance from neighbouring residential properties ensuring that there would not be adverse impact on the amenity of these properties. Additional landscaping in the form of an extended hedge would screen a considerable amount of the extension from view.

RECOMMENDATION(S)

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

Consultations:

Highway Authority:

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

Park lane Residents Association: No objections, welcome the expansion of the Clubhouse to facilitate additional storage space and the removal of all containers on the site.

Environment Agency: No objection is raised on the grounds that the proposed location of the extension falls within Flood Zone 1.

AONB Officer: No objection is raised.

Representations:

Letters were sent to neighbouring properties on 25th May 2018. A site notice was posted on 29th May 2018. 7 responses have been received, 6 of which were supportive and the other of which raised no objections provided the existing containers were removed.

1.0 Site and Character Appraisal

- 1.1 The site of the rugby club is located on an area of open land to the west of residential properties located along Park Lane to the south west of Reigate. The entire site is located within the Metropolitan Green Belt. The site is accessed via an access to the south of The Meadows on the end of Park Lane leading to a car parking area associated with the club, which is sited some 130m from the existing clubhouse. The clubhouse was granted planning permission in 2008 and had to be partially rebuilt due to a fire in 2014. Prior to this permission was granted for the construction of a new clubhouse in 2003. The clubhouse is a two storey building in a barn style design. It is timber clad to its main body with brick and flint projections. The roof is of plain tiles.
- 1.2 To the south of the clubhouse are two storage structures, one is a small timber structure used for machinery. The other is a more secure steel container set behind a fence on the eastern side of the access path from the car park to the clubhouse which acts as a tool shed and work area. To the west of the clubhouse are sited three rugby pitches. The clubhouse and pitches are set at a lower ground level than the houses to the east.
- 1.3 The surrounding area is predominantly residential in character, being typified by large detached dwelling houses set within very large elongated plots sited to the east of the application site. An exception to this is Wesley Court, a

small 1980s housing development consisting of 10 detached properties set within smaller more irregular shaped plots.

2.0 Added Value

- 2.1 Improvements secured at the pre-application stage: The local planning authority was approached for formal advice prior to the submission of this application.
- 2.2 Improvements secured during the course of the application: amended plans were sought during the course of the application to include additional flint detailing to the principal elevation.
- 2.3 Further improvements could be secured: further improvements can be sought by way of suitably worded conditions.

3.0 Relevant Planning and Enforcement History

- | | | | |
|-----|-------------|--|--|
| 3.1 | 08/01270/F | New replacement clubhouse at existing sports ground with supporting car park, service access and landscaping | Granted
2nd October 2008 |
| 3.2 | 09/01753/F | Installation of plant associated with the new clubhouse, including a Glass reinforced plastic (GRP) kiosk containing a cold water storage tank and air handling units | Granted
18 th January 2010 |
| 3.3 | 09/01814/F | Fell one field maple to ground level | Granted
5th November
2010 |
| 3.4 | 10/01497/CU | Change of use of land to west of approved car park (under planning permission 08/01270/F) to an overflow parking area and improvements to vehicular access. (Drwg no: REI-0811-CL00-C) | Granted
8th October 2012 |
| 3.6 | 14/00379/CU | Change of use from pastureland to playing pitches comprising 3 rugby pitches & associated works, which include the siting of 3 pairs of rugby goal posts & the provision of means of access to allow an emergency vehicle (ambulance) to access the pitches only in cases of emergency. Additional information Submitted via | Granted 6th
August 2014 |

planning portal 08/04/14 and email 02/05/14 regarding the use of the pitches. Amended via the planning portal 20/06/14.

- | | | | |
|-----|--------------|--|--|
| 3.7 | 15/00766/F | Installation of 6no. - 15m high galvanised steel columns supporting a total of 8 no. Philips Lighting Low Glare floodlights complete with 2kw MHN-FC Lamps (white Light) to an existing grass rugby football pitch | Granted 24 th November 2016 |
| 3.8 | 16/01755/RET | Retention of containers and enclosure | Refused 6 th March 2017 |
| 3.9 | 16/00148/UA3 | Alleged temporary containers have become permanent - enforcement notice issued November 2017 giving 8 months for compliance. | |

4.0 Proposal and Design Approach

- 4.1 This is a full application for the erection of a side extension to the existing clubhouse to provide storage for ancillary equipment associated with the operations of the rugby club and its various teams. It is of a flat roof design measuring 3.3m in height with a width of 6.5m. It would be approximately 18.8m in length from front to rear. Two outward opening doors would feature to the principal elevation allowing access to the first area of storage. Five sets of similar door would feature to the side elevation allowing additional access to both the front and rear storage areas. A final set of doors provides access to a fire escape. A narrow link 1.3m in wide would provide pedestrian access from the main clubhouse through to the area of hardstanding beyond the extension. A fire escape would feature to the rear, contained internally within the fabric of the building. Regarding materials, the extension would utilise brickwork to match the existing building, along with elements of flint detailing to the principal elevation. The storm porch would be of timber boarding to match the existing upper floor of the clubhouse.
- 4.2 The size of the extension would create an additional floor area of approximately 126 sq. m in regards to footprint. Additionally it is proposed to incorporate a storm porch above the extension. It would have a pitched roof that would match that of the main building.
- 4.3 The intention of the extension is to replace three storage containers currently located to the north of the clubhouse. These containers were placed on the land and used for temporary storage of equipment related to the operations of the rugby club. These structures were deemed to be unlawful and subsequently the club were advised that the containers should be removed from site or a retrospective planning application be submitted for their

permanent retention. An application was submitted however this was refused on the grounds that the containers would have resulted on an unacceptable level of harm to the openness of the Green Belt and the character of the AGLV by virtue of their bulk, harsh appearance and ad hoc nature representing an incongruous and unsightly feature in this locality.

- 4.4 Following the failure to remove the containers an Enforcement Notice (EN) was issued in respect of the on-going breach of planning permission, which came into effect on the 6th December 2017. This required the containers to be removed from the land with an 8 month period of compliance.
- 4.5 A design and access statement should illustrate the process that has led to the development proposal, and justify the proposal in a structured way, by demonstrating the steps taken to appraise the context of the proposed development. It expects applicants to follow a four-stage design process comprising:
Assessment;
Involvement;
Evaluation; and
Design.
- 4.6 Evidence of the applicant's design approach is set out below:

Assessment	The statement does not include an assessment of the local character of the area.
	No site features worthy of retention were identified.
Involvement	No community consultation took place.
Evaluation	<p>The design statement explains that a number of options were considered in regards to the location of the extension, particularly the northern, eastern and southern. It was concluded that the northern side of the building would be the most appropriate. A number of design solutions were considered, including a dual pitched roof and rounded green roof. The flat roof design was considered most appropriate, taking the lead from the existing single storey projection to the front of the building.</p> <p>A separate detached structure was considered, however this was rejected on the grounds that this would have resulted in the spread of development on the site, resulting in adverse impact on the openness of the Green Belt. Extensions to the south or the rear of the club would require works, adding to the level of development within the site.</p>
Design	The design statement clarifies that the character of the existing clubhouse in respect of scale, location and

	choice of materials.
--	----------------------

5.0 Policy Context

5.1 Designation

Metropolitan Green Belt
TPO Order No RE934
Area of Great Landscape Value

5.2 Reigate and Banstead Core Strategy

CS1(Sustainable Development)
CS3 (Metropolitan Green Belt)
CS4 (Valued Townscapes and Historic Environment)

5.3 Reigate & Banstead Borough Local Plan 2005

Landscape & Nature Conservation	Pc4
Countryside	Co1
Recreation	Re1, Re2, Re8

5.4 Other Material Considerations

National Planning Policy Framework	
National Planning Practice Guidance	
Supplementary Planning Guidance	
Other	Human Rights Act 1998 Community Infrastructure Levy Regulations 2010

6.0 Assessment

6.1 The proposal seeks permission for the erection of a side extension to provide essential storage at ground floor level and storm porch at the first floor level.

6.2 The main issues to consider are:

- Impact on the openness of the Metropolitan Green Belt;
- Design and Impact on the character of the area;
- Impact on neighbouring residential amenity;
- Landscaping

Impact on the openness of the Metropolitan Green Belt

6.3 Policy Co1 of the Local Plan states that planning permission will not normally be granted for development that is inappropriate to the Green Belt unless justified by very special circumstances, which emphasises that which

is stated in the National Planning Policy Framework (NPPF). Permission will be granted for the extension of a building within the Green Belt provided it does not result in an addition that is disproportionate over and above the size of the original building. Additionally the provision of appropriate facilities for outdoor sport and recreation are not considered inappropriate provided such facilities preserve the openness of the Green Belt and does not conflict with the purposes of including land within it.

- 6.4 The existing clubhouse has a total floor area of approximately 1069.5 sq. m. The total floor area of the clubhouse coupled with that of the three existing containers on site amounts to 1142.1 sq. m. The current arrangement represents a 6.7% increase over and above the original building. The proposed extension would result in a total floor area of 1193.1 sq. m. This would represent an 11.5 % increase. This is considered to be a modest increase over and above the original building. The extension is single storey, ensuring the scale is proportionate to the size of the clubhouse. The storm porch, whilst adding height, does not add a significant level of bulk and mass to the building by virtue of its modest size, sitting significantly below the ridge of the roof of the clubhouse. The extension would represent a sympathetic form of development by virtue of its design and appearance, which would be appropriate within the context of the Metropolitan Green Belt and is considered necessary for the outdoor sporting use and also not disproportionate to the original building meaning it would be appropriate within the green belt. Its siting to the north side of the building would also minimise views from the wider area.

Design and impact on the character of the area

- 6.5 The proposed design would be relatively low scale, set back from the principal elevation giving it a subservient appearance. The use of brickwork and flint detailing to the principal elevation would match that of the frontage of the building, as would the black painted timber doors, which would match those to the front. As well as being sited within the Green Belt the site is within an Area of Great Landscape Value. As such the proposal is subject to assessment against Policy Pc1 of the Borough Local Plan 2005. This policy requires special care to be afforded to the siting, scale, impact and design of any development to ensure that it is in keeping with the surrounding landscape. It is considered that the design and siting to the north side of the building would be sympathetic to this location by virtue of its being in keeping with the existing building, which is itself sympathetic to the more rural setting of the area. The site is to the rear of residential dwellings fronting Park Lane where, whilst the extension may be visible from a number of surrounding properties, it is considered that the design is such that the extension would not be significantly harmful to the character of the wider surrounding area, and in compliance with Policy Re2 of the Borough Local Plan. Comment has been made that the development has the potential to result in harm to the Reigate Town Centre Conservation Area. The siting of the proposed extension is some 100m from the Conservation Area boundary, which is significant enough to ensure that there would be little harm in this respect.

Impact on neighbouring residential amenity

- 6.6 The nearest residential properties to the proposed location of the extension are located on Wesley Court, approximately 60m from the clubhouse. The rear boundaries of these properties and those along Park Lane are lined with trees and other vegetation which would serve to obscure much of the extension from view. It is considered that the scale coupled with the separation distance would be sufficient to ensure that the extension would not result in a significant level of harm to residential amenity and would therefore comply with Policy Re2 of the Borough Local Plan 2005.

CONDITIONS

1. The development hereby permitted shall be completed 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:

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

Plan Type	Reference	Version	Date Received
Elevation Plan	1534-10	P03	17.07.2018
Roof Plan	1534-11	P03	17.07.2018
Floor Plan	1534-07	P03	17.07.2018
Location Plan	1534-12	P02	16.05.2018
Roof Plan	1534-09	P02	01.05.2018
Location Plan	1534-01	P02	01.05.2018
Floor Plan	1534-08	P02	01.05.2018
Elevation Plan	1534-06	P02	01.05.2018
Elevation Plan	1534-05	P02	01.05.2018
Roof Plan	1534-04	P02	01.05.2018
Floor Plan	1534-3	P02	01.05.2018
Floor Plan	1534-02	P02	01.05.2018

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. The materials to be used in the construction of the external surfaces of the extension hereby permitted shall match those used in the existing building.

Reason: To ensure that the development hereby permitted is only constructed using the appropriate external facing materials or suitable alternatives in the interest of the visual amenities of the area with regard to Reigate and Banstead Borough Local Plan 2005 policies Ho9 and Ho13.

4. The development hereby permitted shall be used for ancillary storage purposes associated with the clubhouse only and for no other purpose without the prior approval in writing of the Local Planning Authority.

Reason: To ensure that the development hereby permitted is occupied as storage use only in accordance with Reigate and Banstead Borough Local Plan 2005 policies Co1, Re1, Re2, and Re8 of the Borough Local Plan 2005.

5. Within the first planting season following the completion of the development hereby permitted the hedge and contouring works to the north and east of the extension shall be completed in accordance with Drawing 1534-07 P03. The hedge shall comprise the same mixed species, and maintained to the same specification, as the existing hedge and thereafter maintained.

Reason:

To ensure good arboricultural and landscape practice in the interests of the maintenance of the character and appearance of the area and to comply with policies Pc4, Ho15 and Ho9 of the Reigate and Banstead Borough Local Plan 2005.

INFORMATIVES

1. Your attention is drawn to the safety benefits of installing sprinkler systems as an integral part of new development. Further information is available at www.firesprinklers.info.
2. The applicant is encouraged to provide renewable technology within the development hereby permitted in order to reduce greenhouse gas emissions.
3. 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.

4. The Applicants attention is brought to the requirement of the Planning Enforcement notice that required the corrective works to be completed within eight months of the date the Enforcement Notice became effective. The Enforcement Notice is extant and the Council will expect, to avoid prosecution proceedings, the works to the clubhouse to be completed within 3 months of the date of this permission.

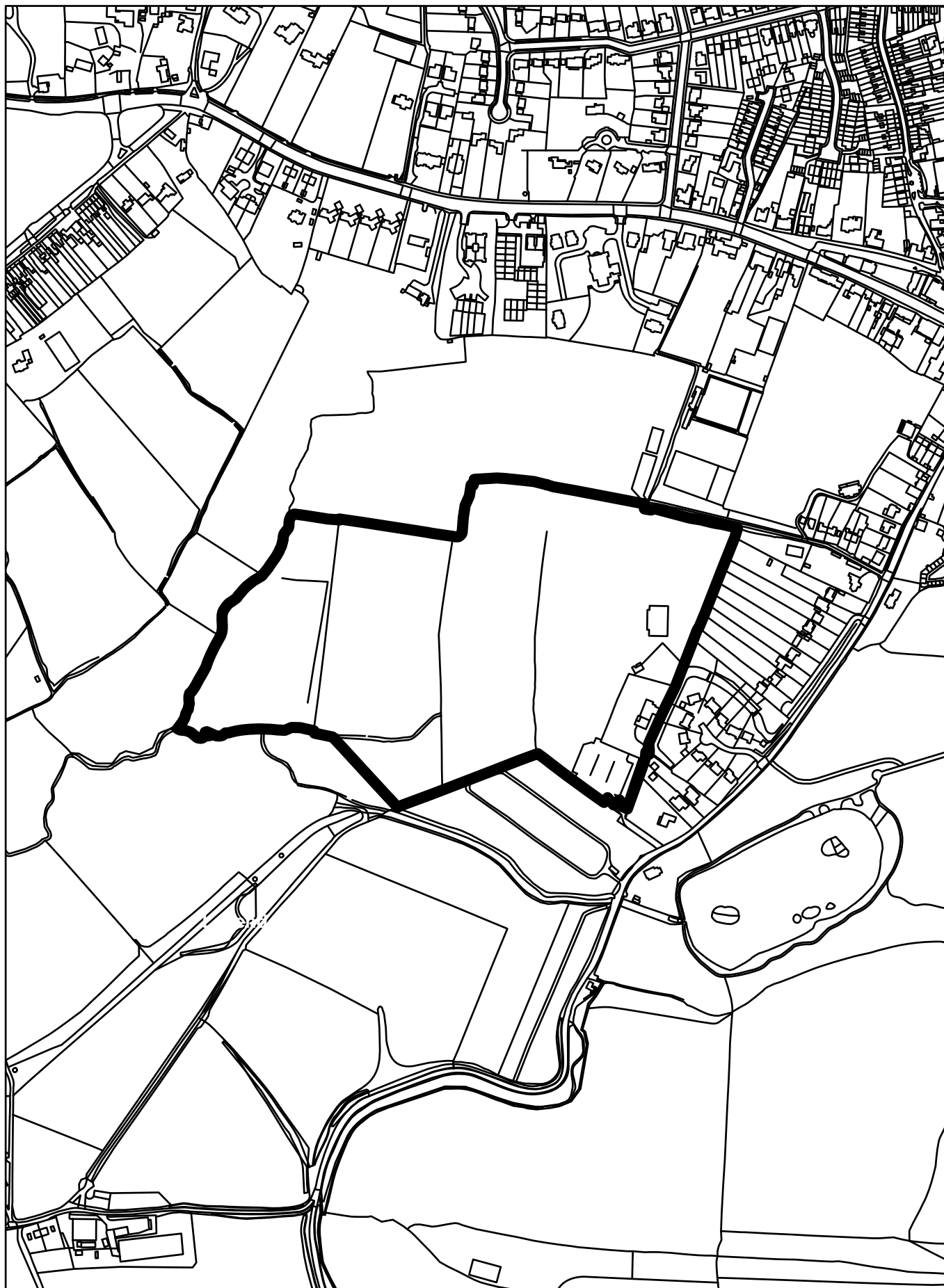
REASON FOR PERMISSION

The development hereby permitted has been assessed against development plan policies Pc4, Co1, Re1, Re2, Re8, and other 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

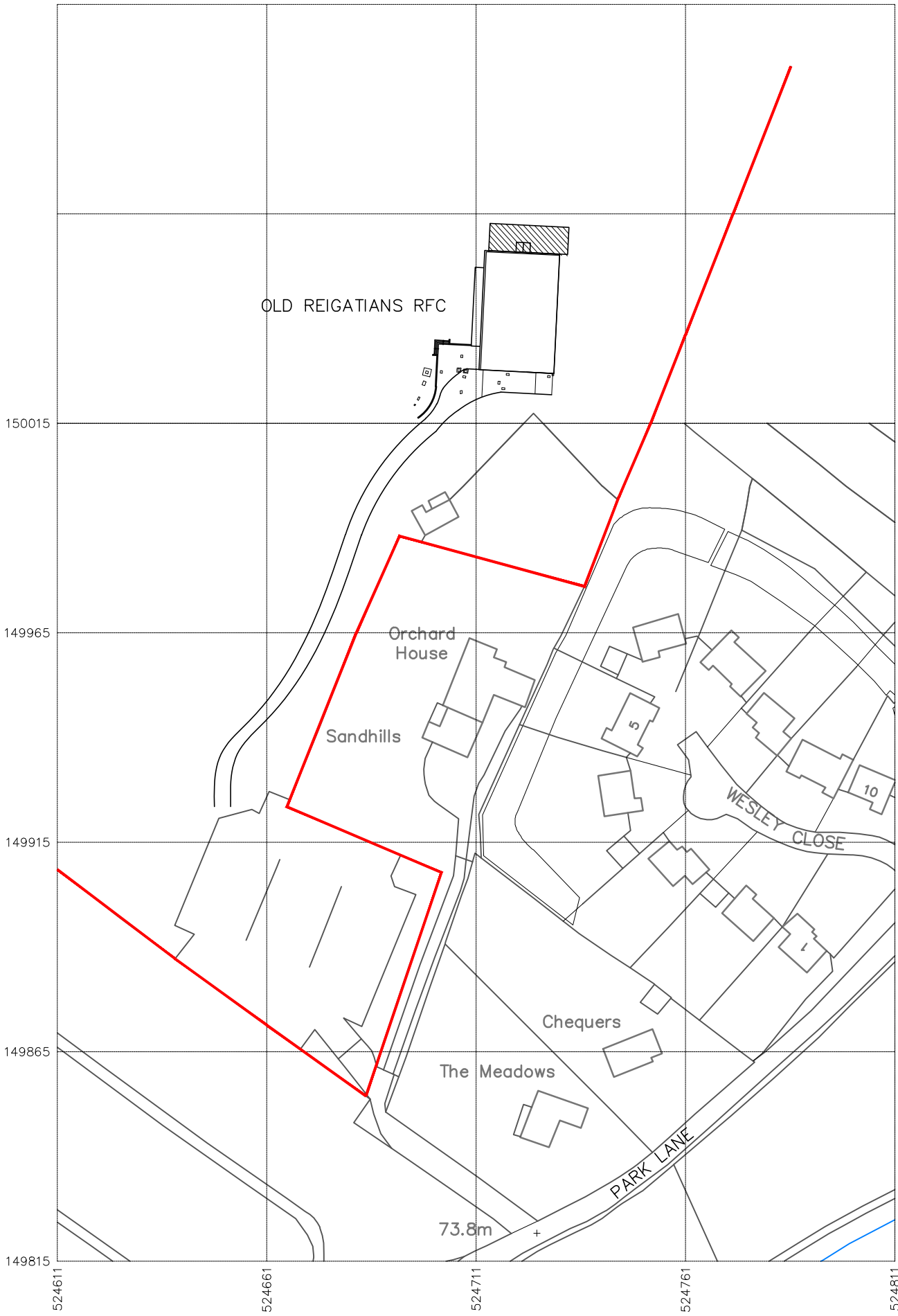
The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in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

18/00956/F - Geoffrey Knight Playing Fields, Park Lane, Reigate

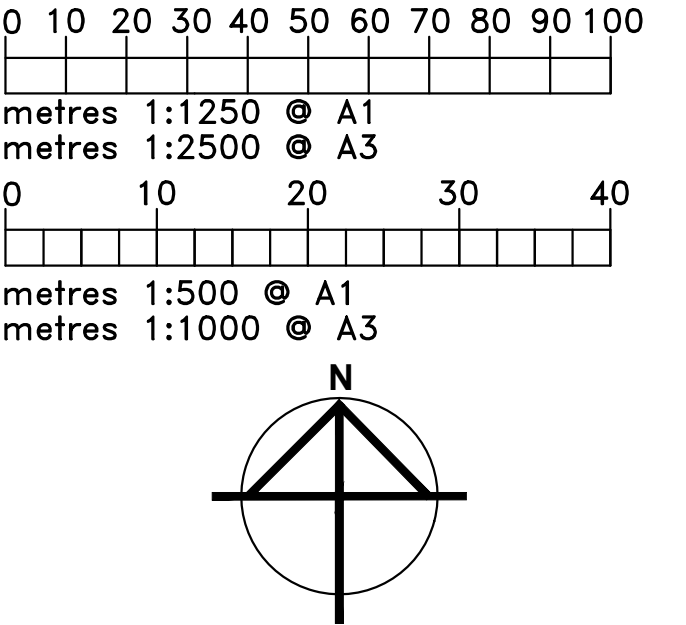




BLOCK PLAN
SCALE 1:500



LOCATION PLAN
SCALE 1:1250



NOTES

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REV	DATE	DESCRIPTION	DWN	CHKD
P02	26/04/18	Planning Submission	CL	RC



59 NUTLEY LANE REIGATE SURREY
RH2 9HP 01737 222099

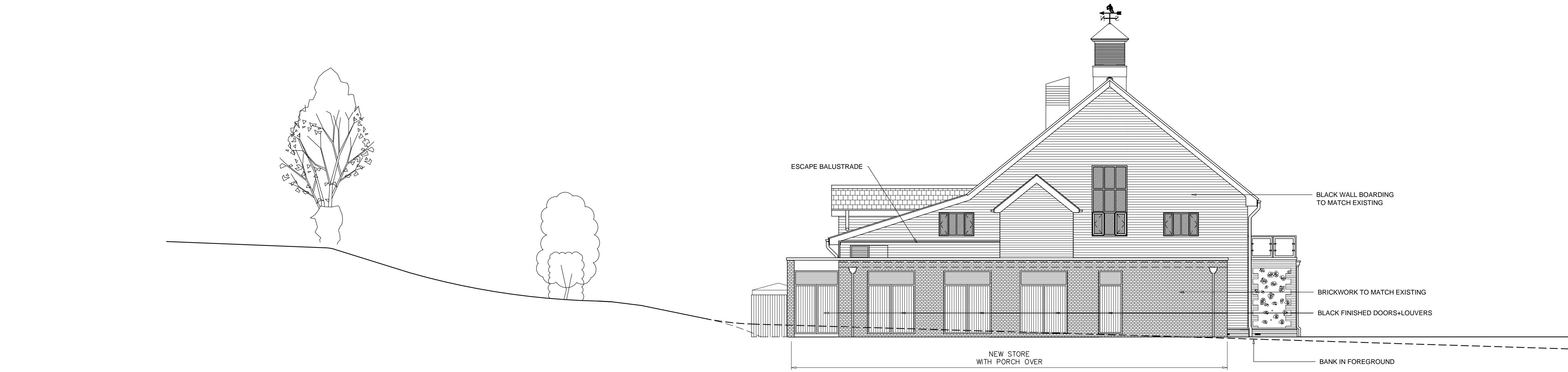
INFO@REIGATEARCHITECTS.CO.UK

CLIENT
SIR PETER HARRISON

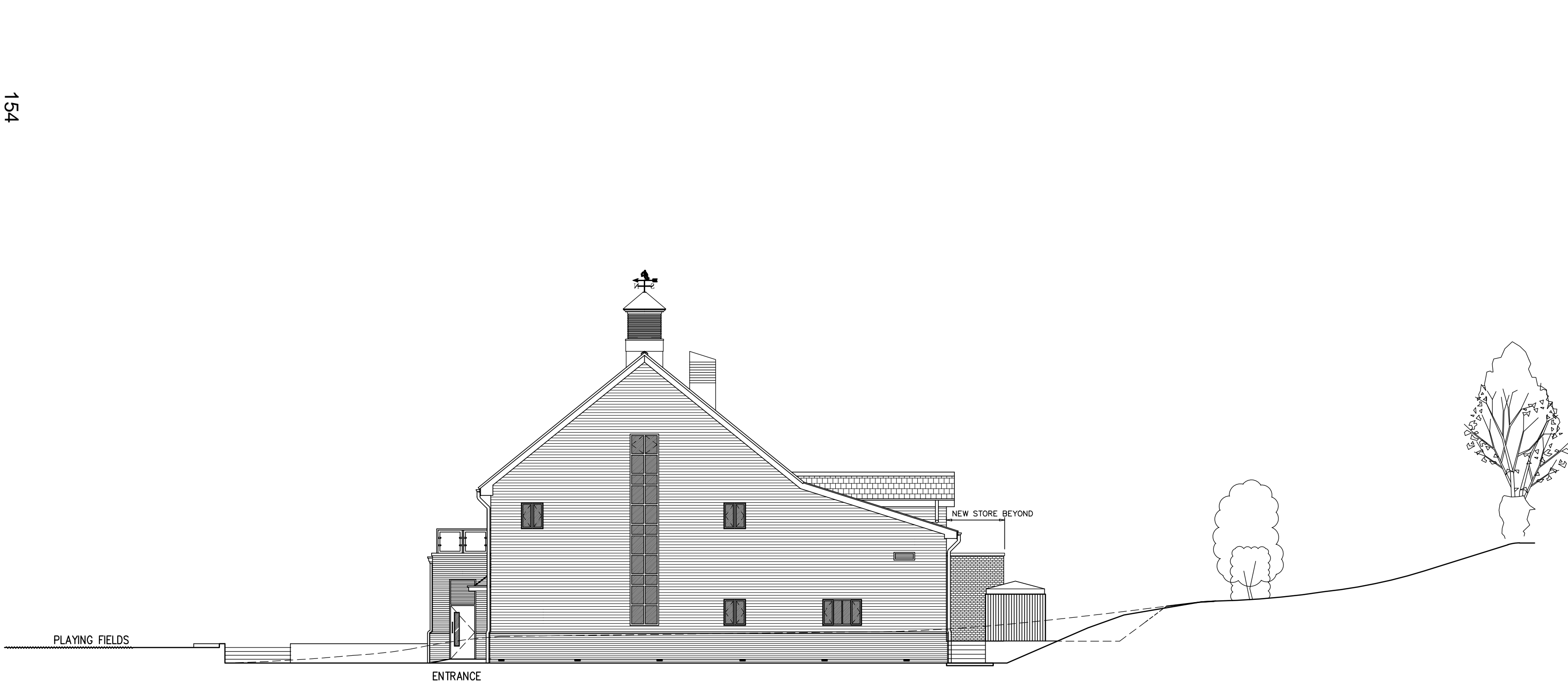
JOB
OLD REIGATIANS RFC
GEOFFREY KNIGHT FIELDS
PARK LANE RH2 8JX

TITLE
LOCATION AND BLOCK
PLANS

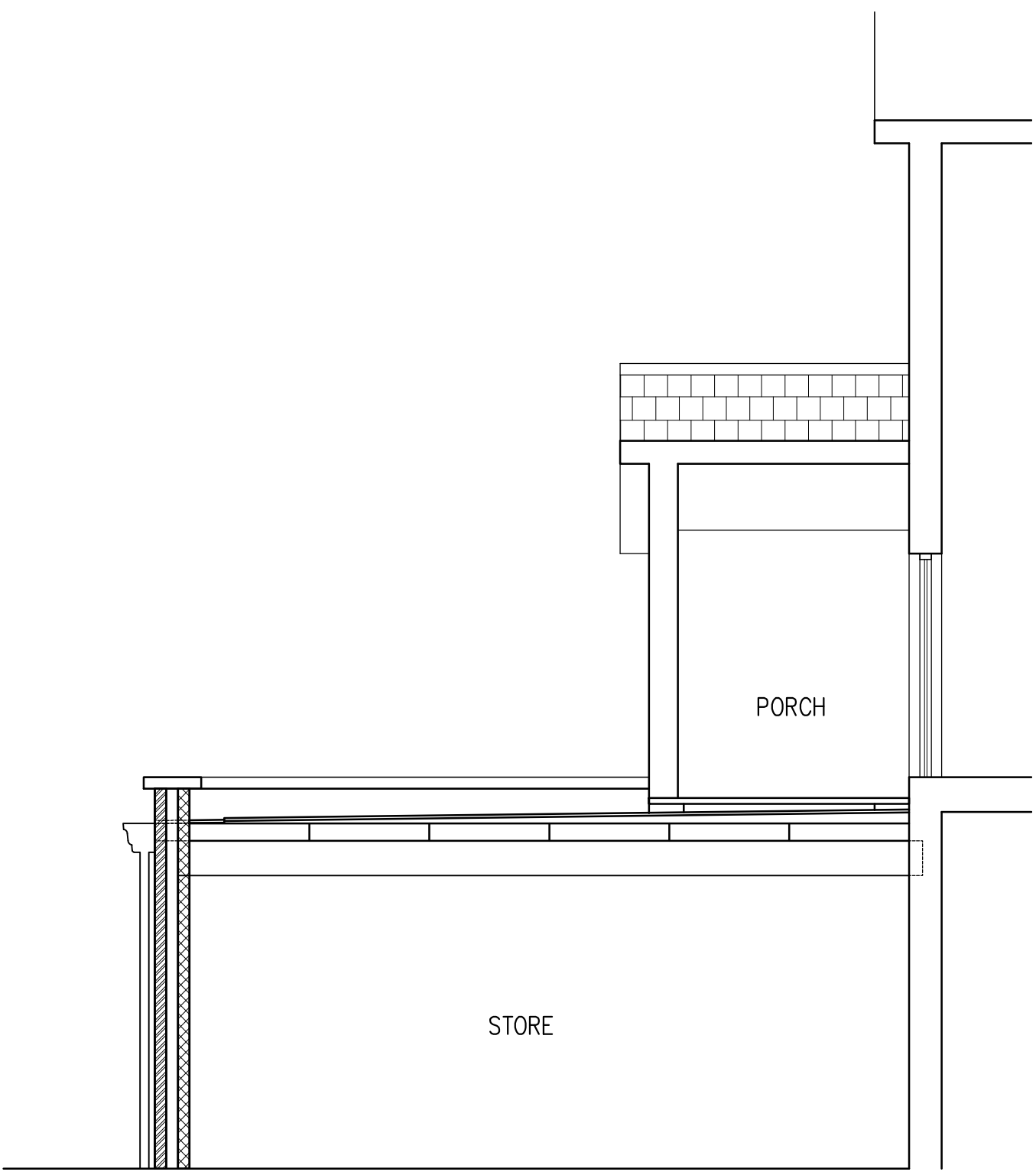
SCALE	DRAWING NO.	REV
1:500@A1 1:1250@A1 DATE 26/04/2018 STATUS	1534-01	P02



SIDE (NORTH) ELEVATION



SIDE (SOUTH) ELEVATION



SECTION A-A
SCALE 1:50 @ A1

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P02	26/04/18	Planning Submission	CL	RC

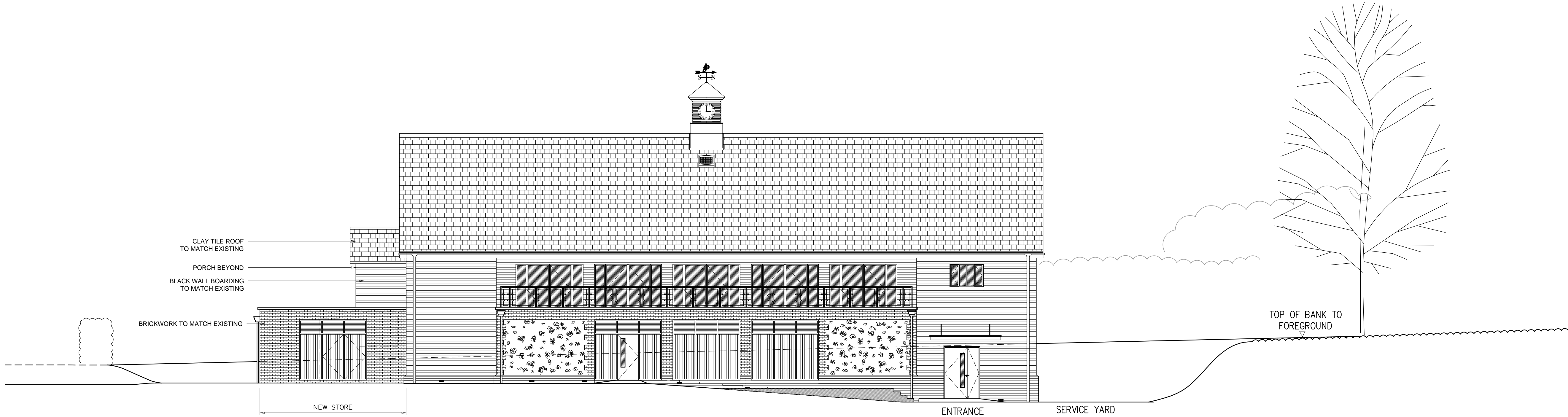
REIGATE
ARCHITECTS

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RH2 9HP 01737 222099

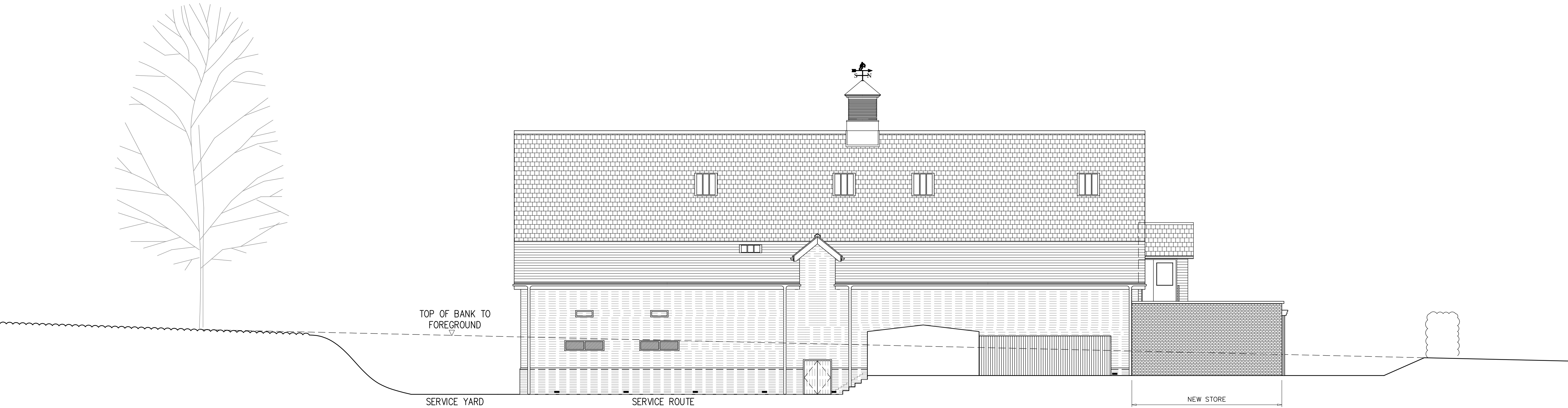
INFO@REIGATEARCHITECTS.CO.UK

CLIENT
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GEOFFREY KNIGHT FIELDS
PARK LANE RH2 8JX
TITLE
PROPOSED STORE
ELEVATIONS (2) & SECTION

SCALE 1:100@A1 1:200@A3 DATE 26/04/2018 STATUS	DRAWING NO. 1534-11 REV P02
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FRONT(WEST) ELEVATION



REAR (EAST) ELEVATION

0 5
metres 1:100 @ A1
metres 1:200 @ A3

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REV	DATE	DESCRIPTION	DWN	CHKD
P02	26/04/18	Planning Submission	CL	RC

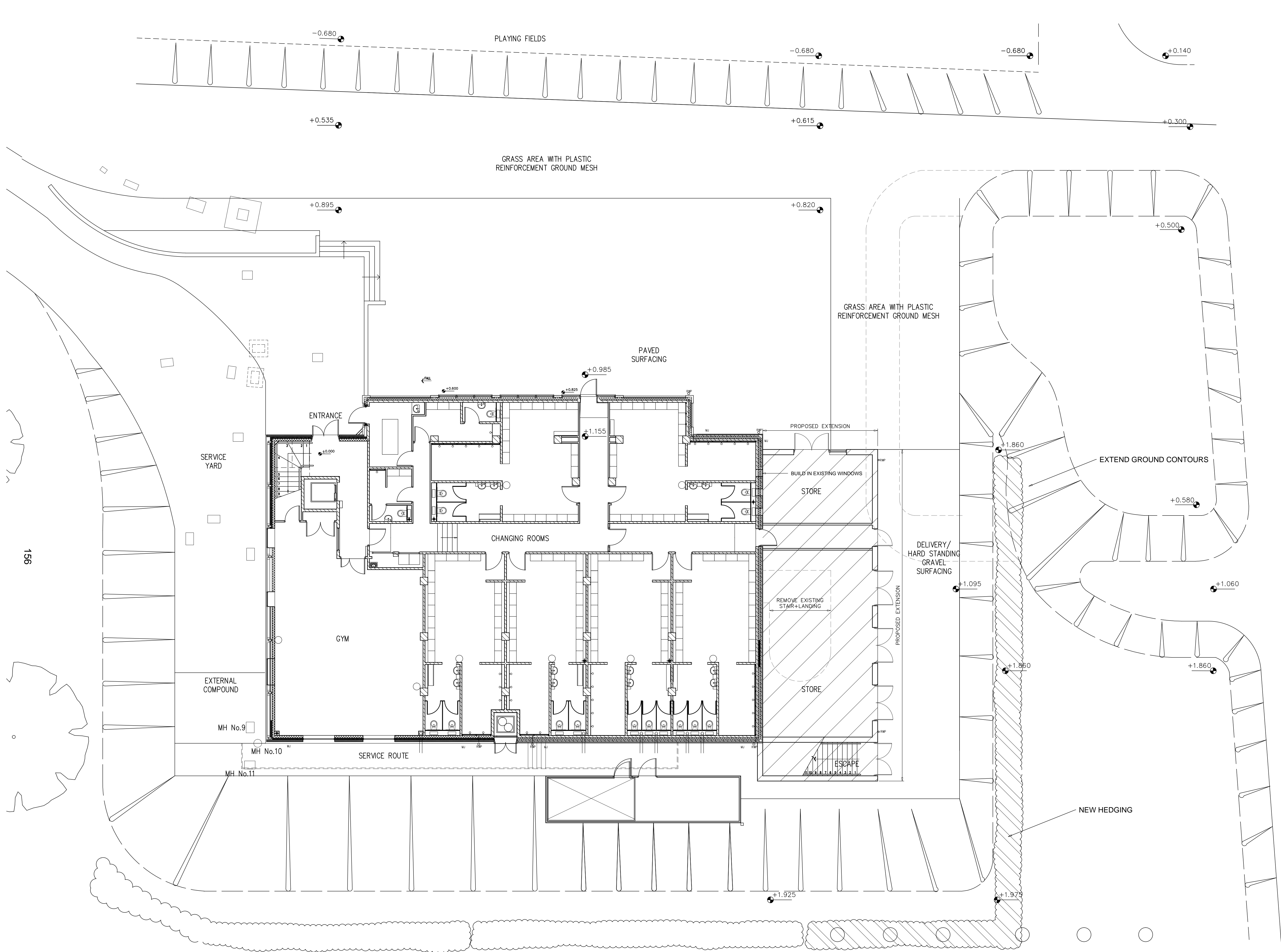
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RH2 9HP 01737 222099

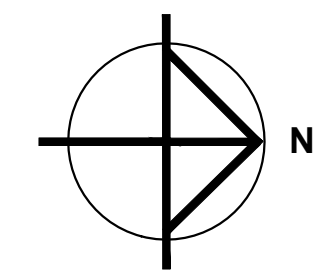
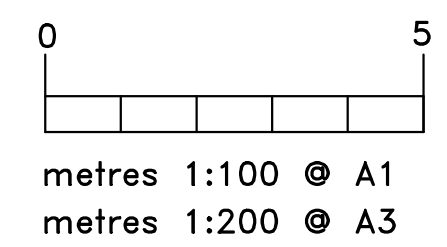
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PARK LANE RH2 8JX
TITLE
PROPOSED STORE
ELEVATIONS (1)

SCALE	DRAWING NO.	REV
1:100@A1 1:200@A3 DATE 26/04/2018 STATUS	1534-10	P02



GROUND FLOOR PLAN



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PROPOSED EXTENSION

REV	DATE	DESCRIPTION	DWN	CHKD
P02	26/04/18	Planning Submission	CL	RC

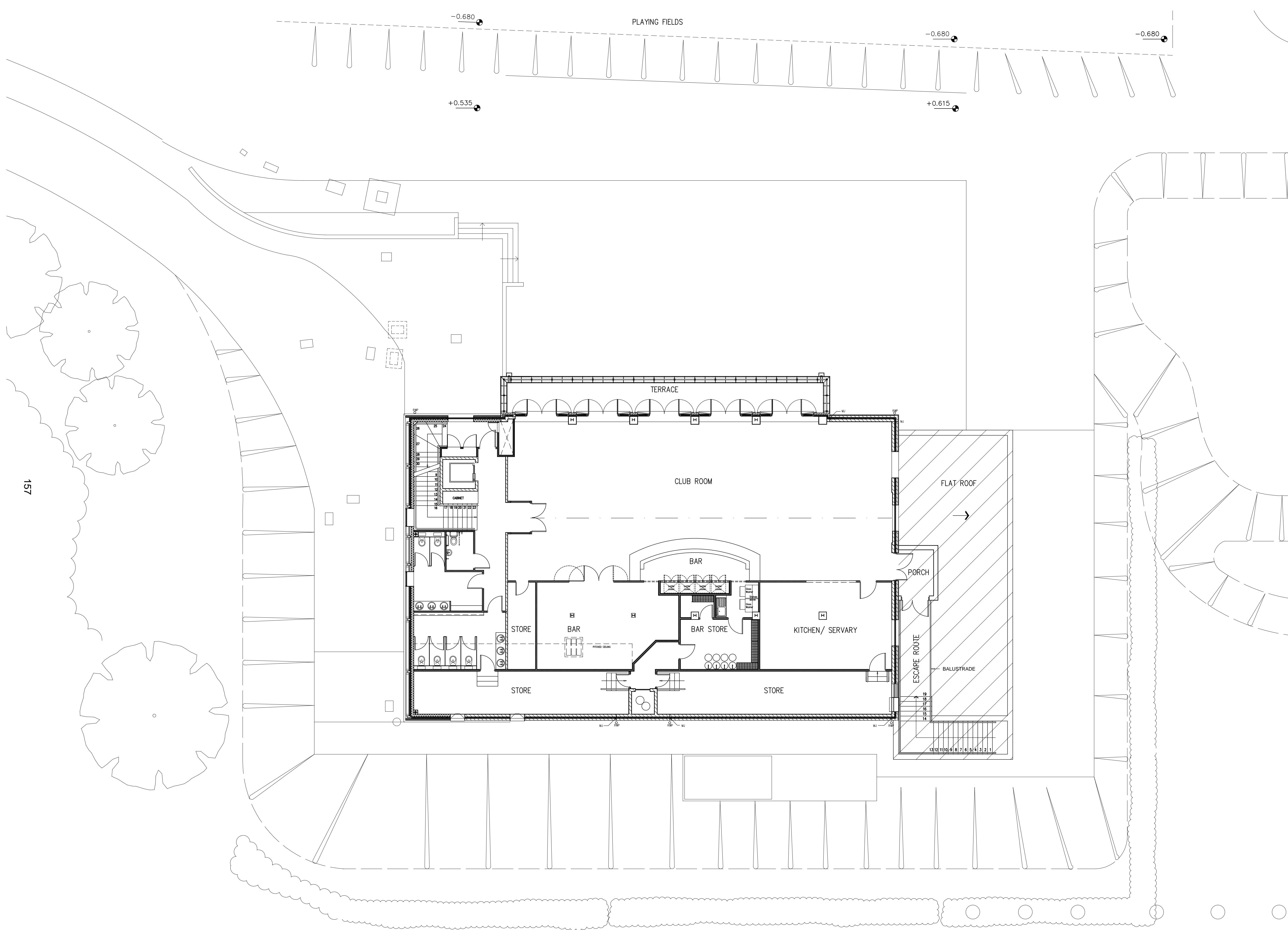
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GEOFFREY KNIGHT FIELDS
PARK LANE RH2 8JX
TITLE
PROPOSED STORE
GROUND FLOOR PLAN

SCALE	DRAWING NO.	REV
1:100@A1 1:200@A3 DATE 26/04/2018 STATUS	1534-07	P02



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PROPOSED EXTENSION

REV	DATE	DESCRIPTION	DWN	CHKD
P02	26/04/18	Planning Submission	CL	RC

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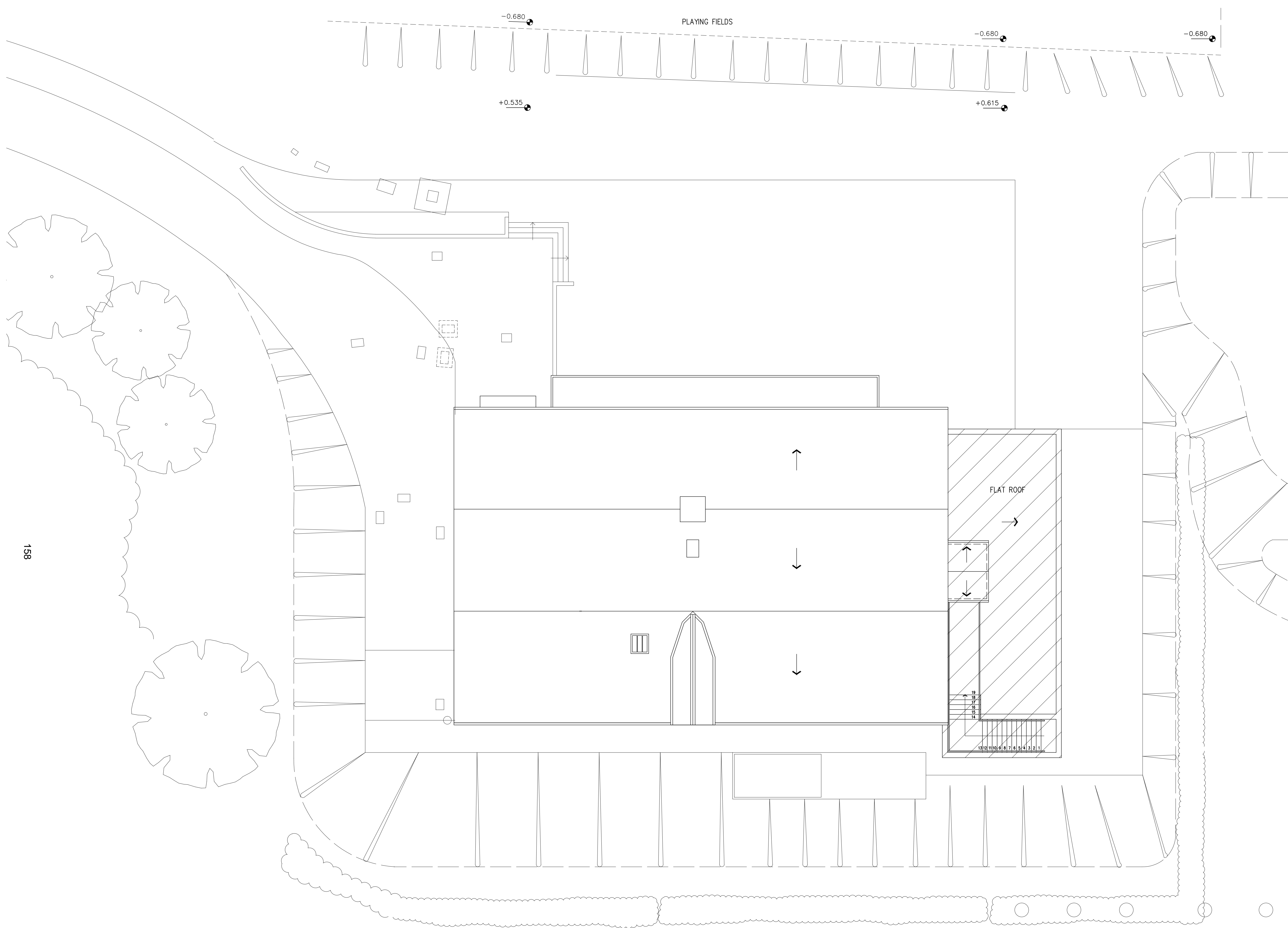
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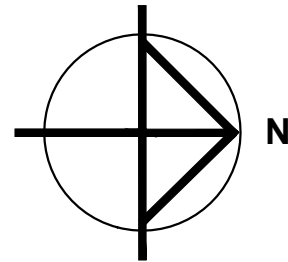
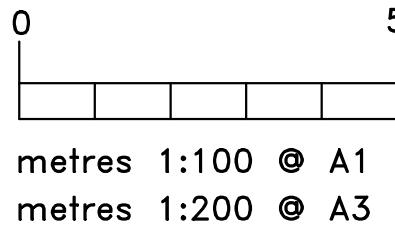
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GEOFFREY KNIGHT FIELDS
PARK LANE RH2 8JX
TITLE

PROPOSED STORE
FIRST FLOOR PLAN

SCALE	DRAWING NO.	REV
1:100@A1 1:200@A3 DATE 26/04/2018 STATUS	1534-08	P02



ROOF PLAN



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PROPOSED EXTENSION

REV	DATE	DESCRIPTION	DWN	CHKD
P02	26/04/18	Planning Submission	CL	RC

REIGATE
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PARK LANE RH2 8JX
TITLE


PROPOSED STORE
ROOF PLAN

SCALE	DRAWING NO.	REV
1:100@A1 1:200@A3 DATE 26/04/2018 STATUS	1534-09	P02

Agenda Item 11

Planning Committee
1st August 2018

Agenda Item: 11
DM Performance Q1 2018/19

 Reigate & Banstead BOROUGH COUNCIL Banstead Horley Redhill Reigate	TO:		PLANNING COMMITTEE
	DATE:		1 August 2018
	REPORT OF:		HEAD OF PLANNING AND PLACES
	AUTHORS:		Andrew Benson
	TELEPHONE:		01737 276175
	EMAIL:		Andrew.benson@reigate-banstead.gov.uk
AGENDA ITEM:	11	WARD:	All

SUBJECT:	DEVELOPMENT MANAGEMENT Q1 PERFORMANCE
PURPOSE OF REPORT:	To inform members of the 2018/19 Q1 Development Management performance against a range of indicators
RECOMMENDATION:	To note the performance of Q1 of 2018/19

Planning Committee has authority to note the above recommendation

BACKGROUND

1. Development Management encompasses a wide range of planning activities including pre-application negotiations and engagement; decision making on planning applications through to compliance and enforcement.
2. It puts the Council's locally adopted development plan policies into action and seeks to achieve sustainable development.
3. It is a non-political, quasi-judicial system with all Development Management functions falling under the responsibility of the Planning Committee in the Council's Constitution. As such it is a non-Executive function falling outside the scope of the quarterly corporate performance reports that are presented to the Executive and Overview and Scrutiny Committee.
4. Development Management performance has always been monitored and reviewed in line with statutory and local targets with quarterly reports sent to the Department for Communities and Local Government. However, given that all functions of the Council as Local Planning Authority fall under the responsibility of the Planning Committee, the performance information has also been shared with the Planning Committee Chairman. This report enables the performance indicators to be noted by the Planning Committee itself.
5. This report is the first quarterly report of the 2017/18 municipal year and provides the quarterly performance at Table 1. Also provided at Table 2 is the requested performance measure, relating to the time taken in total days from receipt of a valid application to its registration.

PERFORMANCE

	Performance measure	Target %	16/17	17/18	Q1 18/19
	Applications determined (in 8/13 weeks or agreed ext of time)				
1	Major applications	60%	90%	84%	100%
2	Non-major applications	65%	78%	88%	95%
3	Average days to decision	73	76	69	73
	Appeals				
4	Appeals Received	-	118	70	15
5	Major Appeals Decided	-	110	84	1
6	Major Appeals Allowed	30%	34.5%	29%	100%
7	Non-major appeals Decided	-			18
8	Non-major appeals Allowed	30%	34.5%	29%	56%
	Enforcement				
7	Reported Breaches Received		679	487	115
8	Cases Closed		698	482	111
9	On hand at end of period		154	167	165
10	Cases over 6 months old (no notice)		27	27	23
11	Priority 1 Enforcement cases investigates within 24 hours	100%	100%	100%	100%
	Application Workload				
12	On hand at beginning		409	407	345
13	Received		1634	1526	381
14	Determined		1659	1544	360
15	On hand at end of period		337	329	353

Table 1 - Development Management performance

Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
15.8	16.6	10.8	5.7	5.4	4.9	5.3	7.3	6.5	6.5	7.8	6.0	5.6	8	6.2	5.8

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

Planning applications

- All performance targets (reflecting the Government's own targets and against which local planning authorities can be deemed 'poorly performing') for the determination of both major and non-major planning applications are met or exceeded with very high performance levels for determination of both types.
- The average days to decision for Q1 met the target of 73 days.

Planning appeals

- 19 appeals were determined in the quarter; 1 major and 18 non-majors. The major appeal (41 and 43 Doods Park Road, Reigate) was allowed giving a figure of 100% major appeals allowed. Therefore whilst this fails to meet the target, it is skewed by the number of major appeals to report against.

9. 10 of the 18 (56%) non-major appeals determined within the quarter were allowed. This again fails to meet the target of 30% but it can fluctuate from quarter-to-quarter and it is expected that it will even out across the year. 4 of these were applications determined by the Planning Committee of which 3 were allowed and 1 was dismissed. Costs were also awarded against the Council in one of these cases.

Planning Enforcement

10. The number of cases over 6 months old is lower than recently due to the closure of some older cases and robust case management. Following the approval by the Planning Committee of the Local Enforcement Plan the new performance measure introduced to assess the percentage of highest priority (1) enforcement cases investigated within 24 hours is reported and again met at 100%.
11. The government has reported its national statistics for planning enforcement which again show that Reigate and Banstead issued more enforcement notices (jointly with Guildford and Mole Valley at 14) in 2017/18 than any other Surrey Authority and was within the top 20 of the 200 District Authorities for number of enforcement notices served. This was also the case in the preceding year and reflects not just the number of breaches occurring but also the high priority given to enforcing against these within the organisation.

Registration/Other

12. Table 2 provides the performance measure as requested by Members, to report how long in total days applications have taken on average from receipt to registration (if valid on receipt) across a number of months. It shows applications are now being registered on a consistent basis within a week of receipt by the Council which is pleasing and compares well to other Surrey authorities and the nationwide picture.

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