

 <p>Reigate & Banstead BOROUGH COUNCIL Banstead Horley Redhill Reigate</p>	TO:	PLANNING COMMITTEE
	DATE:	20 th January 2020
	REPORT OF:	HEAD OF PLACES & PLANNING
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AGENDA ITEM:	5	WARD: Reigate

APPLICATION NUMBER:	20/01462/F	VALID:	24 th July 2020
APPLICANT:	Aspire LPP	AGENT:	Mr Hamish Watson
LOCATION:	CODES HOUSE YORKE ROAD REIGATE SURREY RH2 9HG		
DESCRIPTION:	Demolition of Codes House and the erection of a 2.5 storey building comprising 7no two bed flats and 1no one bed flat. As amended on 25/11/2020 and on 26/11/2020.		
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SUMMARY

This is a full application demolition of Codes House and the erection of a 2.5 storey building comprising 7 x two bed flats and 1 x one bed flat. The proposed building would replace the existing two storey detached building on site and would be of a tradition design with a hipped style roof and front gable features. A parking area with 10 parking spaces is proposed to the rear of the site and this would be accessed by passing under the east side of the building. Subject to the recommended conditions regarding materials, landscaping and the replacement wall, the proposal is considered to have an acceptable impact upon the character of the area.

The existing building constitutes a community facility for the purposes of Development Management Plan (DMP) policy INF2 and the provisions of the Core Strategy (policy CS12). The application was submitted with a letter that detailed the marketing exercise that was undertaken. The marking information has been considered by the Council's Property Team who are of the view reasonable attempts were made to sell the premises for community use in accordance with the marketing requirements of Annex 3 of the DMP. The property was suitably and sufficiently marketed for some ten months. Several offers were received, and terms were initially agreed with a community user (nursery). It was only after that purchaser withdrew that the then owner proceeded with a sale to a non-community user. On this basis, the proposal is considered to have met the requirements of policy INF2 A. In terms of alternative provision, the neighbouring Wall House Surgery has been recently extended, providing a doctors surgery in the immediate locality.

The proposed scheme would not unacceptably affect the amenity of neighbouring properties and provides a total of 10 parking spaces that would meet the minimum parking standards required.

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 state that the parking provision accords with standards in this sustainable location and therefore has no highway requirements subject to conditions, including to encourage of sustainable transport.

Sutton and East Surrey Water Company – no comments received

Summerly Avenue and Burnham Drive Residents Association – As an association of 66 houses, we have received comments and concerns from approximately 20 households. Objection raised on the grounds of inadequate parking, increase in traffic and congestion, overdevelopment, overlooking and loss of privacy, out of character with surrounding area, scale, poor design, set a precedent for turning existing buildings into HMOs.

The Reigate Society – objects on the grounds of lack of external amenity area, inadequate parking, slight overdevelopment of the site, disappointing that a more modern design could not have been proposed here similar to the successful development the other side of the church building.

Neighbourhood Services – no comments received

Surrey Wildlife Trust – no comments received

Representations:

Letters were sent to neighbouring properties on 27th July 2020, 26th November 2020 and 3rd December 2020.

13 responses have been received raising the following issues:

Issue	Response
Inadequate parking	See paragraph 6.28 – 6.30 and condition 6
Hazard to highway safety	See paragraph 6.28 – 6.29 and conditions 6 and 7
Alternative location/proposal preferred	See paragraph 6.1
Overlooking/loss of privacy	See paragraph 6.21 – 6.22
Increase in traffic and congestion	See paragraph 6.29
Overdevelopment	See paragraph 6.12 – 6.19
Loss of/harm to trees	See paragraph 6.32 – 6.34 and condition 5

Out of character with surrounding area	See paragraph 6.12 – 6.19
Overbearing relationship	See paragraph 6.21 – 6.22
Inconvenience during construction	See paragraph 6.23
Loss of a private view	See paragraph 6.41
Noise and disturbance	See paragraph 6.23
Poor design	See paragraph 6.12 – 6.13
Property devaluation	See paragraph 6.41
No need for the development	See paragraph 6.1
Overshadowing	See paragraph 6.21 – 6.22
Support – benefit to housing need	See paragraph 6.1

1.0 Site and Character Appraisal

- 1.1 The site comprises a two storey building, Codes House. This was previously joined to The Wall House however the structure linking the two buildings has recently been demolished. The Wall House has contained a doctor's surgery since its conversion from residential in 1959. Codes House - also originally a dwellinghouse - underwent a change of use in the 1980s to become part of The Wall House doctor's surgery and therefore considered to fall into the 'D1 use class'.
- 1.2 The surrounding area is characterised by its central Reigate location; close to the train station and offices on the A217, however, aside from the church next door, the locality is predominantly residential. Codes House fronts Yorke Road and there is an access originally to Codes House from Yorke Road and a newer access to The Wall House surgery car park from Yorke Gardens. There are no significant trees likely to be affected by the proposed development. The site slopes down from Yorke Road towards the rear of The Codes House site.
- 1.3 The site lies in between The Church of the Holy Family and The Wall House Surgery, approximately 165m from the junction with London Road. In this part of Yorke Road the setting moves towards a more residential feel and scale to properties when compared to that closer towards London Road. The dwellings here are two storey in height with fully pitched roofs and have a tradition appearance.

2.0 Added Value

- 2.1 Improvements secured at the pre-application stage: Pre-application advice was sought, the requirement of policy INF2 were raised. In terms of design The building proposed a total of 9 flats, 8 x two bedroom units and 1 x one bedroom. The design would feature a flat roof and would be of a contemporary appearance taking design influence from Swan House, a more recent development of 12 flats. It was considered a future proposal would need to take a more traditional approach in design terms, taking cues from the west

part of Yorke Road. A traditional roof form, two storeys in height was recommended.

- 2.2 Improvements secured during the course of the application: During the course of the application, a reduction in the scale of the building has been sought as well as an increase in the number of parking spaces
- 2.3 Further improvements could be secured: Conditions regarding levels, materials, the front wall, refuse, landscaping and parking would be attached to a grant of planning permission

3.0 Relevant Planning and Enforcement History

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|-----|---|---|---|
| 3.1 | 19/01664/CLP | Alternative use within the same use class. Use as a childrens day care nursery between the hours of 0700-1900 | Withdrawn by Applicant
21 st May 2020 |
| 3.2 | 19/01500/F | Proposed link removal to Wall House Surgery, new wall to Codes House to seal opening and new timber fence. Retention of existing vehicular access onto Yorke Road. | Approved with conditions
15 th November 2019 |
| 3.3 | 18/00831/S73 | Altering, extending and improving existing Doctors Surgery including demolition of single storey extensions. External works in forming car parking and some landscaping. Variation of conditions 3(b), 3(d), 4, 5 and 6 of permission 15/01127/F . Amendments to finishing materials, number of car parking spaces, bin store location, ac condenser, roof cowls, reduction in height of feature wall on Yorke Road to 1m and amendment to accommodate sectional completion approach. | Recommended approval with conditions |
| 3.4 | 15/01127/F | Altering, extending and improving existing Doctors Surgery including demolition of single storey extensions. External works in forming car parking and some landscaping. | Approved with conditions
23 rd September 2015 |
| 3.5 | Application 18/00831/S73 is recommended for approval with revised conditions. | | |

- 3.6 Application 19/01664/CLP was submitted in March 2019. This would have been permitted development as there was no change of use with the existing and proposed falling within the same use class. Due to the conditions attached to application 15/01127/F requiring part of the site of Codes House for parking, a Lawful Development Certificate for the proposed children’s nursery could not be issued at the time in the knowledge that it was not intended to comply with the conditions on the 2015 planning permission (because this would not be lawful). Application 18/00831/S73 seeks to address this issue by way of an alternative layout and access. In April 2020 the Applicant was contacted again to seek confirmation as to how they wished to proceed with the application and they confirmed they wished to withdraw.

4.0 Proposal and Design Approach

- 4.1 This is a full application demolition of Codes House and the erection of a 2.5 storey building comprising 7no two bed flats and 1no one bed flat. The proposed building would replace the existing two storey detached building on site and would be of a tradition design with a hipped style roof and front gable features. The front elevation would feature bay windows and the roof would include one dormer window. The rear elevation would include one dormer and two recessed balconies at roof level and three balconies at first floor level.
- 4.2 A parking area with 10 parking spaces is proposed to the rear of the site and this would be accessed by passing under the east side of the building from the front to the rear of the site.
- 4.3 The wall to the front of the site is proposed to be rebuilt to a height of 1.7m, reduced from 2.85m. The width would be similar at approximately 18m, albeit for a small gap of 1.1m removed towards the western end to create pedestrian access to this side of the building.
- 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 being ‘mixed in respect of land use. It lies between a recently extended doctors surgery to the west and The Holy Family, Catholic Church, to the east. Opposite the site and to the rear are residential dwellings. Those to the
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	<p>rear of the site on Yorke Gardens include pairs of semi-detached dwellings and two terraces of three storey town houses. Immediately to the rear of the site is a pair of infill 1980s style dwellings.</p> <p>In respect of built form the character of the area also varies. Opposite the site, to the north are dwellings of early 1970s style, most of which are set behind tall brick walls to the Yorke Road frontage. To the east is the large traditionally designed church structure, beyond which are recently constructed flats built on the former church hall site. Those flats are contemporary in design being four storeys in height with a flat roof.'</p>
	<p>Although not detailed in the design statement, the frontage boundary wall would be rebuilt to a height 1.8m</p>
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 an assessment of the character and context of the surrounding area, consideration of the development plan and pre-application discussions with the local planning authority.'

4.6 Further details of the development are as follows:

Site area	0.087 hectares
Existing use	D1 Health Centre
Proposed use	C3 Residential
Proposed parking spaces	10
Parking standard	10
Net increase in dwellings	8
Proposed site density	91.95 dwellings per hectare
Density of the surrounding area	171.43 dwellings per hectare (Swan House 35 dwellings per hectare 1 – 13 (odd no's) Burnham Drive 36.84 dwellings per hectare 1 – 9 (odd no's) Yorke Gardens

5.0 Policy Context

5.1 Designation

Urban area
Parking Standards – high accessibility

Tree Preservation Order on land to east – RE1216

5.2 Reigate and Banstead Core Strategy

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

5.3 Development Management Plan 2019

DES1 (Design of new development)
DES4 (Housing mix)
DES5 (Delivering high quality homes)
DES8 (Construction Management)
TAP1 (Access, parking and servicing)
CCF1 (Climate change mitigation)
CCF2 (Flood risk)
INF2 (Community facilities)
INF3 (Electronic communication networks)

5.4 Other Material Considerations

National Planning Policy Framework
National Planning Practice Guidance
Supplementary Planning Guidance

Surrey Design
Local Distinctiveness Design Guide
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 The main issues to consider are:

- Loss of community facility
- Design and character
- Neighbour amenity
- Amenity for future occupants
- Access and parking
- Impact on trees
- Infrastructure contributions
- Affordable Housing
- Other matters

Loss of community facility

- 6.3 The existing building constitutes a community facility for the purposes of Development Management Plan policy INF2 and the provisions of the Core Strategy (policy CS12).
- 6.4 As per policy INF2 *'loss or change of use of existing community facilities will be resisted unless it can be demonstrated that the proposed use would not have an adverse impact on the vitality, viability, balance of services and/or evening economy of the surrounding community; and*
- a. Reasonable attempts have been made, without success, for at least six months to let or sell the premises for its existing community use or for another community facility that meets the needs of the community (see Annex 3 for details on what will be required to demonstrate this); or*
- b. The loss of the community facility would not result in a shortfall of local provision of this type, or equivalent or improved provision in terms of quantity and quality, or some wider community benefits, will be made in a suitable location.*
- 6.5 In this case, the building formed part of a wider site with the neighbouring Wall House Surgery, having been converted from a dwellinghouse in the 1980s to form part of the doctors surgery. In 2015 planning permission was granted for extensions to the Wall House Surgery and this has since been implemented. In 2019 planning permission was granted to remove a single storey link between the two buildings. It was understood that the two properties are in separate ownership and that the doctor's practice has ended their lease of Codes House. Whilst the physical link between the two sites could be removed, this has not changed the lawful use of the site, which this application seeks consent for.
- 6.6 As per the requirements of policy INF2, the site was marketed. A letter dated 15th June 2020 from Crow Watkins was submitted with the application that details the marketing exercise that was undertaken. The Agents were instructed to market the site on 8th May 2019 and the letter includes the responses to the marketing details 27 responses between 9th May 2020 to 20th February 2020. The letter notes that enquiries 'were fairly evenly split between uses for children's nursery, medical/health, worship and D1 investment although of the 27 enquiries, the highest number were for residential development. Eight applicants made internal inspections and others were

happy to view the property from the outside as they could see at least into the ground floor rooms’.

- 6.7 The letter details the outcome of the marketing and states *‘terms were originally agreed with Pippa’s House Nursery who have premises at Shaw’s Corner, Reigate, and solicitors were instructed on 2nd August. They rather unexpectedly withdrew from the transaction in the latter part of September; they were being privately funded and one of their investors had apparently withdrawn. The town is quite well supplied with day nurseries and a new outlet at Cavendish Lodge in Somers Road around the corner has been announced, meaning extra competition nearby.*
- 6.8 *This left the retail interest of Day Lewis Phamacists and of Lucas Design at or around the guide price. Our clients were seeking unconditional offers. Day Lewis were keen to have a retail pharmacy outlet close to The Wallhouse but were only looking to use part of the ground floor for their pharmacy. The expressed their offer being subject to survey, the NHS approval which would have taken probably about three months, and to planning permission for change of use to retail.*
- 6.9 *On the basis that Lucas Design offer of £750,000 was unconditional and proceedable and the other interest was not, solicitors were instructed with Lucas Design and contracts exchanged on 20th May 2020.’*
- 6.10 The marketing information has been considered by the Council’s Property Team who have reviewed the marketing information and are of the view reasonable attempts were made to sell the premises for community use in accordance with the marketing requirements of Annex 3 of the DMP. The property was suitably and sufficiently marketed for some ten months. Several offers were received and terms were initially agreed with a community user. It was only after that purchaser withdrew that the then owner proceeded with a sale to a non-community user.
- 6.11 On this basis, the proposal is considered to have met the requirements of policy INF2 A. In terms of alternative provision, the neighbouring Wall House Surgery has been recently extended, providing a doctors surgery in the immediate locality.

Design and character

- 6.12 The proposed replacement building takes a traditional design approach with a hipped roof and front gable features. Bay windows to the front of the building add visual interest and help to break up the front elevation. The front elevation would be further broken up by the set back position of the eastern side of the building, with a lower ridge height that would create a subservient appearance to this element of the building.
- 6.13 The building would be two and half storeys in height with the second floor accommodation within the roof space. The site lies between the Wall House Surgery to the west and The Church of the Holy Family to the east. The ridge

height of the main part of the building would be similar to that of the main, central part of the church, however the eaves would be lower. The ridge and eaves height would be higher than that of the Wall House Surgery to the west, although this is not considered to result in a harmful impact upon the character of the streetscene. There is a marked change between the commercial scale and character of the buildings along London Road and the most eastern part of Yorke Road, and residential scale of development moving towards the application site and western end Yorke Road. This part of Yorke Road does have a more residential scale than that closer to London Road and the properties to the west along Yorke Road and those opposite in Burnham Drive play a far greater role in the character of the area of this part of Yorke Road. The scale of the proposed development, combined with the traditional design is considered to result in a satisfactory transition in scale from east to west on this side of Yorke Road and is considered to successfully integrate with the character of this part of the streetscene.

- 6.14 There is an existing brick wall that fronts the site along the boundary with the pavement. The wall previously extended along the front of the Wall House Surgery also, however this part has been demolished and a lower replacement wall built. The application has been submitted with a structural report that notes the wall is approximately 2.85m high and 1 and a half bricks thick, approximately 325mm wide, with the top three courses being 1 brick thick (215mm).
- 6.15 The report notes looking towards the east there is a pronounced lean inwards. The wall has been buttressed within the garden of the existing property. The wall undulates and moves inwards towards the centre. The report also notes that along the top of the wall, cracks have occurred due to thermal movement and this has induced weaknesses and when slight pressure was applied, some slight movement and flexing was noted. The author of the report, in their professional opinion, considers the wall is leaning excessively and is unsafe.
- 6.16 The report recommends the wall is taken down and rebuilt either using a new high quality brick to match the existing or salvaging bricks if sound and making up with matching reclaimed bricks so that there is wall in place with a new mass concrete foundation designed by an engineer together with an agreed coping and piers to ensure strength and stability.
- 6.17 The application does propose a replacement wall to be of height of 1.7m. This would be of a similar length to the existing albeit for a small gap towards the western end to provide pedestrian access. Whilst slightly lower, the replacement wall would maintain a similar character to that of the existing and a condition is recommended to secure detailing of the replacement including clarity on the bricks to be used to ensure a suitable appearance. The lowering of the wall would also create an acceptable impact upon the amenities of the ground floor flats that would look out upon the wall and avoid a dominating impact.
- 6.18 Moving towards the rear of the site, a parking area would be sited to the rear of the site, accessed by an undercroft passage to the eastern side of the

building. Landscaping is proposed around the parking area and the rear of the building to soften the appearance of this part of the site and this would be secured by way of condition.

- 6.19 Subject to the recommended conditions regarding materials, landscaping and the replacement wall, the proposal is considered to have an acceptable impact upon the character of the area and complies with policy DES1.

Neighbour amenity

- 6.20 The site lies between a church to the east and doctors surgery to the west and given the relationship and use of these two neighbouring sites, the proposal is not considered to result in a harmful impact upon the amenities of these buildings.
- 6.21 To the south of the site lies 7a and 7b Yorke Gardens, both two storey detached dwellings. There is a change in levels between the two sites with the land increasing in level towards the north, resulting in 7a and 7b occupying a lower land level than the application site. However, there would be a separation distance of between approximately 18 – 19m to the shared rear boundary and 26.8 – 27.8m between rear elevations. Given this level of separation the proposal is not considered to result in a harmful impact upon the amenities of these dwellings in terms of overbearing, domination, loss of privacy or overlooking.
- 6.22 To the north of the site lies 13 Burnham Drive, on the opposite side of Yorke Road, and to the north west lies 11 Burnham Drive. The proposed building would have a separation distance of approximately 15m to the southern boundary of No. 13 and approximately 21.5m to the south elevation. The proposed building would have a separation distance of 23.5m to No. 11 at the closest point. In view of the level of separation, with Yorke Road running between the site and properties in Burnham Drive, the proposal is not considered to result in a harmful impact upon the amenities of these or neighbouring dwellings in Burnham Drive in regard to overbearing, domination, loss of privacy or overlooking.
- 6.23 Objection has been 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. Objection was also raised on the grounds of noise and disturbance; the proposed development would be in residential use and is not considered to give rise to a harmful impact upon neighbour amenity in this regard.
- 6.24 The proposed scheme would not unacceptably affect the amenity of neighbouring properties and complies with policy DES1.

Amenity for future occupants

- 6.25 The application proposes 7 x 2 bedroom flats and 1 x 1 bedroom flats. The floor areas of the units would be:

Flat No.	No. of beds	GIA
1	1 bed	50m ²
2	2 bed	71m ²
3	2 bed	74m ²
4	2 bed	78m ²
5	2 bed	71m ²
6	2 bed	74m ²
7	2 bed	71m ²
8	2 bed	72m ²

- 6.26 The proposed dwellings meet or exceed the minimum internal space standards and accord with the requirements of policy DES5. The main habitable rooms would be served by north or south facing windows with some kitchen/living dining rooms and bedrooms being served by secondary east or west facing windows as well. Units 2 and 3 on the ground floor units would have small patio areas to the rear of the building and units 4 – 8 would have rear facing balconies. Overall, the proposed development is considered to provide a satisfactory level of amenity to future occupants and would accord with policy DES5, especially considering the location close to town centre shops, facilities and open spaces.
- 6.27 DMP Policy DES4 relates to Housing Mix and states that all new residential developments should provide homes of an appropriate type, size and tenure to meet the needs of the local community. The proposed housing mix must on sites of up to 20 homes, at least 20% of market housing should be provided as smaller (one and two bedroom) homes. In this case, the proposal provides 100% smaller units.

Highway matters

- 6.28 The application proposes a total of 10 parking spaces in the rear part of the site. The site lies within a high accessibility area where 1 and 2 bedroom flats require 1 parking space each and a development of 8 units would require 2 visitor parking spaces. The 10 spaces proposed would accord with this minimum requirement and is considered acceptable in this regard. The site is also in a sustainable location with close links to local bus services, Reigate train station and local amenities in the Town Centre.
- 6.29 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 requiring the parking layout to laid out prior to occupation, a construction transport management plan to be submitted and approved and for each of the dwellings to be provided with a fast-charge electric vehicle charging point.

- 6.30 The site was formerly part of the Wall House Surgery and the original application for the extensions to the doctors surgery included the rear part of the application site for parking. Since this time a S73 application has sought to vary this permission and plans submitted show the separation between the site and a total of 24 parking spaces for the wall house surgery. This has been considered acceptable by the County Highways Authority who noted 24 spaces as currently proposed is unlikely to cause a highway safety problem. This quantum of car parking is unlikely to cause a highway safety problem because of nearby parking restrictions that include parking bays, and single and double yellow lines, all of which would prevent inappropriate parking. The traffic from the proposed development would be able to travel along the highway notwithstanding the presence of parked car. The site is in a sustainable location being within 400 metres from Reigate train station and bus services. The site is also in a residential location so is likely to be within walking distance of its catchment area.
- 6.31 An undercroft passageway under the east side of the building is proposed to provide access to the parking area at the rear of the site. A condition is recommended to ensure a minimum clearance of 2.1 metres along its entire length and across the width of the access road to provide adequate access for vehicles to the rear of the site. Whilst high sided delivery vehicles and the like would not be able to access the rear of the site, on street parking controls are in place to control parking whilst deliveries are made when stopping at the front of the property, that would be similar to nearby residential properties.

Impact on trees

- 6.32 The Tree Officer has reviewed the arboricultural information which was submitted to support the proposed development. The information has been compiled in accordance with British Standard 5837:2012 Tree in relation to design, demolition and construction. The existing trees and vegetation on site and those which may be affected by the proposed development have been surveyed and categorised adopting the criteria from section 4 and table 1 of the above standard.
- 6.33 The submitted arboricultural information which has been compiled by an arboricultural practice that works on a regular basis within the borough and reveals that the existing trees and vegetation on site are small, domestic plantings which have been categorised in the lower categories of Table 1 of the above standard. Trees within these categories should not normally prohibit development.
- 6.34 The removal of the trees and vegetation on site does allow the Council to secure meaningful landscaping and replacement tree planting within the application site, and conditions are recommended to secure this.

Impact on ecology

- 6.35 The application has been submitted with an Ecological Impact Assessment dated July 2020. An extended phase 1 survey was undertaken on 3rd April

2020, a web-based desk survey on 7th April 2020, a preliminary roost assessment for bats on 3rd April 2020 and bat roost emergence/re-entry surveys undertaken on 19th May, 2nd June and 17th June 2020. No evidence of bats was noted during the survey of the building and no bats were recorded emerging or re-entering during the three surveys carried out. The assessment concludes the building is of negligible importance for roosting bats and no further surveys or mitigation are recommended in this regard. However, the site was used by a small number of common species for foraging and commuting purposes with occasional rarer species recorded. Section 5 of the report looks at effects and mitigation measures, and section 5.2.2 makes recommendations for precautions to be undertaken during demolition and measures to be implemented within the development to reduce impact on roosting, foraging and commuting bats. The report also makes recommendations for mitigation measures in regards to birds and invasive species.

- 6.36 The report also makes recommendations to enhance the value of the site for wildlife and to help achieve meaningful biodiversity net gain. The recommendations include the planting of a native hedge, 2 x bird boxes, 2 x bat boxes and the cycle and bin stores to have green roofs or walls. A condition is recommended to secure that the development be undertaken in accordance with the mitigation and enhancements recommended within the report.

Sustainable Construction

- 6.37 DMP Policy CCF1 relates to climate change mitigation and requires new development to meet the national water efficiency standard of 110litres/person/day and to achieve not less than a 19% improvement in the Dwelling Emission Rate (DER) over the Target Emission Rate (TER) as defined in Part L1A of the 2013 Building Regulations. No evidence has been submitted to demonstrate that that the proposed development can achieve either of the two requirements. However, in the event that planning permission is to be granted, a condition could be imposed to seek such information and its implementation prior to the first occupation of development. In this regard, there would be no conflict with DMP Policy CCF1.

- 6.38 A condition is also recommended to ensure that each dwelling is fitted with access to fast broadband services.

Community Infrastructure Levy (CIL)

- 6.39 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, although the exact amount would be determined and collected after the grant of planning permission.

Affordable housing

- 6.40 DMP Policy DES6 relates to the provision of affordable housing. This states that on all sites which provide 11 or more homes, 30% of the homes on the site should be affordable housing. This proposal would not therefore qualify for the provision of affordable housing.

Other matters

- 6.41 Objection was received on the grounds of setting a precedent and the conversion of existing buildings into HMOs. This proposal is for 8 x 1 and 2 bedroom flats and each application must be assessed on its own merits.
- 6.42 Objection was received on the grounds of loss of a private view and property devaluation; these matters are not material planning considerations.

CONDITIONS

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

Reason:

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

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

Plan Type	Reference	Version	Date Received
Site Layout Plan	PL-002	C	26.11.2020
Floor Plan	PL-003	A	25.11.2020
Elevation Plan	PL-004	A	25.11.2020
Combined Plan	PL-005	B	25.11.2020
Section Plan	PL-006		25.11.2020
Location Plan	PL-001		13.07.2020
Survey Plan	2075		13.07.2020
Elevation Plan	UNNUMBERED		24.07.2020
Floor Plan	UNNUMBERED		24.07.2020

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 Development Management Plan policy DES1

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 Development Management Plan 2019 policy DES1.

5. 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 NHE3 and DES1 of the Reigate and Banstead Borough Local Plan 2019 and all relevant British Standard including BS8545:2014 and British Standard 5837:2012

6. The development hereby approved shall not be first occupied unless and until space has been laid out within the site in accordance with the approved plans, Drawing No. PL-002 C, for vehicles and cycles 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 recognition of Section 9 "Promoting Sustainable Transport" in the National Planning Policy Framework

2019 to meet the objectives of the NPPF (2019), and to satisfy policies DES8 and TAP1 of the Reigate and Banstead Development Management Plan (2019).

7. No development shall commence until a Construction Transport Management Plan, to include details of:
- (a) parking for vehicles of site personnel, operatives and visitors
 - (b) loading and unloading of plant and materials
 - (c) storage of plant and materials
 - (d) measures to prevent the deposit of materials on the highway
- has been submitted to and approved in writing by the Local Planning Authority. Only the approved details shall be implemented during the construction of the development.

Reason:

In order that the development should not prejudice highway safety nor cause inconvenience to other highway users and in recognition of Section 9 “Promoting Sustainable Transport” in the National Planning Policy Framework 2019 to meet the objectives of the NPPF (2019), and to satisfy policies DES8 and TAP1 of the Reigate and Banstead Development Management Plan (2019).

8. The development hereby approved shall not be occupied unless and until each of the proposed dwellings are provided with a fast-charge Electric Vehicle charging point (current minimum requirements - 7 kw Mode 3 with Type 2 connector - 230v AC 32 Amp single phase dedicated supply) in accordance with a scheme to be submitted and approved in writing by the Local Planning Authority and thereafter retained and maintained to the satisfaction of the Local Planning Authority.

Reason:

In order that the development should not prejudice highway safety nor cause inconvenience to other highway users and in recognition of Section 9 “Promoting Sustainable Transport” in the National Planning Policy Framework 2019 to meet the objectives of the NPPF (2019), and to satisfy policies DES8 and TAP1 of the Reigate and Banstead Development Management Plan (2019).

9. The development shall be carried out in strict accordance with the mitigation and enhancement measures set out in sections 5 and 6 within the following ecology reports:
- Ecological Impact Assessment – Author: David Archer Associates – dated July 2020

Reason:

To ensure that any potential impact to protected species is adequately mitigated in accordance with the provisions of the National Planning Policy Framework and policy NHE2 of the Development Management Plan 2019.

10. Notwithstanding approved plans the development shall not be occupied until a plan indicating the positions, design, materials and type of boundary treatment, including the design, brick specification and height of the front boundary wall,

to be erected has been submitted to and approved in writing by the Local Planning Authority. The boundary treatment shall be completed before the occupation of the development hereby permitted.

Reason:

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

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

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

Reason:

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

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

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

13. The proposed undercroft access to the rear of the site shall have a minimum clearance of 2.1 metres along its entire length and across the width of the access road. Signage shall be installed at the entrance to specify the 2.1m height restriction.

Reason:

To ensure that there is adequate access for vehicles to the rear of the site

so as not to impede the free flow of traffic nor cause inconvenience to other highway users, and to accord with the National Planning Policy Framework 2019 and Policy TAP1 Parking, and Servicing of the Reigate and Banstead Local Plan Development Management Plan September 2019.

INFORMATIVES

1. Your attention is drawn to the safety benefits of installing sprinkler systems as an integral part of new development. Further information is available at www.firesprinklers.info.
2. The applicant is encouraged to provide renewable technology within the development hereby permitted in order to reduce greenhouse gas emissions.
3. The applicant is advised that prior to the initial occupation of any individual dwelling hereby permitted, a 140 litre wheeled bin conforming to British Standard BSEN840 and a 60 litre recycling box should be provided for the exclusive use of the occupants of that dwelling. Prior to the initial occupation of any communal dwellings or flats, wheeled refuse bins conforming to British Standard BSEN840, separate recycling bins for paper/card and mixed cans, and storage facilities for the bins should be installed by the developer prior to the initial occupation of any dwelling hereby permitted. Further details on the required number and specification of wheeled bins and recycling boxes is available from the Council's Neighbourhood Services on 01737 276501 or 01737 276097, or on the Council's website at www.reigate-banstead.gov.uk. Bins and boxes meeting the specification may be purchased from any appropriate source, including the Council's Neighbourhood Services Unit on 01737 276775.
4. You are advised that the Council will expect the following measures to be taken during any building operations to control noise, pollution and parking:
 - (a) Work that is audible beyond the site boundary should only be carried out between 08:00hrs to 18:00hrs Monday to Friday, 08:00hrs to 13:00hrs Saturday and not at all on Sundays or any Public and/or Bank Holidays;
 - (b) The quietest available items of plant and machinery should be used on site. Where permanently sited equipment such as generators are necessary, they should be enclosed to reduce noise levels;
 - (c) Deliveries should only be received within the hours detailed in (a) above;
 - (d) Adequate steps should be taken to prevent dust-causing nuisance beyond the site boundary. Such uses include the use of hoses to damp down stockpiles of materials, which are likely to generate airborne dust, to damp down during stone/slab cutting; and the use of bowsers and wheel washes;
 - (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 landscape/arboricultural consultant is considered essential to provide acceptable submissions in respect of the above relevant conditions. Replacement planting of trees and native hedging shall be in keeping with the character and appearance of the locality. There is an opportunity to incorporate structural landscape trees into the scheme to provide for future amenity and long term continued structural tree cover in this area. It is expected that the replacement structural landscape trees will be of 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. 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).
8. It is the responsibility of the developer to ensure that the electricity supply is sufficient to meet future demands and that any power balancing technology is in place if required. Please refer to: <http://www.beama.org.uk/resourceLibrary/beama-guide-to-electric-vehicle-infrastructure.html> for guidance and further information on charging modes and connector types.

REASON FOR PERMISSION

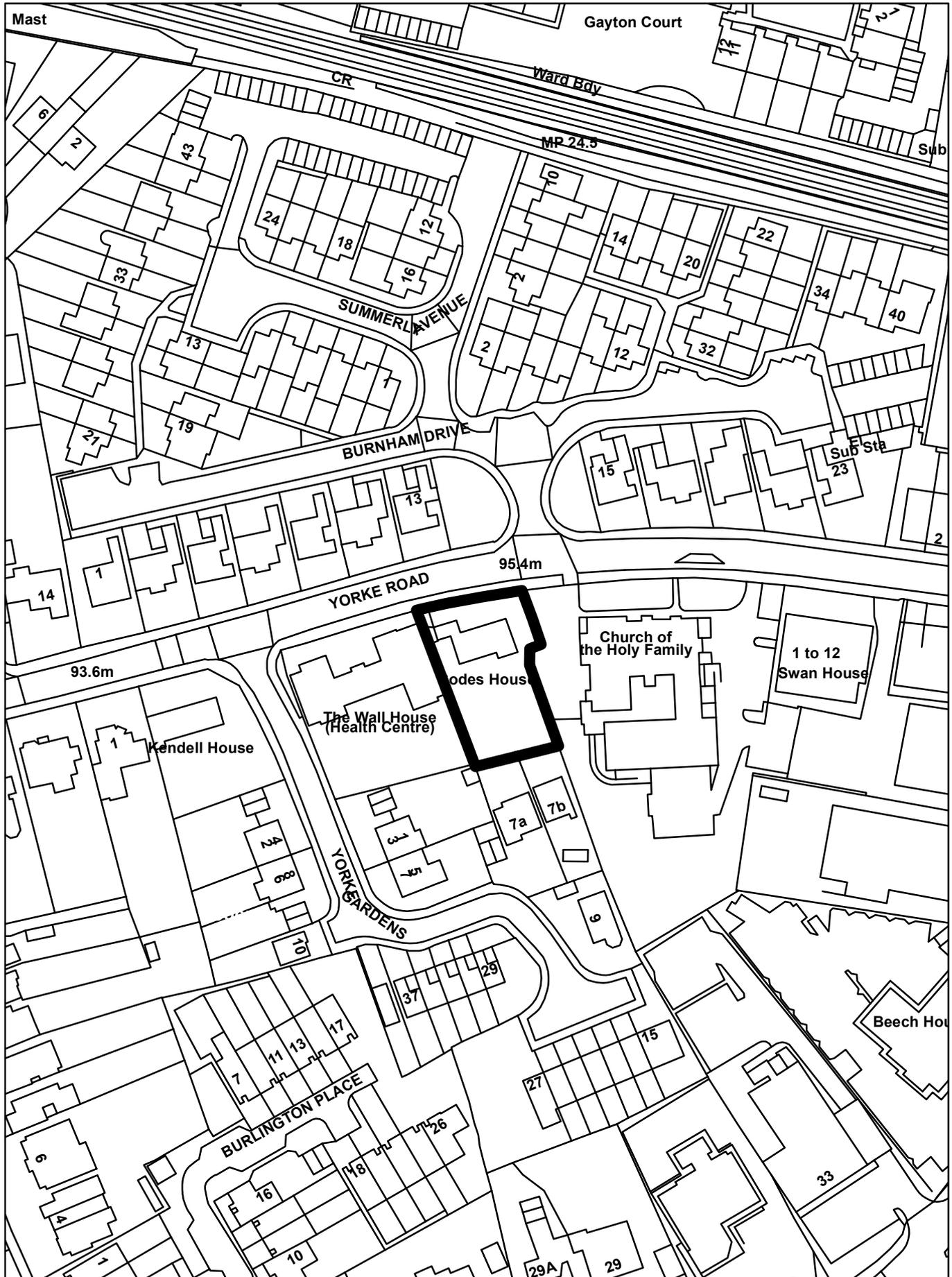
The development hereby permitted has been assessed against development plan policies DES1, DES4, DES5, DES8, TAP1, INF2, INF3, CCF1, CCF2, and material considerations, including third party representations. It has been concluded that the

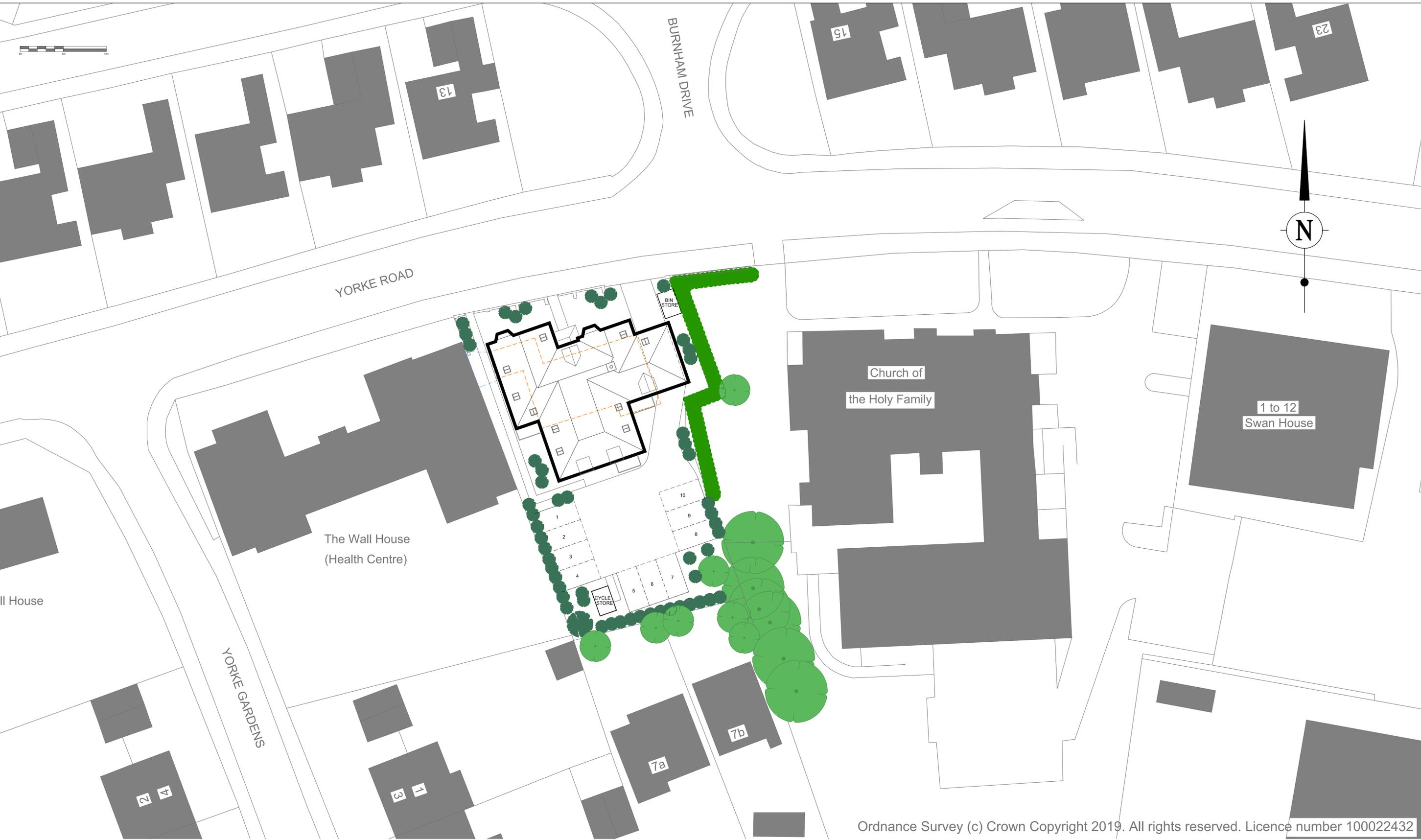
development is in accordance with the development plan and there are no material considerations that justify refusal in the public interest.

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.

20/01462/F - Codes House, Yorke Road, Reigate





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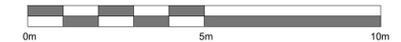
REV. NO.	DESCRIPTION TO REVISION	REV. BY	DATE	NOTES
A	REVISED FOLLOWING LPA COMMENTS	GF	02.10.20	1)
B	REVISED FOLLOWING LPA COMMENTS	GF	02.11.20	
C				
D				
E				
F				
G				
H				
I				
J				
K				

ASPIRE
 LAND | PLANNING | PROPERTY
 Aspire LPP
 Castle Court, 41 London Road,
 Reigate, Surrey,
 RH2 9RJ
 Tel: 01737 735005

CLIENT	
PROJECT	CODES HOUSE YORKE ROAD REIGATE RH2 9HF

DRAWING TITLE				
PROPOSED SITE PLAN				
CHECKED PROPOSAL	APPROVED PROPOSAL	CLIENT APPROVED	ENGINEER APPROVED	DRG STATUS: PLANNING
DRAWN BY: GF	SCALE: 1:200 A1	JOB REFERENCE: ASP-RES-003	DRG No: PL-002	REV: C

Do not scale from this drawing, except for planning purposes. All dimensions to be checked by the Contractor prior to commencement of works on site. Any discrepancy or suggested modification to be reported to Aspire LPP immediately.



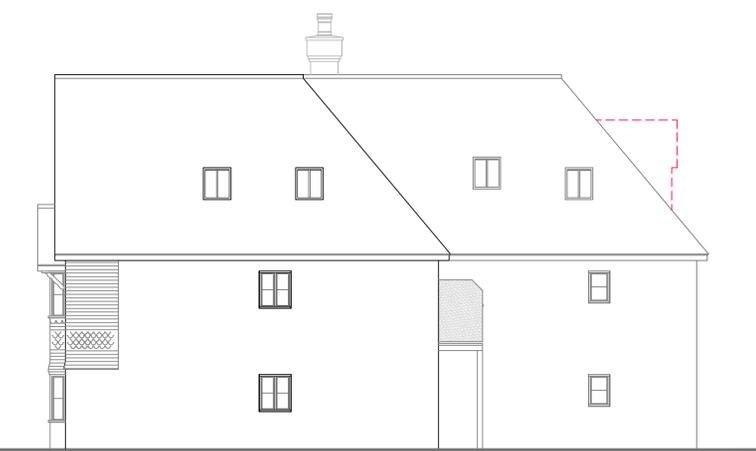
FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION

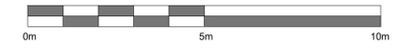
REV. NO.	DESCRIPTION TO REVISION	REV. BY	DATE	NOTES
A	REVISED FOLLOWING LPA COMMENTS	GF	02.10.20	1)
B				
C				
D				
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J				
K				

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 Castle Court, 41 London Road,
 Reigate, Surrey,
 RH2 9RJ
 Tel: 01737 735005

CLIENT
 PROJECT
**CODES HOUSE YORKE ROAD
 REIGATE RH2 9HF**

DRAWING TITLE
**PROPOSED
 ELEVATIONS**
 CHECKED PROPOSAL APPROVED PROPOSAL CLIENT APPROVED ENGINEER APPROVED
 DRAWN BY: **GF** SCALE: **1:100** A1 JOB REFERENCE: **ASP-RES-003**

Do not scale from this drawing, except for planning purposes. All dimensions to be checked by the Contractor prior to commencement of works on site. Any discrepancy or suggested modification to be reported to Aspire LPP immediately.
 DRG STATUS: **PLANNING**
 DRG No: **PL-004** REV: **A**



PROPOSED SECTION

REV. NO.	DESCRIPTION TO REVISION	REV. BY	DATE	NOTES
A	TEXT	TEXT	TEXT	1)
B	-	-	-	
C	-	-	-	
D	-	-	-	
E				
F				
G				
H				
I				
J				
K				

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 RH2 9RJ
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CLIENT
 PROJECT
**CODES HOUSE YORKE ROAD
 REIGATE RH2 9HF**

DRAWING TITLE					Do not scale from this drawing, except for planning purposes. All dimensions to be checked by the Contractor prior to commencement of works on site. Any discrepancy or suggested modification to be reported to Aspire LPP immediately.
PROPOSED SECTION					
CHECKED PROPOSAL	APPROVED PROPOSAL	CLIENT APPROVED	ENGINEER APPROVED	DRG STATUS: PLANNING	
DRAWN BY: GF	SCALE: 1:100	A1	JOB REFERENCE: ASP-RES-003	DRG No: PL-006	REV.