 Reigate & Banstead BOROUGH COUNCIL Banstead Horley Redhill Reigate	TO:	PLANNING COMMITTEE
	DATE:	1 st AUGUST 2018
	REPORT OF:	HEAD OF PLACES & PLANNING
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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

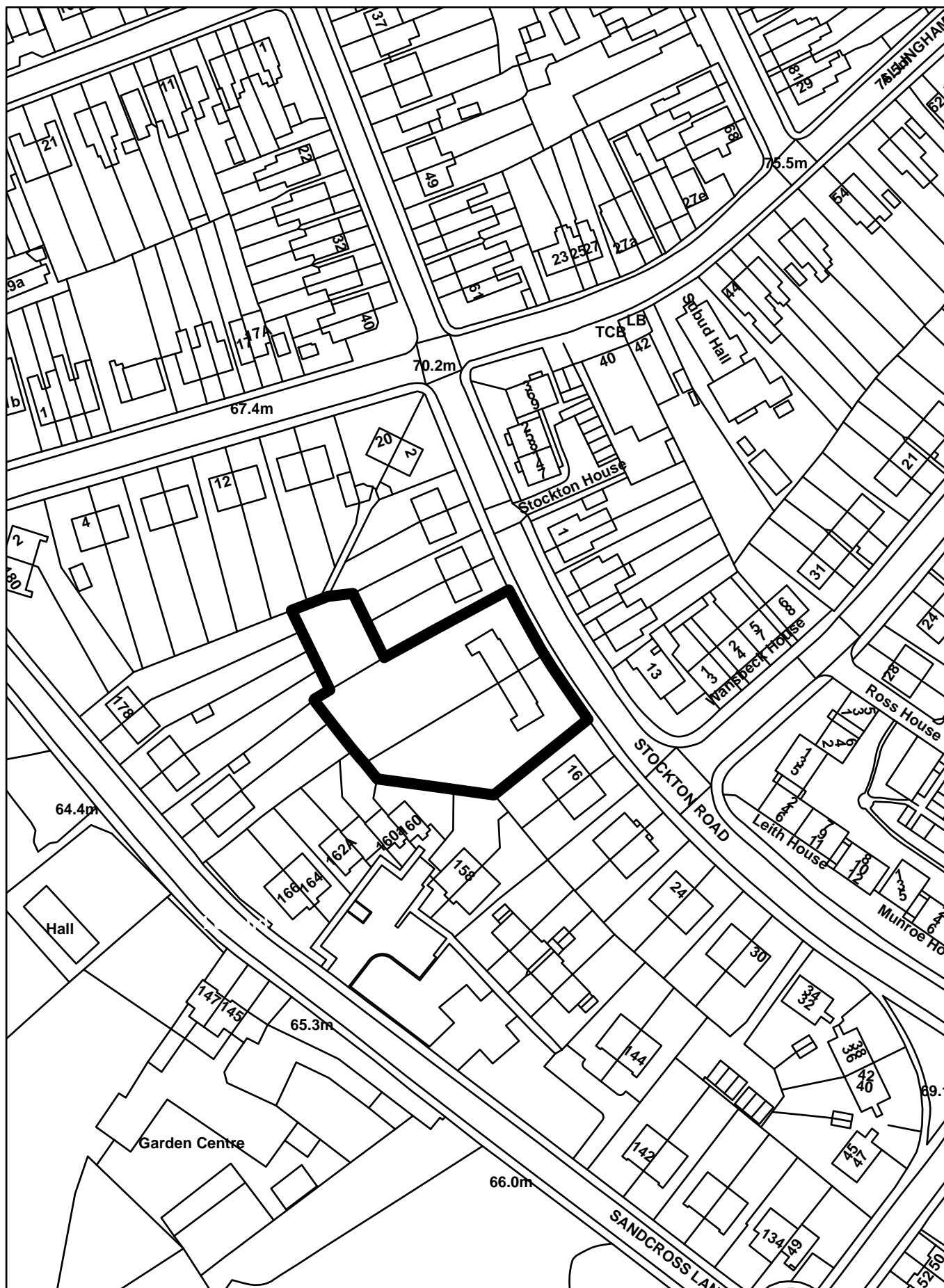
The development hereby permitted has been assessed against development plan policies Pc4, Ho9, Ho13, Ho14, Ho16 Mo5 and Mo7 and material considerations,

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.

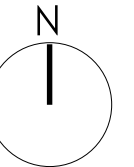
Proactive and Positive Statements

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



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.
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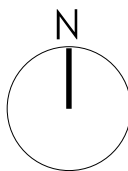


- Plot 1 : 4 bed 2 storey house
111.6.4 sq m 1200 sq ft
Plot 2 : 3 bed 2 storey house
111.6.4 sq m 1200 sq ft
Plot 3 : 4 bed 2 storey house
127.9 sq m 1397 sq ft



Rev	Date	Description
		
Date	Apr 2018	Drawn KA
Scale	1:200 @ A3	Checked *
Client	Earlswood Homes	
Project	12-14 Stockton Road Reigate RH2 8JG	
Title	Proposed Site Plan	
Drawing No	LD06A / PL 04	

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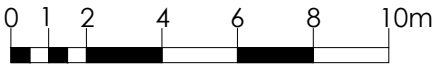
Rev	Date	Description
		
Date	Apr 2018	Drawn KA
Scale	1:500 @ A3	Checked *
Client	Earlswood Homes	
Project	12-14 Stockton Road Reigate RH2 8JG	
Title	Block Plan	
Drawing No	LD06A/ PL 03	

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Existing



Proposed



Rev	Date	Description


Date: Apr 2018
Scale: 1:200 @ A3
Client: Earlswood Homes
Project: 14 Stockton Road
Reigate
RH2 8JG
Title: Street Elevations
Drawing No: LD06A / PL 09

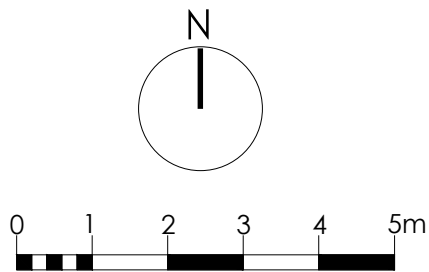
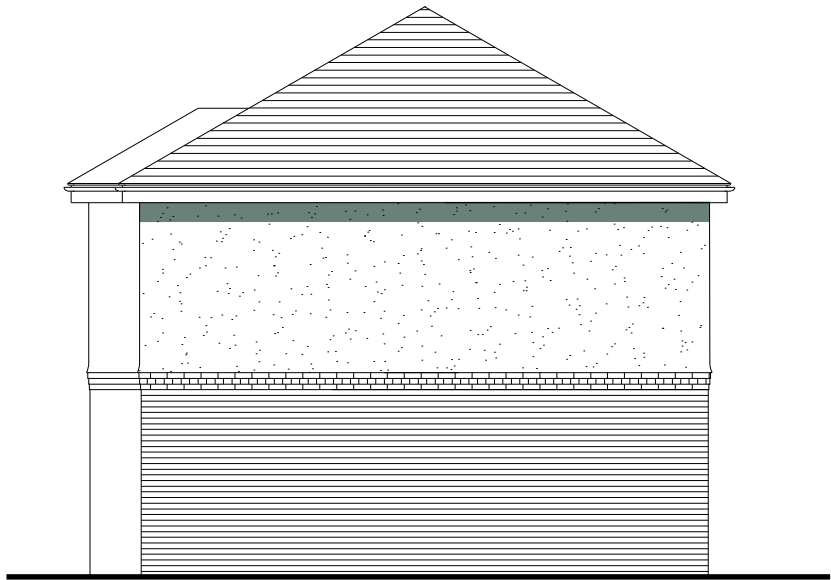
Drawn	KA
Checked	*

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.

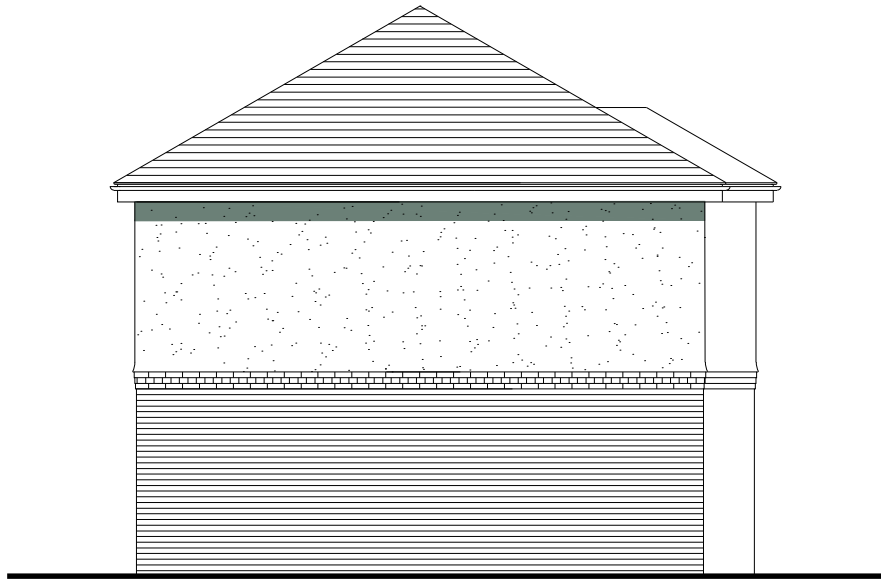
Front



Side



Side

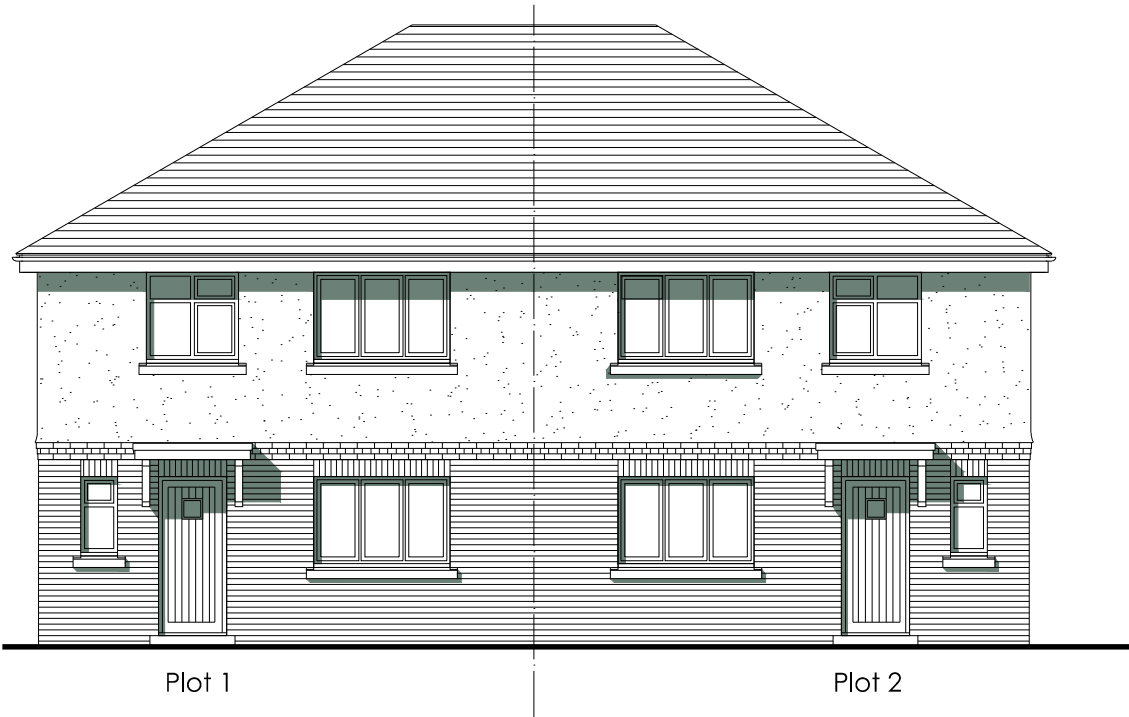


Rear

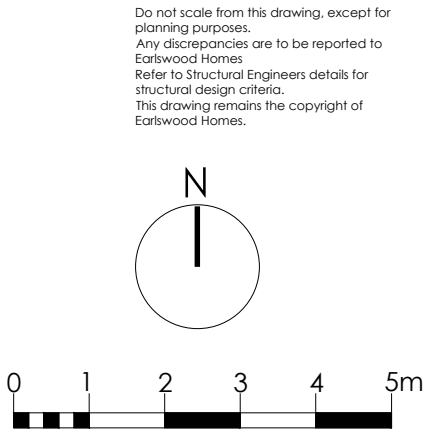
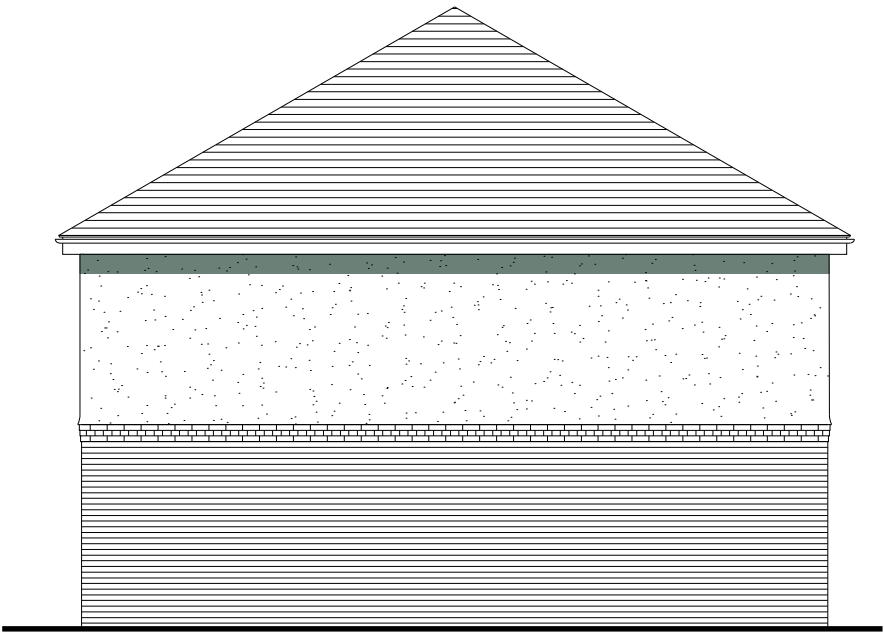


Rev	Date	Description
		
Date	Apr 2018	Drawn *
Scale	1:100 @ A3	Checked *
Client	Earlswood Homes	
Project	12-14 Stockton Road Reigate RH2 8JG	
Title	Plot 3 Elevations	
Drawing No	LD06A/ PL 08	

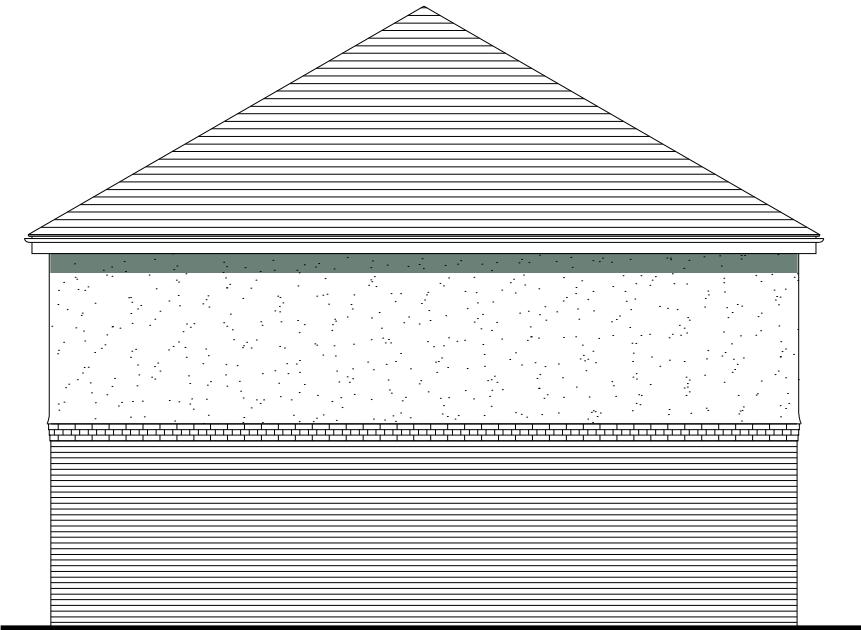
Front



Side




Side



Rear



Rev	Date	Description

<div>  </div>	<div>Date</div> <div>Apr 2018</div>	<div>Drawn</div> <div>*</div>
<div>Scale</div> <div>1:100 @ A3</div>	<div>Checked</div> <div>*</div>	<div>Client</div> <div>Earlswood Homes</div>
<div>Project</div> <div>12-14 Stockton Road Reigate RH2 8JG</div>	<div>Title</div> <div>Plots 1 & 2 Elevations</div>	<div>Drawing No</div> <div>LD06A / PL 06</div>