

 Reigate & Banstead BOROUGH COUNCIL Banstead Horley Redhill Reigate	TO:	PLANNING COMMITTEE
	DATE:	9 th June 2021
	REPORT OF:	HEAD OF PLACES & PLANNING
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AGENDA ITEM:	8	WARD: <i>Horley Central and South</i>

APPLICATION NUMBER:	20/02770/F	VALID:	22/12/2020
APPLICANT:	DWD Property	AGENT:	TS Leisure and Property
LOCATION:	REAR OF 74 TO 82 BRIGHTON ROAD, HORLEY, SURREY		
DESCRIPTION:	Erection of two detached 2 bedroom chalet bungalows and associated landscaped parking area with arched features over the existing vehicle and pedestrian access entrances.		
All plans in this report have been reproduced, are not to scale, and are for illustrative purposes only. The original plans should be viewed/referenced for detail.			

SUMMARY

This is a full planning application for the erection of 2 detached chalet bungalows with associated access, parking and hard and soft landscaping.

The site is located to the rear of 74-76, Brighton Road on a site which is used for parking, but which is predominantly vacant. The site is located to the rear of the shops in the local centre on the eastern side of Brighton Road, which themselves are accessed off a service road. The proposed dwellings would be orientated to face south west into the site with private gardens on the northern side of the site towards the rear gardens of properties in Lumley Road.

Each dwelling would contain 2 bedrooms and would each be provided with 1 off-street car parking space and private rear gardens. An additional 4 parking spaces are also provided for the parking of existing vehicles associated with neighbouring flats and shop units which already use the site.

Appropriate access can be achieved from the service road off Brighton Road, with adequate access for emergency services and for refuse collection

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

Accordingly, it is recommended that planning permission be granted subject to conditions.

RECOMMENDATION

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

Consultations:

Highway Authority: The County Highway Authority has assessed the application on safety, capacity and policy grounds and is satisfied that the application would not have a material impact on the safety and operation of the adjoining public highway with respect of access, net additional traffic generation and parking. The County Highway Authority therefore has no highway requirements subject to conditions relating to the provision of the modified access from the service road off Brighton Road, then provision of the parking spaces and turning areas, the provision of a construction transport management plan and the provision of electric vehicle charging points for each proposed dwelling.

Horley Town Council – No objections but concerns raised with regards to access for a refuse vehicle.

Representations:

Letters were sent to neighbouring properties on 31st December 2021

No responses have been received.

1.0 Site and Character Appraisal

- 1.1 The site comprises land to the rear of 74 - 82 Brighton Road within the urban area and local shopping area. The site is accessed through a narrow access route located between 76 and 78, Brighton Road which leads into an area used for parking and amenity space. The area is partly laid to tarmac and partly landscaped. The existing parking area currently provides resident and visitor parking spaces for the first floor flats above the shops on the frontage. The applicants state that there are 4 parking spaces available on the site. The boundaries of the site are marked by close boarded timber fencing which separates the site from the gardens of neighbouring properties.
- 1.2 The Brighton Road frontage properties located to the north-west and south-west sides of the site include retail and commercial uses at ground floor with residential accommodation above. To the south-east, the site has a boundary with Strawson Community Hall, whilst to the north-east, the site has a boundary with the rear gardens of residential properties in Lumley Road.
- 1.3 The site is defined in the Local Distinctiveness Guide as forming part of the 1930s to 1950s suburbia which is characterised by street-by-street uniformity in style with more affluent housing providing more space and designs embellished with greater detail.

2.0 Added Value

- 2.1 Improvements secured at the pre-application stage: the applicants undertook pre-application consultation with the Council on a proposal for 2 dwellings on the site. The applicants were advised about the potential issues associated with the narrow access and the lack of space that would be available for

landscaping at this point, about the parking dominated frontage within the site and about the proposed small plots sizes in comparison with neighbouring properties.

- 2.2 Improvements secured during the course of the application: Additional information has been provided with regards to access for emergency vehicles, refuse collection and the provision of car parking.
- 2.3 Further improvements could be secured through the use of conditions.

3.0 Relevant Planning and Enforcement History

- | | | | |
|-----|------------|--|---------|
| 3.1 | 91/00740/F | Proposed two storey building forming 3 no garages with storage over | Refused |
| 3.2 | 88/04150/F | Erection of 5 garages | Granted |
| 3.3 | 86/06080/F | Store extension to rear | Granted |
| 3.4 | 86/06840/F | 1. Extension to fish and chip bar
2. Separation of 1st floor flat from fish and chip bar
3. New access from rear to first floor flat - | Granted |

4.0 Proposal and Design Approach

- 4.1 This is a full application for the erection of two detached chalet style bungalows, each with a car parking space and private rear gardens. The proposed bungalows would be orientated south west/north east and would be of a traditional design that would include barn-hipped roofs and front facing dormer windows to serve accommodation in the roof space. The submitted plans indicate that the proposed houses would be finished in brick and render with tiled roofs.
- 4.2 Vehicular access is via an existing driveway from the front service road off Brighton Road between numbers 76 and 78 Brighton Road and there is also parking available in the service road adjacent to the shops. The access would lead in to the site with the north-eastern part occupied by the proposed dwellings and the south-western part providing space for 6 parking spaces. 2 of the spaces would be allocated to the new dwellings whilst the remaining 4 would be allocated to the flats above the shops and for visitors. Areas around the parking spaces and the periphery of the site would be landscaped.
- 4.3 A design and access statement should illustrate the process that has led to the development proposal, and justify the proposal in a structured way, by demonstrating the steps taken to appraise the context of the proposed development. It expects applicants to follow a four-stage design process comprising:
Assessment;
Involvement;

Evaluation; and
Design.

4.4 Evidence of the applicant’s design approach is set out below:

Assessment	The character of the surrounding area is assessed as a backland location within a mixed residential and commercial area.
	No site features worthy of retention were identified.
Involvement	No community consultation took place.
Evaluation	The other development options considered were similar proposals, albeit with more parking.
Design	The applicant’s reasons for choosing the proposal from the available options were influenced by the advice they were given at pre-application stage and relate principally to the access way and the proposed layout.

4.5 Further details of the development are as follows:

Site area	0.08ha
Existing use	Parking area and amenity space
Proposed use	Residential and car parking
Existing parking spaces	4
Proposed parking spaces	6
Parking standard	6
Net increase in dwellings	2

5.0 Policy Context

5.1 Designation

Urban area
Brighton Road, Horley Local centre

5.2 Reigate and Banstead Core Strategy

CS1(Sustainable Development)
CS7 (Town/Local Centres),
CS10 (Sustainable Development),
CS11 (Sustainable Construction),
CS13 (Housing Delivery),
CS14 (Housing Needs)
CS17 (Travel Options and accessibility)

5.3 Reigate and Banstead Development Management Plan 2019

RET3 (Local Centres)
DES1 (Design of New development)
DES8 (Construction Management)
TAP1 (Access, Parking and Servicing)
CCF1 (Climate Change Mitigation)
INF3 (Electronic communication networks)

5.4 Other Material Considerations

National Planning Policy Framework
National Planning Practice Guidance
Supplementary Planning Guidance

Surrey Design
Local Distinctiveness Design Guide
Vehicle and Cycle Parking
Guidance 2018

Other

Human Rights Act 1998
Community Infrastructure
Regulations 2010

6.0 **Assessment**

- 6.1 The application site is within the urban area, within a local centre where there is a presumption in favour of sustainable development and where the principle of residential development and further commercial floor space is acceptable.
- 6.2 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. However, the principle of acceptability in this case rests upon considering the impact of the proposal and resultant harm and the need to provide additional housing, and its resultant benefit. The following report sets out the key considerations.
- 6.3 DMP Policy RET3 relates to local centres and states that within designated local centres, proposals resulting in the loss of A1-A4 and D1/2 uses will be only permitted where:
1. it can be demonstrated that reasonable attempts have been made for a minimum 6 month period without success to let or sell the premises for a retail and/or community use; (see marketing requirements in Annex 3); and
 2. the proposed use would make a positive contribution to vitality and viability and would not be harmful to the overall balance of services in the local centre.

- 6.4 The proposal would not result in the loss of any of the specified uses and therefore, there would be no conflict with Policy RET3.
- 6.5 The main issues to consider are:
- Design appraisal
 - Housing Mix and Standard of Accommodation
 - Neighbour amenity
 - Highway matters
 - Energy, Sustainability and Broadband
 - Community Infrastructure Levy

Design appraisal

- 6.6 DMP Policy DES1 relates to the Design of New Development and requires new development to be of a high quality design that makes a positive contribution to the character and appearance of its surroundings. New development should promote and reinforce local distinctiveness and should respect the character of the surrounding area. The policy states that new development will be expected to use high quality materials, landscaping and building detailing and have due regard to the layout, density, plot sizes, building siting, scale, massing, height, and roofscapes of the surrounding area, the relationship to neighbouring buildings, and important views into and out of the site.
- 6.7 The proposal is for the erection of two detached chalet bungalow style houses, located to the rear of the existing parade of shops. The area around the site is characterised by a mixture of two storey terraced and semi-detached properties, interspersed with non-residential uses such as the village hall to the south. The infilling of the site would make better use of an underused piece of land within the urban area and would provide a form of housing which is in demand in the area. The location at the rear of the parade of shops is partly used for parking but is predominantly vacant and its use for two small dwellings would be in keeping with the mixed residential and commercial character of the area.
- 6.8 The form of development, with the upper storey accommodation of each dwelling within the roof space, proposes a lower form of development which would have a subservient relationship with surrounding properties. To the north of the site are a pair of semi-detached properties which were built on the site of garages at the rear of properties fronting Lumley Road following the grant of planning permission on appeal. In that case, the Inspector considered that the location of the dwellings set back from the road frontage would consolidate and enhance the townscape of Lumley Road by closing the 'visually weak gap' that existed by virtue of low rise buildings on the site.
- 6.9 The redevelopment of sites in backland locations is not common in the area but is not unknown. As a result, the redevelopment of this application site with 2 detached properties is considered acceptable and would appear in keeping with the character of the area.

- 6.10 The proposed dwellings would have a traditional appearance and would be finished in brick and render with tiles to the pitched roof. The roof would feature dormer windows to the front facing roof slope and Velux style windows to the rear. The proposed dormer windows have been designed with small pitched roofs and would be of a narrow form matching the windows at ground floor level. In this regard, the proposed dwelling would have an acceptable appearance which would be in keeping with the character of the area.
- 6.11 Overall, the proposed development would be of appropriate scale and design and would not be unduly detrimental to the street scene of Brighton Road or the character of the wider locality. It therefore complies with policy DES1 in this respect.

Housing Mix and Standard of Accommodation

- 6.12 Policy DES4 requires that on sites of up to 20 homes, at least 20% of the housing should be provided as smaller (1 and 2) bed homes. Each proposed dwelling would be provided with 2 bedrooms. The proposal therefore accords with the requirements of this policy.
- 6.13 Policy DES5 requires that all new residential development must provide high quality adaptable accommodation and provide good living conditions for future occupants. New accommodation must meet the relevant nationally prescribed internal space standard for each individual unit unless the council considers that an exception should be made. Sufficient space must be included for storage, clothes drying and the provision of waste and recycling bins in the home. Adequate outdoor amenity space including balconies and terraces and /or communal outdoor space should be provided.
- 6.14 Each dwelling would have a gross internal floor area of 79sqm which accords with the relevant standard in the Nationally Described Space Standards and each dwelling would also be provided with appropriate levels of north-east facing private amenity areas. Habitable room windows would face either north-east or south-west and would provide good levels of sunlight and daylight to habitable rooms.
- 6.15 The proposals therefore comply with the requirements of DMP policies DES4 and DES5.

Neighbour amenity

- 6.16 In addition to the comments noted above DMP Policy DES1 also requires new development to provide an appropriate environment for future occupants whilst not adversely impacting upon the amenity of occupants of existing nearby buildings, including by way of overbearing, obtrusiveness, overshadowing, overlooking and loss of privacy.

- 6.17 The proposed dwellings would possess a sufficient level of separation from dwellings neighbouring the site so as to not appear overbearing or cause overshadowing. To the north-east, each property would be provided with a rear garden of 6.5m in depth and the distance to the rear facing elevations of the nearest properties in Lumley Road would exceed 30m.
- 6.18 To the south-east, the site adjoins the car parking of the neighbouring Strawson Hall, whilst to the south-west the site faces towards the blank rear facing wall of a tyre fitting and garage business located in Albert Road.
- 6.19 Overall, whilst giving rise to a degree of change in the relationship between buildings, the proposed development would not adversely affect the amenities of neighbouring properties, and therefore complies with DMP Policy DES1 in this respect

Highway matters

- 6.20 Policy TAP1 of the Development Management Plan 2019 requires new development to demonstrate that it would not adversely affect highways safety or the free flow of traffic, that it would provide sufficient off-street parking in accordance with published standards and that it would constitute development in a sustainable location.
- 6.21 The application has been reviewed by Surrey County Highways Authority (CHA) who raise no objections to the proposals subject to the imposition of conditions relating to the provision of the modified access from the service road off Brighton Road, then provision of the parking spaces and turning areas, the provision of a construction transport management plan and the provision of electric vehicle charging points for each proposed dwelling.
- 6.22 The CHA requested further information on access to the site for emergency services and on refuse collection. With regards to access for the emergency services, a drawing has been submitted which shows that the proposed dwellings would be located within 45m of the site access from where a fire tender parked in the service road could reach the proposed dwellings with their hoses. This distance complies with the relevant Building Regulation on access for fire engines.
- 6.23 With regards to refuse storage and access for the refuse collection vehicle, the submitted plans show that a refuse store would be located on the site with appropriate level access from the service road for a collection to take place. The refuse store would be located adjacent to the car parking space and would be within an appropriate distance for each property. A condition is recommended to require further details to be submitted, including details of the size and appearance of the refuse store.
- 6.24 The submitted plan show that a total of 6 parking spaces would be provided on the site. This site is located in an area with medium accessibility to public transport and other services. In such areas the adopted parking standards require the provision of 1 parking spaces for each dwelling. In this case, 4

additional parking spaces are provided to replace the existing 4 parking spaces on the site which are used by residents of the existing flats and by the shop owners. In these circumstances, there would be no net loss of parking from the site.

- 6.25 The proposals therefore make appropriate provision for parking for both proposed and existing uses, for refuse storage and collection and for access by emergency vehicles. It is considered therefore that the proposals accord with the provision of DMP Policy TAP1.

Energy, Sustainability and Broadband

- 6.26 In accordance with adopted policy, conditions are imposed to seek the installation of carbon reduction measures within the dwellings hereby permitted to secure energy savings through the use of renewable technologies where appropriate and the provision of fast broadband services for future residents to ensure that the dwellings are future proofed.

Withdrawal of Permitted Development Rights

- 6.27 Given the relatively small plot sizes for the proposed dwellings it is also recommended that permitted development rights be withdrawn for the proposed dwellings so that the Council is able to retain control of the size and design of further extensions at ground floor level and within the roof space.

Community Infrastructure Levy (CIL)

- 6.28 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 the exact amount would be determined and collected after the grant of planning permission.

CONDITIONS

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

Reason: 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
Location Plan	20-21-01	B	14/12/2020
Existing site plan	20-21-02	B	14/12/2020
Proposed site layout	20-21-03	C	14/12/2020
Proposed floorplans	20-21-04	D	14/12/2020

Proposed elevations	20-21-05	B	22/12/2020
Proposed floor plans	20-21-06	D	14/12/2020
Proposed elevations	20-21-07	B	14/12/2020
Landscaping plan	20-21-08	A	14/12/2020
Proposed block plan	20-21-09	B	09/03/2021
Proposed block plan	20-21-11		04/05/2021

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

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

Reason: To ensure the Local Planning Authority are satisfied with the details of the proposal and its relationship with adjoining development and to safeguard the visual amenities of the locality with regard to Reigate and Banstead Development Management Plan 2019 policy DES1.

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

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

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

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

5. No development shall commence until a Construction Transport Management Plan, to include details of:
 - (a) parking for vehicles of site personnel, operatives and visitors

- (b) loading and unloading of plant and materials
- (c) storage of plant and materials
- (d) HGV deliveries and hours of operation
- (e) measures to prevent the deposit of materials on the highway
- (f) on-site turning for construction vehicles
- (g) construction hours

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

Reason: The condition above is required in order that the development should not prejudice highway safety, nor cause inconvenience to other highway users, and to accord with the National Planning Policy Framework 2019 and Policies DES1 and TAP1 Parking, and Servicing of the Reigate and Banstead Local Plan Development Management Plan September 2019.

6. No part of the development shall be first occupied, unless and until the proposed modified access to the service road off Brighton Road has been constructed and provided with visibility zones in accordance with the approved plans and thereafter the visibility zones 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, and to satisfy policy TAP1 of the Reigate and Banstead Local Plan Development Plan (2019), and the objectives of the National Planning Policy Framework (2019).

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

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

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

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

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

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

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

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

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

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. 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 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.

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

Reason: The condition above is required in order that the development should not prejudice highway safety, nor cause inconvenience to other highway users, and to accord with the National Planning Policy Framework 2019 and Reigate and Banstead Core Strategy 2014 Policy CS17.

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

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

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

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

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

INFORMATIVES

1. Your attention is drawn to the safety benefits of installing sprinkler systems as an integral part of new development. Further information is available at www.firesprinklers.org.uk. You are also advised to seek advice from Surrey Fire and Rescue Services to ensure compliance with the statutory requirements for access by emergency service vehicles.
2. The applicant is encouraged to provide renewable technology within the development hereby permitted in order to reduce greenhouse gas emissions. Further information can be found at : [Climate Change Information](#).
3. The applicant is advised that prior to the initial occupation of any individual dwelling hereby permitted, to contact the Council's Neighbourhood Services team to confirm the number and specification of recycling and refuse bins that are required to be supplied by the developer. The Council's Neighbourhood Services team can be contacted on 01737 276292 or via <http://www.reigate->

banstead.gov.uk/info/20085/planning_applications/147/recycling_and_waste_developers_guidance

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

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

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

5. The applicant is advised that the essential requirements for an acceptable communication plan forming part of a Method of Construction Statement are viewed as: (i) how those likely to be affected by the site's activities are identified and how they will be informed about the project, site activities and programme; (ii) how neighbours will be notified prior to any noisy/disruptive work or of any significant changes to site activity that may affect them; (iii) the arrangements that will be in place to ensure a reasonable telephone response during working hours; (iv) the name and contact details of the site manager who will be able to deal with complaints; and (v) how those who are interested in or affected will be routinely advised regarding the progress of the work. Registration and operation of the site to the standards set by the Considerate Constructors Scheme (<http://www.ccscheme.org.uk/>) would help fulfil these requirements.
6. The applicant is advised that the Borough Council is the street naming and numbering authority and you will need to apply for addresses. This can be done by contacting the Address and Gazetteer Officer prior to construction commencing. You will need to complete the relevant application form and upload supporting documents such as site and floor layout plans in order that official street naming and numbering can be allocated as appropriate. If no application is received the Council has the authority to allocate an address.

This also applies to replacement dwellings. If you are building a scheme of more than 5 units please also supply a CAD file (back saved to 2010) of the development based on OS Grid References. Full details of how to apply for addresses can be found http://www.reigatebanstead.gov.uk/info/20277/street_naming_and_numbering

7. The use of a landscape 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.
8. 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.
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. 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. Installation must be carried out in accordance with the IET Code of Practice for Electric Vehicle Charging Equipment: <https://www.theiet.org/resources/standards/cop-electric.cfm>.

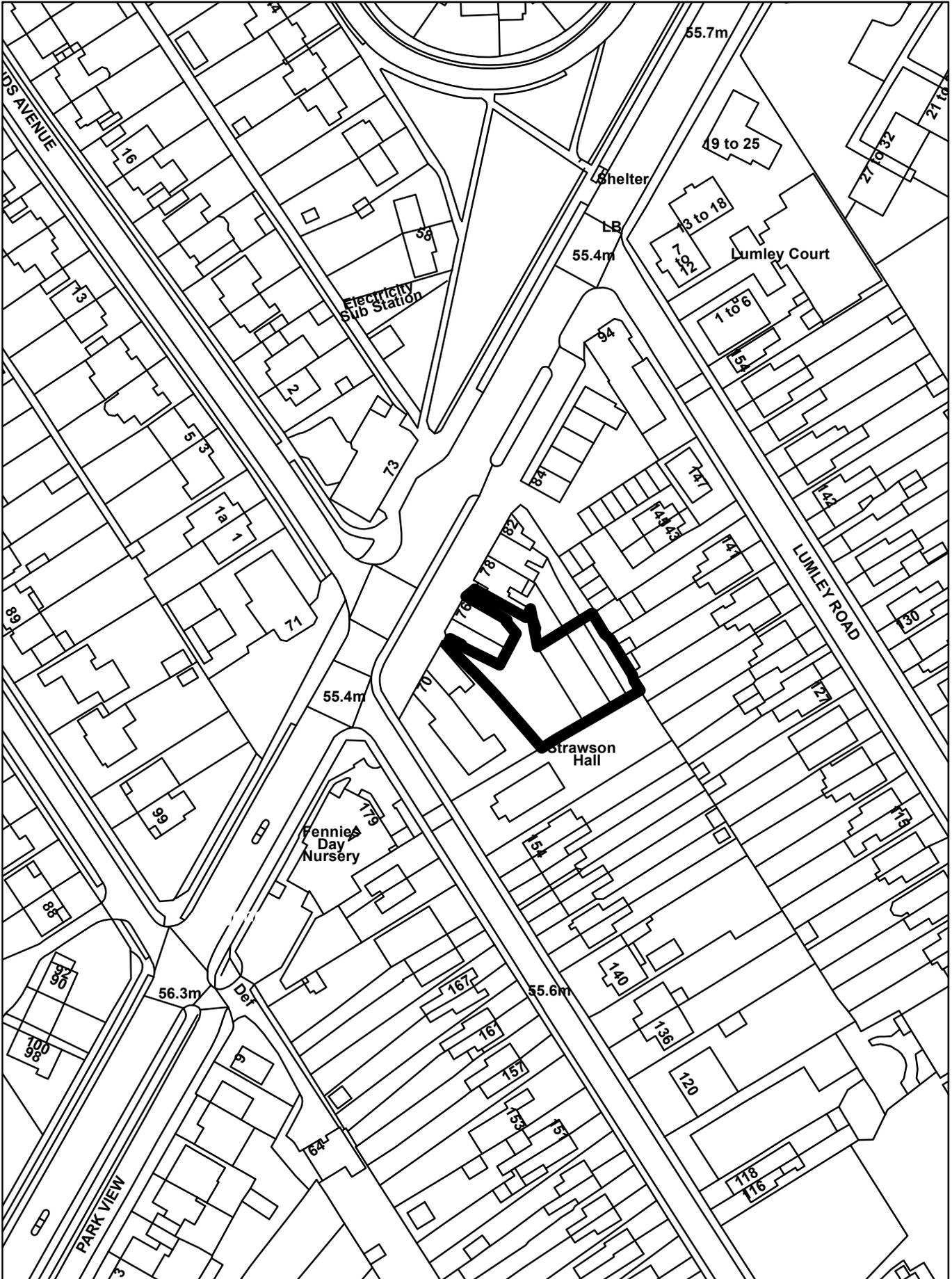
REASON FOR PERMISSION

The development hereby permitted has been assessed against development plan policies CS1, CS7, CS10, CS11, CS13, CS14, CS17, RET3, DES1, DES8, TAP1, CCF1, INF3 and material considerations, including third party representations. It has been concluded that the development is in accordance with the development plan and there are no material considerations that justify refusal in the public interest.

Proactive and Positive Statements

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

20/02770/F - Rear Of 74 To 82 Brighton Road, Horley

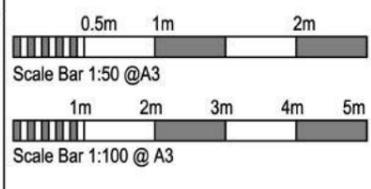




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Rev.	Date	Description
A	22.10.20	Minor amendments

General Notes:
 The contractor must check and verify the dimensions of the whole site and building, including levels, sewer inverts and locations of all services before commencing work.
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Client Mr D Dove	Drawing Title SITE BLOCK PLAN LANDSCAPING	
Address Land at rear of: 78-80 Brighton Road Horley, Surrey, RH6 7JQ	Scale 1:200 A3	Revision A
Date Oct. 2020	Drawing No. 20-21-08	



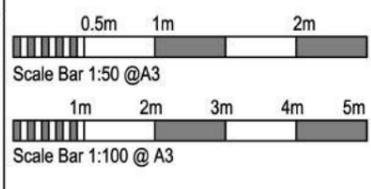
+
55.4m



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Rev.	Date	Description
D	30.11.20	Add existing drainage details
C	22.10.20	Minor site adjustment
B	22.6.2020	Update for Pre-App submission
A	02.06.20	Amend site layout, add parking

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RICS REGISTERED PRACTICE
CIAT REGISTERED PRACTICE

Client Mr D Dove	Drawing Title SITE BLOCK PLAN AS PROPOSED	
Address Land at rear of: 78-80 Brighton Road Horley, Surrey, RH6 7JQ	Scale 1:250 A3	Revision 20-21-03 D
	Date May 2020	



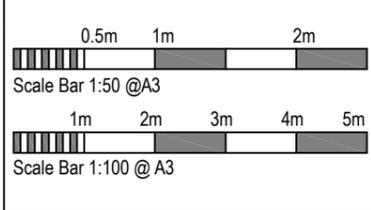
+
55.4m



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Rev.	Date	Description
C	22.10.20	Minor site adjustment
B	22.6.2020	Update for Pre-App submission
A	02.06.20	Amend site layout, add parking

General Notes:
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RICS **CIAT**
 REGISTERED PRACTICE

Client	Mr D Dove
Address	Land at rear of: 78-80 Brighton Road Horley, Surrey, RH6 7JQ

Drawing Title		SITE BLOCK PLAN AS PROPOSED	
Scale	1:250 A3	Drawing No.	20-21-03
Date	May 2020	Revision	C



4m clear to underside of arch at centre
3m clear to base of arch either side

78
mixed planting in front of horizontal boarding

76
dashed line indicates scale of fire appliance
Dennis Sabre Fire Appliance – 10.2m long, 2.3m wide, 3.13m height.

74

72

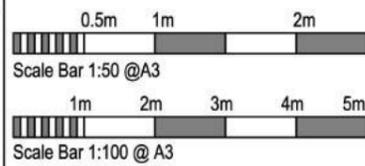
B	5.3.21	Add further information
A	22.10.20	Add second arch

Rev.	Date	Description
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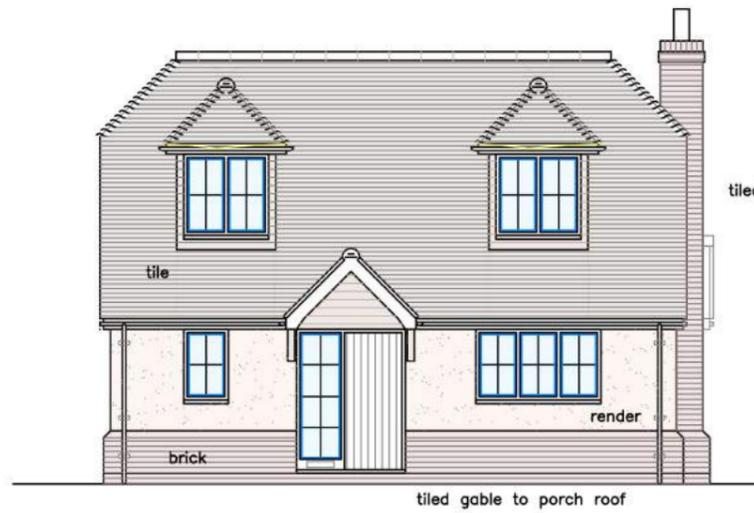
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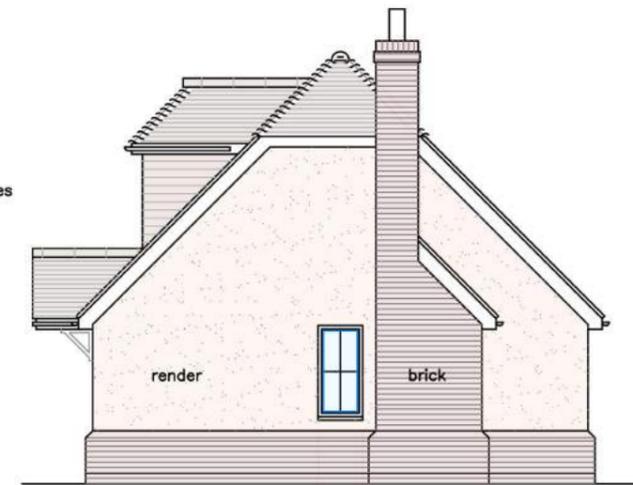
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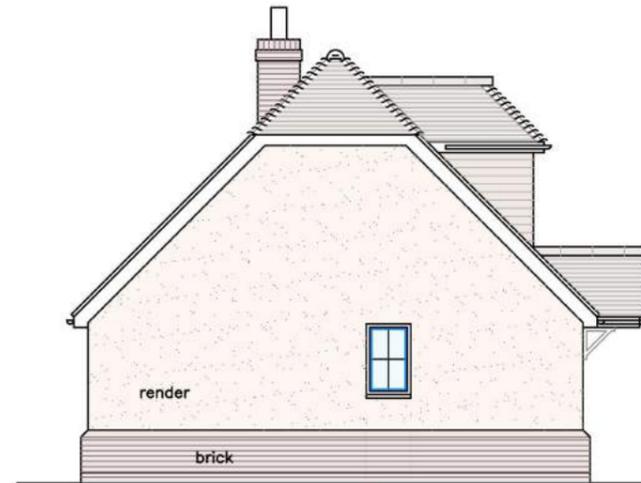
Client Mr D Dove	Drawing Title ELEVATION OF SITE ENTRANCES	
Address Land at rear of: 78-80 Brighton Road Horley, Surrey, RH6 7JQ	Scale 1:50 @ A3	Drawing No. 20-21-09
Date Oct. 2020	Revision B	



south (principal)



east



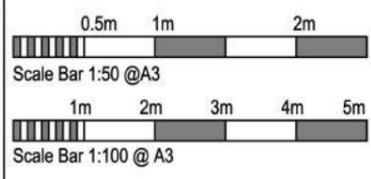
west



north

Rev.	Date	Description
B	22.10.20	Add second dormer window
A	02.06.20	Minor window/rooflight changes

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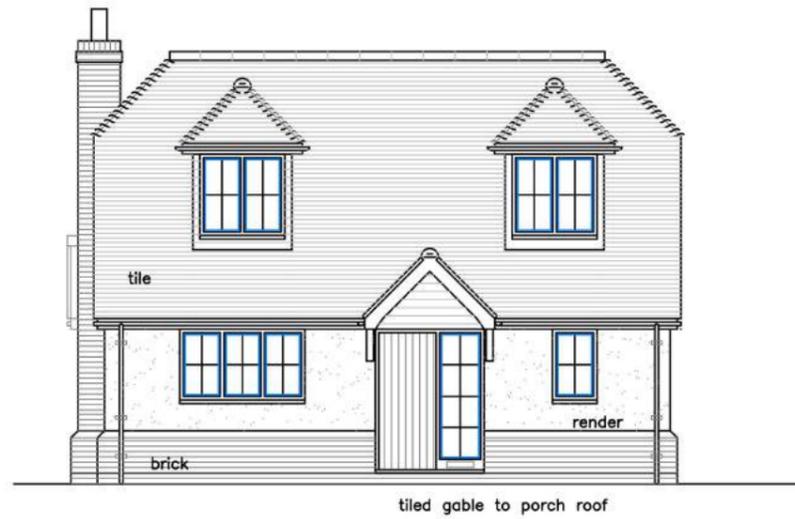
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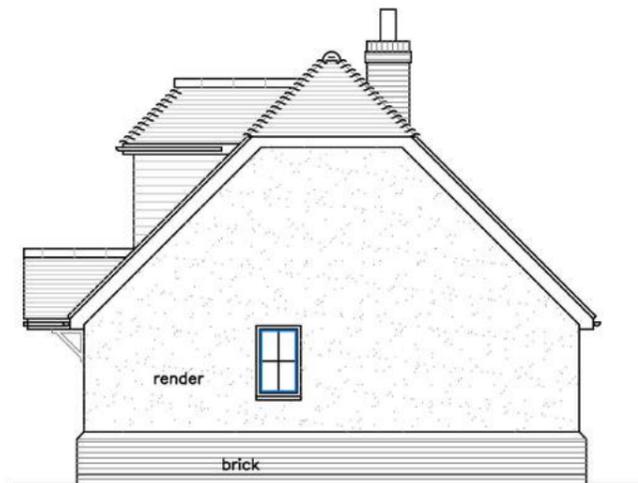
Client Mr D Dove	Drawing Title PLOT ONE ELEVATIONS AS PROPOSED	
Address Land at rear of: 78-80 Brighton Road Horley, Surrey, RH6 7JQ	Scale 1:100 A3	Revision 20-21-05 B
	Date May 2020	



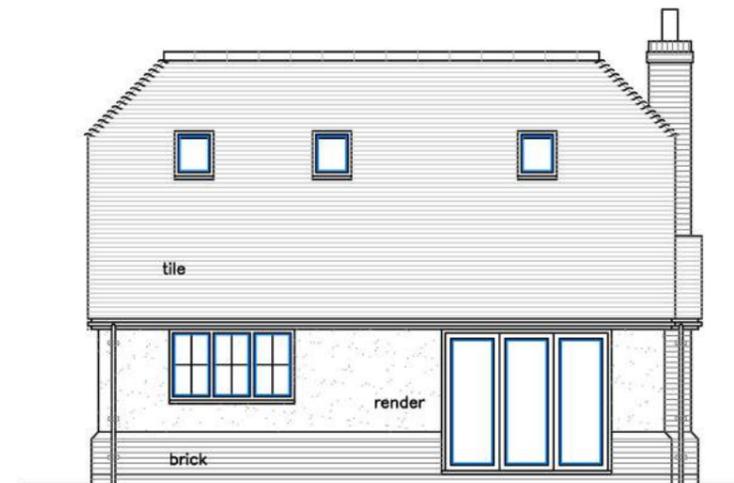
south (principal)



east



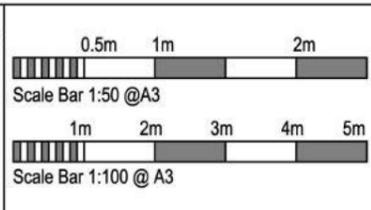
west



north

Rev.	Date	Description
B	22.10.20	Add second dormer window
A	16.10.20	Re-assign drawing

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RICS REGISTERED PRACTICE
CIAT REGISTERED PRACTICE

Client
 Mr D Dove

Address
 Land at rear of:
 78-80 Brighton Road
 Horley, Surrey, RH6 7JQ

Drawing Title
 PLOT TWO ELEVATIONS
 AS PROPOSED (not coloured)

Scale
 1:100
 A3

Drawing No.
 20-21-07

Date
 May 2020

Revision
 B