

 <b>Reigate &amp; Banstead</b> BOROUGH COUNCIL Banstead   Horley   Redhill   Reigate	<b>TO:</b>	PLANNING COMMITTEE
	<b>DATE:</b>	3 <sup>rd</sup> November 2021
	<b>REPORT OF:</b>	HEAD OF PLANNING
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<b>AGENDA ITEM:</b>	5	<b>WARD:</b> <i>Earlswood And Whitebushes</i>

<b>APPLICATION NUMBER:</b>	21/00823/F	<b>VALID:</b>	07/10/2021
<b>APPLICANT:</b>	One Oak Development Ltd	<b>AGENT:</b>	n/a
<b>LOCATION:</b>	<b>85, 87 AND 89 BRIGHTON ROAD REDHILL SURREY RH1 6PS</b>		
<b>DESCRIPTION:</b>	<b>Demolition of existing buildings and erection of an apartment building comprising 19 flats with commercial use at ground floor plus associated car parking.</b>		
<b>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.</b>			

## SUMMARY

The application site is located on the Western side of the A23 Brighton Road, Redhill. The area surrounding the site is of mixed character both in terms of use and built form, typical of an edge of centre location.

The site falls within the urban area and part of the site also falls within the Brighton Road Local Centre. The site is close to Redhill Town Centre (approx. 360m). The north-eastern corner of the site is designated as being within Flood Zone 2.

To the East of the site are 2 blocks of flats, mainly of three storeys although the YMCA building has a four storey element at the corner. Between these two blocks of flats is a modest two storey gable fronted building in commercial use. To the South of the site is a mixed use building with commercial on the ground floor and residential at first floor level and above. Beyond is another block of flats with commercial use on the ground floor and an underpass to the rear of the site for parking. To the West of the site are residential properties. The closest being Cleveland Cottage and 99A Garlands Road. Beyond are the properties which front on to Garlands Road. The land levels rise significantly from the rear of the site up to Garlands Road. Both Cleveland Cottage and 99A sit at a higher ground level than the application site. Immediately to the north of the site is 83A Brighton Road, a three storey end of terrace property. The site is currently vacant but according to the records was last in use for commercial uses. To the north-west of the site are 1 to 3 Stile Cottages, two storey terrace dwellings.

This is a full application for the for the demolition of existing buildings and erection of an apartment building comprising 19 flats with commercial use at ground floor plus associated car parking. 6 of the units would be provided as affordable housing (shared ownership).

In terms of the height and scale of the proposal it is acknowledged that the replacement built form would be significant in terms of the depth, height and bulk of the proposal. However taking in to account the scale of other flatted developments within the surrounding area and on the basis of the street scene drawings submitted with the application it is not considered that the building as proposed would appear so large that it would be incongruous within the street scene. The depth of the proposal would also not be readily apparent from the streetscene due to the built up nature of the frontage and the neighbouring buildings. Therefore, whilst large, there is no objection to the scale of the proposal.

In terms of design the scheme is much improved on the previously withdrawn scheme. The submission has made efforts to address the previous concerns regarding the previous modern scheme which failed to reflect the architectural conventions and proportions of the existing Victorian buildings within the surrounding area.

Whilst officers would ideally want to secure further amendments to improve the design it is considered that the improved fenestration proportions and brick and bargeboard detailing has improved the front elevation and overall appearance of the building. The proposed traditional materials, subject to the use of high quality bricks and tiles, would also help the building assimilate into the site and wider area.

Therefore, on balance, taking in to account the varied character of the area with a mix of Victorian and more modern larger scale development and the guidance of the NPPF to make efficient use of land and to give substantial weight to the development of brownfield sites and the benefits of the housing and affordable housing provision it is considered that the impact on the character of the site and surrounding area would not be so harmful as to warrant refusal.

Whilst the proposal would result in a significant change in the relationship between the site and the neighbouring buildings, the proposal would not have an adverse impact upon existing neighbouring properties and would accord with the provisions of DMP Policy DES1 and DES8.

The proposed development does underprovide in terms of car parking when considered against the Council's adopted parking standards. However this under provision is solely in relation to visitor parking (1 instead of 4) whilst for the retail parking 2 spaces would be provided instead of 7, although this is a maximum standard. The owner's parking for the proposed residential units would be fully compliant. The DMP allows for a lower amount of parking within or adjacent to town centres and when taking in to account the local centre location and proximity to the town centre and the positive comments from Surrey County Council it is considered that the provision is acceptable in this case.

The scheme would be acceptable in all other regards.

## **RECOMMENDATION**

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

- (i) A contribution of 6 dwellings towards the provision of affordable housing
- (ii) The Council's legal costs in preparing the agreement

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

In the event that a satisfactorily completed obligation is not received by 1 April 2022 or such longer period as may be agreed, the Head of Places and Planning be authorised to refuse permission for the following reason

1. The proposal fails to provide an agreed contribution towards affordable housing provision within the Borough of Reigate & Banstead and is therefore contrary to policy DES6 of the Reigate and Banstead Development Management Plan 2019.

## Consultations:

Environment Agency: Following the submission of an amended Flood Risk Assessment now satisfied in relation to flood risk but objection still raised in relation to the risk of pollution to Controlled Waters. See main report for further information.

Environmental Protection Officer: recommends contaminated land conditions

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.

Reigate Society: "We have concerns that this building is still quite bulky for the site and street scene and as we understand from the drawings the balconies project over the pavement to the front?"

The architectural effect on the street scene could be better considered, for example detailing such as the arch brickwork on the existing building."

Surrey County Council Lead Local Flood Authority (LLFA): Has reviewed the surface water drainage strategy for the proposed development and assessed it against the requirements of the NPPF, its accompanying PPG and the Non-Statutory Technical Standards for sustainable drainage systems.

The following documents submitted as part of the above application have been reviewed and should be referred to as part of any future submissions or discharge of planning conditions:

- Combined Drainage Strategy Report And Flood Risk Assessment, RCD, March 2021, revision D, document reference: 1111-2006;

State that they are satisfied that the proposed drainage scheme meets the requirements set out in the aforementioned documents and are content with the development proposed, subject to the imposition of conditions requiring the submission of a detailed drainage scheme and a verification report.

Surrey Police – Request that a condition be imposed for require Secured by Design accreditation for the development.

## Representations:

Letters were sent to neighbouring properties on 22 April 2021.

To date 2 objections have been received raising the following issues:

Issue	Response
Overdevelopment	See 6.6 to 6.14

Overlooking and loss of privacy	See paragraph 6.23 to 6.31
Overshadowing	See paragraph 6.23 to 6.31
Loss of outlook	See paragraph 6.23 to 6.31

## **1.0 Site and Character Appraisal**

- 1.1 The application site is located on the Western side of the A23 Brighton Road, Redhill. The area surrounding the site is of mixed character both in terms of use and built form, typical of an edge of centre location.
- 1.2 The site falls within the Urban area and part of the site also falls within the Brighton Road Local Centre. The site is close to Redhill Town Centre (approx. 360m). The north-eastern corner of the site is designated as being within Flood Zone 2.
- 1.3 To the East of the site are 2 blocks of flats, mainly of three storeys although the YMCA building has a four storey element at the corner. Between these two blocks of flats is a modest two storey gable fronted building in commercial use.
- 1.4 To the South of the site is a mixed use building with commercial on the ground floor and residential at first floor level and above. Beyond is another block of flats with commercial use on the ground floor and an underpass to the rear of the site for parking.
- 1.5 To the West of the site are residential properties. The closest being Cleveland Cottage and 99A Garlands Road. Beyond are the properties which front on to Garlands Road. The land levels rise significant from the rear of the site up to Garlands Road. Both Cleveland Cottage and 99A sit at a higher ground level than the application site.
- 1.6 Immediately to the north of the site is 83A Brighton Road, a three storey end of terrace property. The site is currently vacant but according to the records was last in use for commercial uses. To the north-west of the site are 1 to 3 Stile Cottages, two storey terrace dwellings.

## **2.0 Added Value**

- 2.1 Improvements secured during the course of the application: removal of front balconies, reduction in height of the parapet roof, minor changes to fenestration and brick detailing, changes to the parking layout, additional Flood Risk and Contamination information.
- 2.3 Further improvements could be secured: Conditions will be applied regarding levels, materials, contamination, tree protection, ecology, drainage, parking

and highways, electric charging, water/energy efficiency and measures to protect the amenity of neighbouring and future occupants.

### 3.0 Relevant Planning and Enforcement History

- 3.1 20/01363/F Demolition of existing buildings and erection of an apartment building comprising 20 flats with commercial use at ground floor plus associated car parking Withdrawn

### 4.0 Proposal and Design Approach

- 4.1 This is a full application for the demolition of existing buildings and erection of an apartment building comprising 19 flats with commercial use at ground floor plus associated car parking.
- 4.2 A design and access statement should illustrate the process that has led to the development proposal, and justify the proposal in a structured way, by demonstrating the steps taken to appraise the context of the proposed development. It expects applicants to follow a four-stage design process comprising:  
Assessment;  
Involvement;  
Evaluation; and  
Design.
- 4.3 Evidence of the applicant’s design approach is set out below:

Assessment	The area surrounding the site is of mixed character both in terms of use and built form, typical of an edge of centre location.
Involvement	No community consultation took place.
Evaluation	Consideration is given to the already approved schemes within the surrounding area and how they compare. The statement also sets out how the scheme has evolved from the previously withdrawn application – 20/01363/F
Design	The overall building style has been changed to be more of a traditional Victorian vernacular to enable the proposal to fit in sympathetically and harmoniously with the local Victorian architecture and townscape.  The design now includes many traditional features such as large gable ends ,dormer windows, simple brickwork with some tile hanging, brick soldier courses and bands and sash windows throughout

4.4 Further details of the development are as follows:

Site area	0.1ha
Existing use	Retail, storage and residential
Proposed use	Retail and residential
Existing parking spaces	14
Proposed parking spaces	23 (20no residential, 1no visitor, 2 retail spaces)
Parking standard	31 (20no residential, 4no visitor, 7 retail spaces)
Number of affordable units	6 (in line with requirement)
Net increase in dwellings	17
Net retail floorspace	177.1 (loss of 232.9 from existing retail space)
Existing site density	20 dph
Proposed site density	190 dph
Density in surrounding area	156 dph (Sycamore Court, Greyhound Court, The Ivies) 152 dph (Bakers court, Archers Court) 200 dph (Furness House) 320 dph Brook Road

**5.0 Policy Context**

5.1 Designation

Urban area  
Local Centre Boundary  
Flood Zone 2  
Parking accessibility score – 10 (medium)

5.2 Reigate and Banstead Core Strategy (CS)

CS1(Sustainable Development)  
CS4 (Valued townscapes and the historic environment)  
CS5 (Valued People/Economic Development),  
CS7 (Town/Local Centres),  
CS10 (Sustainable Development),  
CS11 (Sustainable Construction),  
CS14 (Housing Needs)  
CS17 (Travel Options and accessibility)

5.3 Reigate and Banstead Development Management Plan 2019 (DMP)

EMP4 (Safeguarding employment land and premises)  
RET3 (Local Centres)  
DES1 (Design of new development)  
DES4 (Housing mix)  
DES5 (Delivering high quality homes)  
DES6 (Affordable Housing)  
DES8 (Construction Management)  
DES9 (Pollution and contamination land)  
TAP1 (Access, Parking and Servicing)  
CCF1 (Climate Change Mitigation)  
CCF2 (Flood Risk)  
INF3 (Electronic communication networks)  
NHE2 (Protecting and Enhancing Biodiversity)  
NHE3 (Protecting trees, woodland areas and natural habitats)

#### 5.4 Other Material Considerations

National Planning Policy Framework  
2021 (NPPF)

National Planning Practice Guidance  
(NPPG)

Supplementary Planning  
Guidance/Documents

Surrey Design  
Local Character and Distinctiveness  
Design Guide SPD 2021  
Climate Change and Sustainable  
Construction SPD 2021  
Vehicle and Cycle Parking  
Guidance 2018  
Affordable Housing

Other

Human Rights Act 1998  
Community Infrastructure Levy  
Regulations 2010

#### 6.0 **Assessment**

- 6.1 This application seeks planning approval for demolition of existing buildings and erection of an apartment building comprising 19 flats with commercial use at ground floor plus associated car parking.
- 6.2 The application site is within the urban area, where there is a presumption in favour of sustainable development and where the principle of residential development is acceptable subject to compliance with retail and employment policies given the existing use of the building as a mix of retail and historical employment use.

- 6.3 There would be no change to the ground floor unit in terms of use as the application proposes to retain the ground floor unit as a commercial use which is now classified as Class E use (Commercial, Business and Service). As such the proposal would comply with policy RET3. To ensure the retention of the Class E unit a condition is recommended to prevent it benefitting from permitted development.
- 6.4 The proposal would result in the loss of an historic storage/workshop use to the rear of the site. It is understood that this unit has not been in used as a separate commercial use for a number of years. Given its vacant nature, its location in an area which is primarily residential to the north, west and south, its poor condition and the current economic climate it is considered that there is no reasonable prospect of or demand for the retention or redevelopment of the unit for employment use. In addition a unit to the front of the site would be retained for employment uses under a Class E use. It is therefore considered that the loss of the storage unit to residential is acceptable.
- 6.5 The main issues to consider are:
- Design appraisal
  - Housing Mix, Affordable Housing and Standard of Accommodation
  - Neighbour amenity
  - Highway matters
  - Flooding and surface water drainage matters
  - Contamination
  - Trees and Ecology
  - Energy, Sustainability and Broadband
  - Crime
  - 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 In terms of the height and scale of the proposal it is acknowledged that the replacement built form would be significant in terms of the depth, height and bulk of the proposal. Officers have sought to negotiate a further reduction in the scale of the scheme however the applicant has been unable to make any significant changes and the application therefore the scheme falls to be considered as currently proposed.

- 6.8 As above the height and bulk of the building is significant however this is a site which already has built form the full depth of the site and has hardstanding throughout. There are also other sites within the area where built form covers a significant proportion of their plots in terms of width and depth such as the Bakers/Archers Court and the car garage and dealership site at 105-115 to the rear of the site. As well as examples of larger three, four and five storey buildings such as the YMCA building to the east the recently approved application at the Brook Road garage site (ref. 19/00210/OUT) to the east and Furness and Forum House to the north of the site. The proposed streetscene plan also shows that the height of the building would be commensurate with the neighbouring building to the south and only marginally higher (1.2m) to the north and with the use of pitched roofs to reduce the bulk and the lowered parapet height it is not considered that the building as proposed would appear so large that it would be incongruous within the street scene. The depth of the proposal would also not be readily apparent from the streetscene due to the built up nature of the frontage and the neighbouring buildings. Therefore, whilst large, there is no objection to the scale of the proposal.
- 6.9 In terms of design the scheme is much improved on the previously withdrawn scheme. The submission has made efforts to address the previous concerns regarding the previous modern scheme which failed to reflect the architectural conventions and proportions of the existing Victorian buildings within the surrounding area.
- 6.10 Due to the scale of the building and the need to include third floor accommodation the roof is bulkier than would be ideal due to a hipped crown roof and relatively steep pitched roofs. The Design and Conservation Officer has raised some concerns with the design in this regard as well as comments about the window proportions and lack of detailing.
- 6.11 In response the applicant has reduced the height of the parapet roof located at the southern end of the building, they have altered the window proportions so that they are large with sash style windows to better reflect the proportions of the neighbouring traditional buildings. The boxed ends to the bargeboards have been removed and further brick detailing around the windows and along the front elevation have been added. The balconies to the front gables have also been brought within the front gables reducing their prominence.
- 6.12 The lack of alterations to the main roof is unfortunate but it is considered that the improved fenestration proportions and brick and bargeboard detailing has improved the front elevation and overall appearance of the building. The proposed traditional materials, subject to the use of high quality bricks and tiles, would also help the building assimilate into the site and wider area.
- 6.13 Therefore, on balance, taking in to account the above, the varied character of the area with a mix of Victorian and more modern larger scale development and the guidance of the NPPF to make efficient use of land and to give

substantial weight to the development of brownfield sites it is considered that the impact on the character of the site and surrounding area would not be so harmful as to warrant refusal.

- 6.14 A condition is recommended to secure further details of the proposed external materials and windows.

Housing Mix, Affordable Housing and Standard of Accommodation

- 6.15 The submitted plans shows a total of 19 flats with a mix of 12 x 1 bed, 6 x 2 bed and 1 x 3 bed. 13 are to be market homes and 6 are to be affordable housing.
- 6.16 For Local Centre applications Policy DES4 requires that on “on all schemes, at least half of all homes [market homes] provided should be one and two bedroom homes.” The market housing would be a mix of 12 x 1/2 bed unit and 1x3 bed unit. This mix accords with the requirements of DMP Policy DES4.
- 6.17 In terms of affordable housing the applications proposes to provide 6 shared ownership units in a mix of 1 and 2 bedroom units. This complies with the 30% requirement set out in policy DES6 of the DMP. The Council’s Housing Officer has been consulted and they have advised that they are happy to agree to Shared Ownership units in this case. This is due to the relatively low number of affordable units, the type of development and its location which make it unrealistic for other types of affordable housing.
- 6.18 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.
- 6.19 The drawings submitted illustrate that each flat proposed would accord with the appropriate space standard and each unit is provided with sufficient storage space. Outdoor amenity space is provided in the form of external balconies for the majority of the units (12 out of 19 units). The units without balconies are the smaller units, unlikely to have families occupying them. The level of outdoor amenity space is not uncommon for residential flats within an edge of town centre location. It is also noted that the site is well located with regards to access to public open spaces and leisure facilities. The majority of the flats would be single aspect only, however they would all have adequate outlook and the windows would provide adequate light throughout the flats. The proposals would therefore comply with the requirements of DMP Policy DES5.

- 6.20 The site is located adjacent to a busy road and close to other commercial uses. The Council's Environmental Health Consultants have therefore recommended a condition to secure further details and implementation of noise and ventilation measures for the flats prior to first occupation.
- 6.21 As the ground floor unit would be a Class E use, which covers a wide range of uses, a condition is also recommended to secure details of any plant required for the unit prior to installation. This would protected the amenity of both the future occupants and the amenity of neighbouring residential uses. Given the size of the unit it is not considered necessary to condition delivery or opening hours. If the unit is used for noisier activities such as a bar or restaurant the activities would be controlled through licencing.
- 6.22 It is also noted that the ground floor parking area is likely to require some form of external lighting. In order to prevent unacceptable light levels to both the future occupants and neighbouring properties a condition is recommended to secure further details of any external lighting prior to installation.

#### Neighbour amenity

- 6.23 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.
- 6.24 To the east of the site is the YMCA building and residential properties. Due to the distance away from the proposed building, on the other side of the A23, it is not considered that there would be an adverse impact on the occupants of this building.
- 6.25 The property directly to the north of the site appears to be currently vacant but was last in commercial use. Therefore whilst the proposed building would be significantly closer to this building and deeper than the existing property due to the use of the building it is not considered that there would be an adverse impact to occupants of this building.
- 6.26 The site directly to the south of the site (no. 91-93) is in mixed use with the ground floor in commercial use. The first and second floor of the front building are understood to be in residential use. The proposed building would be of a larger scale in terms of height but it would cover the same depth of the plot. Given the commercial nature of the adjacent site and the existing built form on the application site it is not considered that the increase in height would impact on the occupants of the commercial use. The residential flats on the first and second floor would have some impact to their outlook by virtue of the increase height. However the existing buildings at both no.91-93 and the application site already impact outlook and from the information submitted it is shown that the nearest rear facing windows at first floor level

serve a bathroom and kitchen which are not habitable rooms. The second floor flat has side facing windows. In order to protect light levels and outlook the proposed scheme has stepped the development away from the southern boundary with a flat roof element. This relationship is considered acceptable. The only south facing windows would serve the access corridors. Therefore a condition is recommended to secure them as obscure glazed and non-opening. The occupants of the flatted development further to the south, Bakers Court and Archers Court, would be of sufficient distance away from the proposed building to ensure that there would be no adverse impacts on the occupants of these flats, particularly as these flats are orientated east to west.

- 6.27 In terms of the impact to properties to the west of the site the two closest properties are Cleveland Cottage and 99A Garlands Road. The rear most element of the scheme would be two storeys in height with a pitched roof and at its closest points it would be approximately 13 metres from Cleveland Cottage and 9.5 metres from 99A Garlands Road (10.4 metres from the nearest balcony). Whilst the distances are reasonably close due to the change in site levels, where the levels rise up to these adjoining properties and the fact that the scheme is being built further in to the ground the relationship is considered acceptable with only the top part of the first floor and the pitched roof being visible above the rear retaining wall. Due to the change in site levels and the north facing position of the windows from the nearest flats and balconies any outlook towards these properties would be oblique and restricted. This would ensure that the dwellings do not suffer from adverse overbearing and overlooking impacts or loss of light. There would also be west facing windows of the higher element of the scheme. Due to the separation distances of approximately 25m to Cleveland Cottage and 18m to 99A Garlands Road and the change of levels it is considered that these windows would not result in unacceptable loss of privacy to these properties. Due to the separation distance and the increased ground levels the proposal would result in no adverse impact to occupants of dwellings further to the west of the site which front on to Garlands Road.
- 6.28 Lastly is the impact to the dwellings to the north of the site - 1 to 3 Stile Cottages. The rear of the west facing element of the scheme (element above the undercroft) would be approximately 21.6m from the closest of these cottages (no.1). This element of the proposed would not include any sort of balcony element. Due to the separation distance and angled relationship this element of the proposal is not considered to result in material harm to the occupants of these cottages.
- 6.29 The north facing element of the scheme would be a minimum of 22m from the rear elevations of Stile Cottages. The submitted cross section drawing shows that the ground levels between the two sites do drop by approximately 0.75m. The proposed development would certainly result in a significant change to the current situation however taking in to account that the element which directly faces the rear of these cottages is reduced to two storeys in height and the separation distances proposed it is not considered that the

relationship would result in an adverse impact to amenity of the occupants of Stile Cottages in terms of overbearing impact, loss of light and loss of privacy.

- 6.30 The site is located within close proximity of a number of residential properties. To reduce the impact on neighbouring residents were the application to be approved a condition is recommended to secure the submission of a Construction Management Statement which addresses matters such as working hours and potential disruption from noise and pollution.
- 6.31 In conclusion, whilst the proposal would result in a significant change in the relationship between the site and the neighbouring buildings, the proposal would not have an adverse impact upon existing neighbouring properties and would accord with the provisions of DMP Policy DES1 and DES8.

#### Highway matters

- 6.32 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
- 6.33 In terms of the access Surrey County Council County Highways Authority (CHA) has raised no objection to the proposed access. The access remains in the same location as the existing and they are satisfied that there would be adequate sight lines. In terms of undercroft access there would be a minimum headroom of 2.7 metres throughout. The CHA has not objected to this in terms of access and safety. The front balconies which overhung the footpath have been removed. No objection has been raised in terms of servicing access. Therefore, the proposal is considered acceptable with regard to highway safety and capacity. The CHA has recommended conditions to secure a Construction Transport Management Plan prior to commencement to ensure highway safety during the construction phase.
- 6.34 In terms of parking Policy TAP1 of the DMP states that all types of development should include car parking and cycle storage for residential and non-residential development in accordance with adopted local standards (see Annex 4) unless satisfactory evidence is provided to demonstrate that non-compliance would not result in unacceptable harm. Such evidence could include on-street parking surveys, evidence of parking demand, and/ or further information on accessibility. Development should not result in unacceptable levels of on-street parking demand in existing or new streets. Annex 4, under the Residential Standards Section p.174, does state that “The standards are provided as a guide and they may be varied at the discretion of the Council to take into account specific local circumstances” and that “A lower amount of parking may be appropriate in areas within, or adjacent to town centres.”

- 6.35 The proposed development includes 1 space for each of the 18 one and two bed flats and two spaces for the single three bed flat. This meets the minimum requirements set out for the proposed flats.
- 6.36 The standards do also require four visitor parking spaces, but only one is proposed whilst two retail spaces are proposed when the standards allow a maximum of 7. The total shortfall in spaces is therefore 3, with regards the residential visitor spaces given the maximum nature of the retail standards.
- 6.37 As set out in the applicant's Transport Statement the proposed development is in an area that is on the edge of the town centre, within a designated local centre which include convenience stores, cafes and other services. The site is well served by bus routes and both Earlswood and Redhill Train Station are approximately 0.5miles from the site. The site is therefore considered to be in a sustainable and accessible location which the DMP accepts can be appropriate for a lower provision of parking.
- 6.38 In addition there are parking restrictions comprising single and yellow lines and parking bays, all of which would prevent inappropriate parking in an area that already has retail units. There is therefore unlikely to be an impact on the amenity of the surrounding area and residents from an increase in on street parking, particularly as the scheme meets the minimum requirements for the actual flats.
- 6.39 The CHA has also raised no objection to the shortfall in parking due to the sustainable location of the site and due to the existing parking restrictions in the area which would prevent inappropriate on street parking. On this basis, no objections are raised with regards to the under provision of parking on the site. Conditions are recommended to secure the provision of the agreed car and cycle parking provision.
- 6.40 In terms of refuse a bin store is proposed that has adequate space to provide the require mix of bins for 19 flats and which has a doorway which meets the 2m width required by the Neighbourhood Services team. Separate storage is also proposed for the commercial unit. The bin store for the residential is approximately 12m from the edge of the highway, 15m to kerbside. Whilst this is slightly above the 9m requirement set out in the Making Space for Waste Guide it is considered to be adequately located for crews and is well within the Manual for Streets Requirements. A condition is recommended to secure the installation of the refuse area prior to occupation.

#### Flooding and Surface Water Drainage matters

- 6.41 The site according to the available Environment Agency (EA) information identifies that the site is within Flood Zone 2 and therefore at risk of flooding.
- 6.42 The submitted FRA however identifies that the ground levels for the site are higher than identified within the EA data. The FRA states that the site is above the predicted flood levels for the area and therefore there is no risk of

flooding. They therefore argue that the Sequential and Exception tests are not required.

- 6.43 The EA has considered the submitted Flood Risk Assessment (FRA) and advises: "The proposed development is located in Flood Zone 2, meaning there is a medium risk of fluvial flooding. Following a review of the Flood Risk Assessment Provided (Lovell Design Ltd, dated 12 August 2021), we are satisfied that the proposed finished floor levels of the commercial units at ground floor will be above the estimated flood level accounting for climate change (1% +CC (35%) of 75.125mAOD)."
- 6.44 The EA therefore raises no objection in relation to flooding subject to a condition in relation to finished floor levels. On the basis of the above it is not considered that safe access and egress would be achievable to the site in a flood event and the site is not required to meet the exception and sequential tests as set out in the NPPF.
- 6.45 With regard to surface water drainage in support of the application, a surface water drainage strategy has been submitted and has been assessed by Surrey County Council Sustainable Drainage team as the Local Lead Flood Authority (LLFA) against the requirements of the NPPF, its accompanying PPG and the Non-Statutory Technical Standards for sustainable drainage systems. They state that they are satisfied that the proposed drainage scheme meets the requirements set out in the aforementioned documents and are content with the development proposed, subject to the imposition of conditions requiring the submission of a detailed drainage scheme and a verification report.

#### Contamination

- 6.46 The Council's Environmental Protection Officer has identified the potential for ground contamination to be present on and/or in close proximity to the application site. Therefore, a number of conditions are recommended to mitigate against any potential harm.
- 6.47 In relation to groundwater and contaminated land the Environment Agency (EA) has advised that the premises is located in an area of high sensitivity with respect to the quality of Controlled Water (Principal Aquifer). A Preliminary Risk Assessment has been requested to demonstrate that land contamination is neither known nor suspected.
- 6.48 The applicant has provided a report by Argyll Environmental. At this stage the EA are still considering the submitted information. A response is expected prior to planning committee and will be reported in the addendum.

#### Trees and Ecology

- 6.49 The site does not have any significant trees within the site. There are however trees and other vegetation close to the site boundary. Given the

built nature of the site it is unlikely that the proposed development would impact on these trees however a condition is recommended to secure tree protection details prior to commencement to ensure that the proposed construction would not impact on these trees.

- 6.50 Given the urban location of the site and the built nature of the site it is considered unlikely that there is potential for the proposal to impact on protected species. It is however considered reasonable that some biodiversity measures could be incorporated in to the scheme (such as bat and bird boxes) to enhance the biodiversity of the site in line with policy NHE2 of the DMP. A condition is recommended to secure measures and its implementation.

#### Energy, Sustainability and Broadband

- 6.51 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.
- 6.52 The submission includes a Sustainability Statement & Energy Strategy. This set out a general approach to the scheme. The main targets in the report include an up to 10% improvement in DER over TER through the use of solar panels and use of thermal efficient building materials and water efficient of maximum 115 litres per person per day. The measures set out do not comply with policy CCF1.
- 6.53 However, in the event that planning permission is to be granted, a condition could be imposed to seek updated information to ensure the scheme complies with the higher standards and its implementation prior to the first occupation of development. Car charging points are also recommended to be secured by planning condition to provide appropriate facilities for electric cars. In this regard, there would be no conflict with DMP Policy CCF1.
- 6.54 A condition is also recommended to ensure that each dwelling is fitted with access to fast broadband services in accordance with policy INF3 of the DMP.

#### Crime

- 6.55 Policy DES1 requires that: "Creates a safe environment, incorporating measures to reduce opportunities for crime and maximising opportunities for natural surveillance of public places. Developments should incorporate measures and principles recommended by Secured by Design."
- 6.56 Surrey Police has advised that the external doors would be in accordance with the Secured by Design Homes 2019 guide but that there could be other opportunities to design out other opportunities for crime such as adding a

gate to the car parking outside of retail hours. They recommend a condition in relation to Secure by Design to secure further details.

### Community Infrastructure Levy (CIL)

- 6.57 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 any planning permission.

### **CONDITIONS**

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

<b>Plan Type</b>	<b>Reference</b>	<b>Version</b>	<b>Date Received</b>
Arboricultural Plan	1		29.03.2021
Floor Plan	2		29.03.2021
Floor Plan	3		29.03.2021
Floor Plan	4		29.03.2021
Floor Plan	5		29.03.2021
Elevation Plan	6		29.03.2021
Elevation Plan	7		29.03.2021
Section Plan	8		29.03.2021
Location Plan	3FD10	C	20.10.2021
Floor Plan	3FD11	C	20.10.2021
Floor Plan	3FD12	C	20.10.2021
Floor Plan	3FD13	C	20.10.2021
Floor Plan	3FD14	C	20.10.2021
Roof Plan	3FD15	C	20.10.2021
Street Scene	3FD16	C	20.10.2021
Section Plan	3FD17	C	20.10.2021
Section Plan	3FD18	B	18.10.2021
Section Plan	3FD19	A	18.10.2021

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.

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

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

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

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

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

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

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

5. No development shall commence including any demolition or groundworks preparation until a detailed, scaled Tree Protection Plan (TPP) and the related Arboricultural Method Statement (AMS) is submitted to and approved in writing by the Local Planning Authority (LPA). These shall include details of the specification and location of exclusion fencing, ground protection and any construction activity that may take place within the Root Protection Areas of trees (RPA) shown to scale on the TPP, including the installation of any service routings and drainage runs. The AMS shall also include a pre commencement meeting, supervisory regime for their implementation & monitoring with an agreed reporting process to the LPA. All works shall be carried out in strict accordance with these details when approved.

Reason: To ensure good arboricultural practice in the interests of the maintenance of the character and appearance of the area and to comply with British Standard 5837:2012 'Trees in Relation to Design, demolition and Construction – Recommendations' and policies NHE3 and DES1 of the Reigate and Banstead Borough Development Management Plan adopted September 2019.

6. Prior to the commencement of development, a scheme of noise and vibration attenuation and ventilation sufficient to prevent overheating and maintain thermal comfort shall be submitted to and approved in writing by the Local Planning Authority. The scheme including performance details and a glazing plan and shall achieve the habitable and commercial room standards as detailed in BS8233:2014 with no relaxation for exceptional circumstances including suitable consideration of Lmax and must include details of post construction validation. All work must be carried out by suitably qualified person and the approved noise, vibration attenuation and ventilation measures shall thereafter be retained and maintained in working order for the duration of the use in accordance with the approved details.

Reason: In order to protect the amenities of the future occupants with regard to Reigate & Banstead Development Management Plan 2019 policy DES1 and DES5.

7. Prior to commencement of development a written comprehensive environmental desktop study report is required to identify and evaluate possible on and off site sources, pathways and receptors of contamination and enable the presentation of all plausible pollutant linkages in a preliminary conceptual site model. The study shall include relevant regulatory consultations such as with the Contaminated Land Officer and be submitted to the Local Planning Authority and is subject to the approval in writing of the Local Planning Authority and any additional requirements that it may specify. The report shall be prepared in accordance with the Environment Agency's Land Contamination: Risk Management Guidance (2020) and British Standard BS 10175.

Reason: To ensure that the proposed development and any site investigations and remediation will not cause harm to human health or pollution of controlled waters with regard to the Reigate and Banstead Local Plan Development Management Plan 2019 (Policy DES9 Pollution and contaminated Land) and the NPPF.

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

Reason: To ensure that the proposed development and any site investigations and remediation will not cause harm to human health or

pollution of controlled waters with regard the Reigate and Banstead Local Plan Development Management Plan 2019 (Policy DES9 Pollution and contaminated Land) and the NPPF.

9. Prior to commencement of the development, a contaminated land site investigation and risk assessment, undertaken in accordance with the site investigation proposal as approved that determines the extent and nature of contamination on site and is reported in accordance with the standards of DEFRA's and the Environment Agency's Land Contamination: Risk Management Guidance (2020) and British Standard BS 10175, shall be submitted to the Local Planning Authority and is subject to the approval in writing of the Local Planning Authority and any additional requirements that it may specify. If applicable, ground gas risk assessments should be completed inline with CIRIA C665 guidance.

Reason: To ensure that the proposed development and any site investigations and remediation will not cause harm to human health or pollution of controlled waters with regard the Reigate and Banstead Local Plan Development Management Plan 2019 (Policy DES9 Pollution and contaminated Land) and the NPPF.

10. A) Prior to commencement of the development a detailed remediation method statement should be produced that details the extent and method(s) by which the site is to be remediated, to ensure that unacceptable risks are not posed to identified receptors at the site and details of the information to be included in a validation report, has been submitted to and approved in writing by the Local Planning Authority, and any additional requirements that it may specify, prior to the remediation being commenced on site. The Local Planning Authority shall then be given a minimum of two weeks written notice of the commencement of remediation works.  
B) Prior to occupation, a remediation validation report for the site shall be submitted to the Local Planning Authority in writing. The report shall detail evidence of the remediation, the effectiveness of the remediation carried out and the results of post remediation works, in accordance with the approved remediation method statement and any addenda thereto, so as to enable future interested parties, including regulators, to have a single record of the remediation undertaken at the site. Should specific ground gas mitigation measures be required to be incorporated into a development the testing and verification of such systems should have regard to CIRIA C735 guidance document entitled 'Good practice on the testing and verification of protection systems for buildings against hazardous ground gases' and British Standard BS 8285 Code of practice for the design of protective measures for methane and carbon dioxide ground gases for new buildings.

Reason: To demonstrate remedial works are appropriate and demonstrate the effectiveness of remediation works so that the proposed development will not cause harm to human health or pollution of controlled waters with regard to the Reigate and Banstead Local Plan Development Management Plan 2019 (Policy DES9 Pollution and contaminated Land) and the NPPF.

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

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

Reason: To ensure that the proposed development and any site investigations and remediation will not cause harm to human health or pollution of controlled waters with regard to the Reigate and Banstead Local Plan Development Management Plan 2019 (Policy DES9 Pollution and contaminated Land) and the NPPF.

12. The development hereby permitted shall not commence until details of the design of a surface water drainage scheme have been submitted to and approved in writing by the planning authority. The design must satisfy the SuDS Hierarchy and be compliant with the national Non-Statutory Technical Standards for SuDS, NPPF and Ministerial Statement on SuDS. The required drainage details shall include:
  - a) Evidence that the proposed final solution will effectively manage the 1 in 30 & 1 in 100 + 40% (allowance for climate change) storm events, during all stages of the development. The final solution should follow the principles set out in the approved drainage strategy. Associated discharge rates and storage volumes shall be provided using a maximum discharge rate of 5.1 l/s.
  - b) Detailed drainage design drawings and calculations to include: a finalised drainage layout detailing the location of drainage elements, pipe diameters, levels, and long and cross sections of each element including details of any flow restrictions and maintenance/risk reducing features (silt traps, inspection chambers etc.).
  - c) A plan showing exceedance flows (i.e. during rainfall greater than design events or during blockage) and how property on and off site will be protected from increased flood risk.
  - d) Details of drainage management responsibilities and maintenance regimes or the drainage system.
  - e) Details of how the drainage system will be protected during construction and how runoff (including any pollutants) from the development site will be managed before the drainage system is operational.

Reason: To ensure the design meets the national Non-Statutory Technical Standards for SuDS and the final drainage design does not increase flood

risk on or off site in accordance with policy CCF2 of the Reigate and Banstead Borough Council Development Management Plan 2019.

13. Prior to the first occupation of the development, a verification report carried out by a qualified drainage engineer must be submitted to and approved by the Local Planning Authority. This must demonstrate that the surface water drainage system has been constructed as per the agreed scheme (or detail any minor variations), provide the details of any management company and state the national grid reference of any key drainage elements (surface water attenuation devices/areas, flow restriction devices and outfalls), and confirm any defects have been rectified.

Reason: To ensure the Drainage System is constructed to the National Non-Statutory Technical Standards for SuD and the implemented drainage design does not increase flood risk on or off site in accordance with policy CCF2 of the Reigate and Banstead Borough Council Development Management Plan 2019.

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

Reason: To ensure that a satisfactory external appearance is achieved of the development with regard to Reigate and Banstead Development Management Plan 2019 policy DES1.

15. No development shall commence until a Construction Transport Management Plan, to include details of:
- (a) parking for vehicles of site personnel, operatives and visitors
  - (b) loading and unloading of plant and materials
  - (c) storage of plant and materials
  - (d) programme of works (including measures for traffic management)
  - (e) provision of boundary hoarding behind any visibility zones
  - (h) measures to prevent the deposit of materials on the highway
  - (i) before and after construction condition surveys of the highway and a commitment to fund the repair of any damage caused
  - (j) no HGV movements to or from the site shall take place between the hours of 8.30 and 9.15 am and 3.15 and 4.00 pm (adjust as necessary according to individual school start and finish times) nor shall the contractor permit any HGVs associated with the development at the site to be laid up, waiting, in (specify named roads) during these times
  - (k) on-site turning for construction vehicles
  - (l) 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: 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, access, and Servicing and DES8 Construction Management of the Reigate and Banstead Local Plan Development Management Plan September 2019 and Reigate and Banstead Core Strategy 2014 Policy CS17.

16. The refuse store shown on the approved plans, unless otherwise agreed in writing, shall be erected and made ready for use (i.e. bins installed) prior to the first occupation of the development.

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.

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

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

18. 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 bicycles to be stored. Thereafter the cycle parking area shall be retained and maintained for its designated purpose.

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

19. The development hereby approved shall not be occupied unless and until each of the proposed parking spaces, shown on the approved plan to have electric charging points, are provided with a fast charge socket (current minimum requirements - 7 kw Mode 3 with Type 2 connector - 230v AC 32 Amp single phase dedicated supply) in accordance with a scheme to be submitted and approved in writing by the Local Planning Authority and thereafter retained and maintained to the satisfaction of the Local Planning Authority.

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

20. The Finished Floor Level of the ground floor commercial unit shall be set no lower than 76.03mAOD.

Reason: To ensure that the development is safe for its lifetime for its users, without increasing flood risk elsewhere in accordance with Policy CCF2 of the Reigate & Banstead Development Management Plan 2019 and the NPPF.

21. The development shall not be occupied until a scheme demonstrating compliance with the principles of 'Secured by Design' has been submitted to and approved in writing by the Local Planning Authority. The approved details shall be completed before the occupation of the development hereby permitted and shall be permanently maintained as such thereafter.

Reason: To ensure that the development provides a secure environment for future residents in accordance with Policy DES1 of the Reigate & Banstead Development Management Plan 2019.

22. 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.

23. All units 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.

24. No development above ground level shall commence until a scheme to provide biodiversity enhancement measures have been submitted to and approved in writing by the local planning authority (LPA). This should be designed alongside the soft landscaping proposals for the site. The biodiversity enhancement measures approved shall be carried out and maintained in strict accordance with these details or as otherwise agreed in writing by the LPA, and before occupation of this development.

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

25. No external lighting shall be installed on the building hereby approved or within the site until an external lighting scheme, which shall include indication of the location, height, direction, angle and cowling of lights, and the strength of illumination, accompanied by a light coverage diagram, has been submitted to and agreed in writing by the local planning authority.

The external lighting shall be implemented in accordance with the approved scheme and be retained thereafter and maintained in accordance with the manufacturer's instructions.

Reason: To protect the visual amenity of the area and neighbouring residential amenities with regard to Reigate and Banstead Core Strategy 2014 Policy CS10 and policy DES9 of the Reigate and Banstead Development Management Plan 2019.

26. The Class E use hereby permitted, or the operation of any building services plant, shall not commence until an assessment of the acoustic impact arising from the operation of all internally and externally located plant has been submitted to and approved in writing by the local planning authority. The assessment of the acoustic impact shall be undertaken in accordance with BS 4142: 2014 (or subsequent superseding equivalent) and other relevant measures, and shall include a scheme of attenuation measures to ensure the rating level of noise emitted from the proposed building services plant is 5dbA less than background.

The use hereby permitted, or the operation of any building services plant, shall not commence until a post-installation noise assessment has been carried out to confirm compliance with the noise criteria. The scheme shall be implemented in accordance with the approved details and attenuation measures, and they shall be permanently retained and maintained in working order for the duration of the use and their operation.

Any change to the agreed details post installation shall be submitted to and agreed in writing prior to installation.

Reason: In order to protect the amenities enjoyed by the residential properties located to the north, west and south of the site with regard to Reigate & Banstead Development Management Plan 2019 policy DES1.

27. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modification), the ground floor unit (marked on the approved plans as a retail unit) shall not be used other than for those uses within Class E of the Schedule to the Town and County Planning (Use Classes) Order 1987 (as amended) or any subsequent legislation.

Reason: To ensure that the use does not adversely impact on the vitality and viability of, or consumer choice and trade within the local centre or adversely impact upon investment within the centre with regards to policy RET3 of the Reigate and Banstead Borough Development Management Plan 2019 and the National Planning Policy Framework.

28. The flat roof and sedum roof areas of the building hereby permitted shall not be used as a balcony, roof garden or similar amenity area without the grant of further specific permission from the Local Planning Authority.

Reason: To ensure that the development does not affect the amenity of existing properties by overlooking, with regard to Reigate & Banstead Borough Council's Development Management Plan 2019 policy DES1.

29. The first, second and third floor windows on the south elevation shall be glazed with obscured glass and shall be non-opening, and shall be maintained as such at all times.

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

## **INFORMATIVES**

1. Your attention is drawn to the safety benefits of installing sprinkler systems as an integral part of new development. Further information is available at [www.firesprinklers.org.uk](http://www.firesprinklers.org.uk).
2. The applicant is encouraged to provide renewable technology within the development hereby permitted in order to reduce greenhouse gas emissions. Further information can be found on the Council website at : [Climate Change Information](#).
3. The applicant site is situated on or in close proximity to land that could be potentially contaminated by virtue of previous historical uses of the land. As a result there is the potential for a degree of ground contamination to be present beneath part(s) of the site. Groundworkers should be made aware of

this so suitable mitigation measures and personal protective equipment measures (if required) are put in place and used. Should significant ground contamination be identified the Local Planning Authority should be contacted promptly for further guidance.

4. 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 the Council's website at [http://www.reigate-banstead.gov.uk/info/20085/planning\\_applications/147/recycling and waste developers guidance](http://www.reigate-banstead.gov.uk/info/20085/planning_applications/147/recycling_and_waste_developers_guidance)
5. 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](http://www.reigatebanstead.gov.uk/info/20277/street_naming_and_numbering)
6. 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](http://www.surreycc.gov.uk/people-and-community/emergency-planning-and-community-safety/flooding-advice).
7. The developer is advised that as part of the detailed design of the highway works required by the above conditions, the County Highway Authority may require necessary accommodation works to street lights, road signs, road markings, highway drainage, surface covers, street trees, highway verges, highway surfaces, surface edge restraints and other street furniture/equipment.

8. The developer is reminded that it is an offence to allow materials to be carried from the site and deposited on or damage the highway from uncleaned wheels or badly loaded vehicles. The Highway Authority will seek, wherever possible, to recover any expenses incurred in clearing, cleaning or repairing highway surfaces and prosecutes persistent offenders. (Highways Act 1980 Sections 131, 148, 149).
9. Section 59 of the Highways Act permits the Highway Authority to charge developers for damage caused by excessive weight and movements of vehicles to and from a site. The Highway Authority will pass on the cost of any excess repairs compared to normal maintenance costs to the applicant/organisation responsible for the damage.
10. 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.
11. Environmental Health would like to draw the applicant attention to the specifics of the contaminated land conditional wording such as 'prior to commencement', 'prior to occupation' and 'provide a minimum of two weeks notice'. The submission of information not in accordance with the specifics of the planning conditional wording can lead to delays in discharging conditions, potentially result in conditions being unable to be discharged or even enforcement action should the required level of evidence/information be unable to be supplied. All relevant information should be formally submitted to the Local Planning Authority and not direct to Environmental Health.

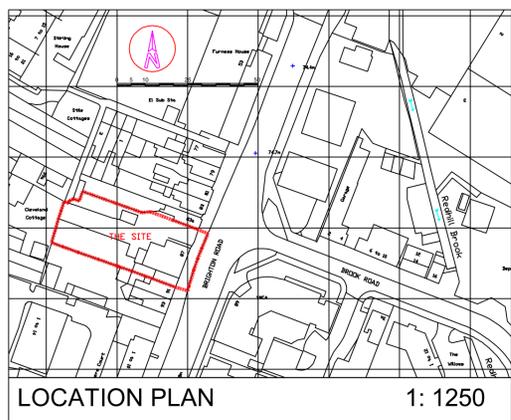
## **REASON FOR PERMISSION**

The development hereby permitted has been assessed against development plan policies CS1, CS4, CS5, CS7, CS10, CS11, CS14, CS17 and EMP4, RET3, DES1, DES4, DES5, DES6, DES8, DES9, TAP1, CCF1, CCF2, INF3, NHE2, NHE3 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.

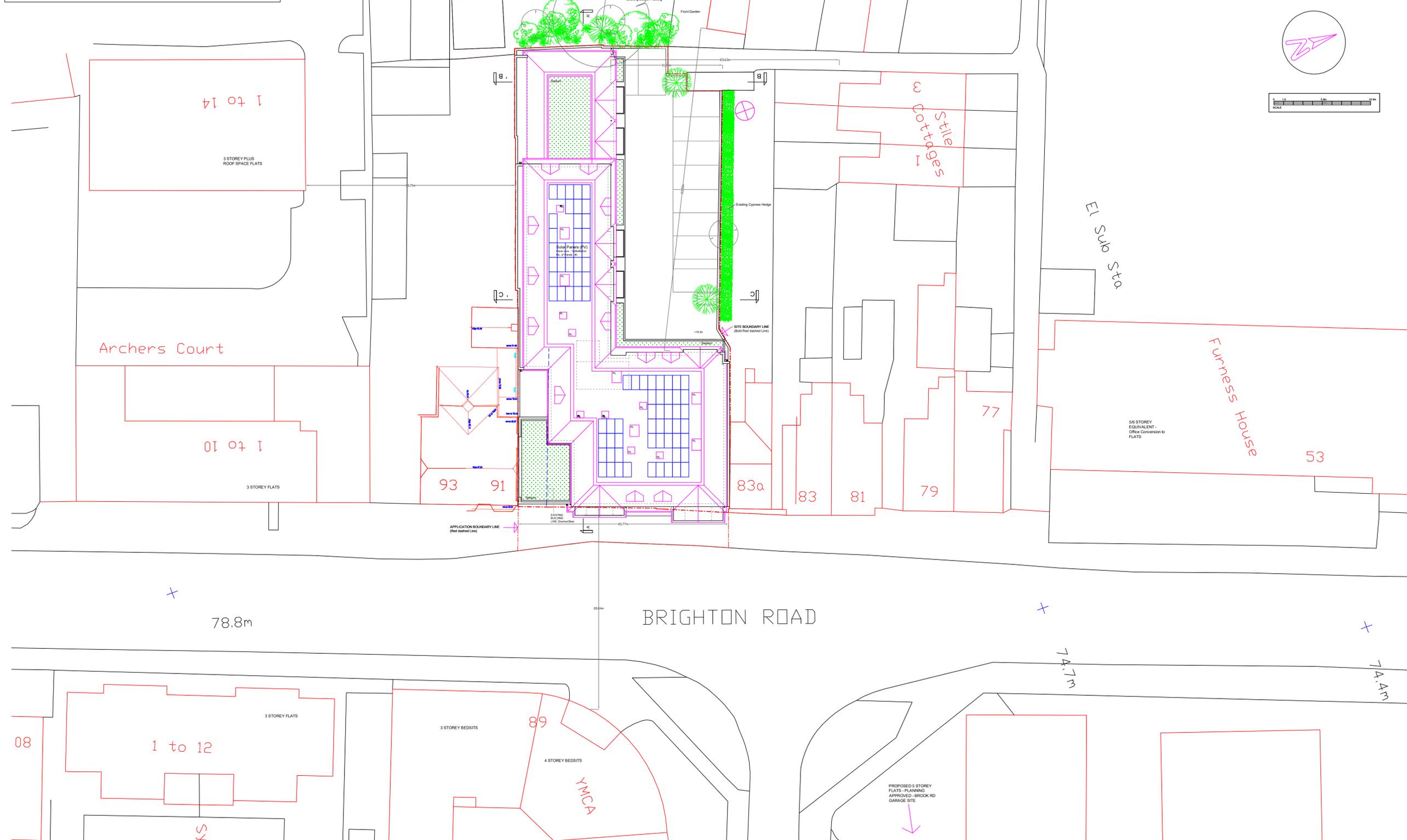
## **Proactive and Positive Statements**

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.





LOCATION PLAN 1: 1250



NOTES:  
 Figured Dimensions only to be taken from this drawing.  
 Do not scale for construction purposes.  
 Clients must take their own assurances on:  
 a) soil conditions including gradient of land.  
 b) suitability of storm water drainage.  
 c) Trees & their affect on foundation design.  
 d) position of main sewer / septic tanks.  
 This drawing is to be read in conjunction with Engineers structural details & other specialist contractors' drawings.  
 All workmanship to comply with relevant British Standards and / or Code of Practice. Refer to schedules / other drawings for finishes, fittings & services.  
 This drawing is for planning and Building Control purposes only. All items not requiring approval by the L.A. are to be agreed between the employer and the contractor before entering into a contract.  
 The contractor is responsible for checking all dimensions and levels prior to commencement of work and discrepancies reported for verification.

AREA SCHEDULE	
<b>LEVEL +0 (Ground Floor)</b>	
Resi Entrance / Bins/Bikes/Plant /Car Parking (28spaces)	
Retail Unit - GIA 177.1m <sup>2</sup> / 1,906ft <sup>2</sup>	
<b>RESIDENTIAL GIA</b>	
<b>LEVEL +1 (First Floor)</b>	
FLAT 1	2B4p - 71.0m <sup>2</sup>
FLAT 2	2B4p - 72.9m <sup>2</sup>
FLAT 3	1B2p - 50.3m <sup>2</sup>
FLAT 4	1B2p - 50.3m <sup>2</sup>
FLAT 5	1B2p - 59.0m <sup>2</sup>
FLAT 6	1B2p - 53.0m <sup>2</sup>
FLAT 7	1B2p - 53.0m <sup>2</sup>
FLAT 8	1B2p - 53.0m <sup>2</sup>
<b>LEVEL +2 (Second Floor)</b>	
FLAT 9	2B4p - 71.0m <sup>2</sup>
FLAT 10	2B4p - 72.9m <sup>2</sup>
FLAT 11	1B2p - 50.3m <sup>2</sup>
FLAT 12	1B2p - 50.3m <sup>2</sup>
FLAT 13	1B2p - 59.0m <sup>2</sup>
FLAT 14	3B5p - 91.0m <sup>2</sup>
<b>LEVEL +3 (Third Floor/Roof Space)</b>	
FLAT 15	2B3p - 62.0m <sup>2</sup>
FLAT 16	1B2p - 50.5m <sup>2</sup>
FLAT 17	1B2p - 53.0m <sup>2</sup>
FLAT 18	1B2p - 50.0m <sup>2</sup>
FLAT 19	2B4p - 70.3m <sup>2</sup>
<b>19 TOTAL UNITS - 12 No. 1beds 2p + 6 No. 2beds 4p</b>	
<b>+ 1 No. 3bed 5p</b>	
Total saleable GIA 1,142.8m <sup>2</sup>	
CIL Calculation	
Total New Build GIA = 1,710.5m <sup>2</sup>	
Total Existing Build GIA = 618.6m <sup>2</sup>	
TOTAL NET NEW BUILD = 1,091.9m <sup>2</sup>	
26 No. Resi Parking spaces	
2 No Retail Unit spaces	
30 No. Secure bicycle spaces	
SITE AREA = 1,004m <sup>2</sup> / 0.10ha	

**PLANNING DRAWINGS**  
 FINAL 10.02.2021

Date	Revisions

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Client  
 One Oak Development Ltd

Job Title  
 FLAT DEVELOPMENT at nos 85 - 89 Brighton Rd REDHILL, SURREY RH1 6PS

Drawing Title  
 LOCATION PLAN & PROPOSED SITE / Block PLAN with Site Section Lines

Scale	1:200 & 1:250	Date	18/05/2020
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Drawn by	SL	Checked by	
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**Lovell Design Ltd.**  
**ARCHITECTS**  
 RIBA # [Logo] PROBUILD HOUSE  
 107 STATION RD EAST  
 OXTED SURREY RH8 0AX  
 TELEPHONE: 01883 733955  
 EMAIL: INFO@LOVELLDESIGNLTD.COM

Drg. No.	3FD10	Rev.	
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NOTES:  
 Figured Dimensions only to be taken from this drawing.  
 Do not scale for construction purposes.  
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 b) suitability of storm water drainage.  
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 d) position of main sewer / septic tanks.  
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AREA SCHEDULE	
<b>LEVEL +0 (Ground Floor)</b>	
Resi Entrance / Bins/Bikes/Plant /Car Parking (28spaces) Retail Unit - GIA 177.1m <sup>2</sup> / 1,906ft <sup>2</sup>	
<b>RESIDENTIAL GIA</b>	
<b>LEVEL +1 (First Floor)</b>	
FLAT 1	2B4p - 71.0m <sup>2</sup>
FLAT 2	2B4p - 72.9m <sup>2</sup>
FLAT 3	1B2p - 50.3m <sup>2</sup>
FLAT 4	1B2p - 50.3m <sup>2</sup>
FLAT 5	1B2p - 59.0m <sup>2</sup>
FLAT 6	1B2p - 53.0m <sup>2</sup>
FLAT 7	1B2p - 53.0m <sup>2</sup>
FLAT 8	1B2p - 53.0m <sup>2</sup>
<b>LEVEL +2 (Second Floor)</b>	
FLAT 9	2B4p - 71.0m <sup>2</sup>
FLAT 10	2B4p - 72.9m <sup>2</sup>
FLAT 11	1B2p - 50.3m <sup>2</sup>
FLAT 12	1B2p - 50.3m <sup>2</sup>
FLAT 13	1B2p - 59.0m <sup>2</sup>
FLAT 14	3B5p - 91.0m <sup>2</sup>
<b>LEVEL +3 (Third Floor/Roof Space)</b>	
FLAT 15	2B3p - 62.0m <sup>2</sup>
FLAT 16	1B2p - 50.5m <sup>2</sup>
FLAT 17	1B2p - 53.0m <sup>2</sup>
FLAT 18	1B2p - 50.0m <sup>2</sup>
FLAT 19	2B4p - 70.3m <sup>2</sup>
<b>19 TOTAL UNITS - 12 No. 1beds 2p + 6 No. 2beds 4p + 1 No. 3bed 5p</b>	
Total saleable GIA 1,142.8m <sup>2</sup>	
CIL Calculation	
Total New Build GIA	= 1,710.5m <sup>2</sup>
Total Existing Build GIA	= 618.6m <sup>2</sup>
TOTAL NET NEW BUILD = 1,091.9m <sup>2</sup>	
20 No. Resi Parking spaces	
4 No Retail Unit spaces	
30 No. Secure bicycle spaces	
SITE AREA = 1,004m <sup>2</sup> / 0.10ha	

REV B - 14.10.2021 - Car park layout amended to 20 residential spaces plus 4 Retail staff spaces. Bicycle Store annotation amended to enclosed with access via sliding doors.  
 REV A - 12.08.2021 - Section BB extended to include Stiles Cottages. Windows size/proportions changed/increased.

**PLANNING DRAWINGS**  
 FINAL 10.02.2021

Date	Revisions

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Client  
 One Oak Development Ltd

Job Title  
 FLAT DEVELOPMENT at nos 85 - 89 Brighton Rd REDHILL, SURREY RH1 6PS

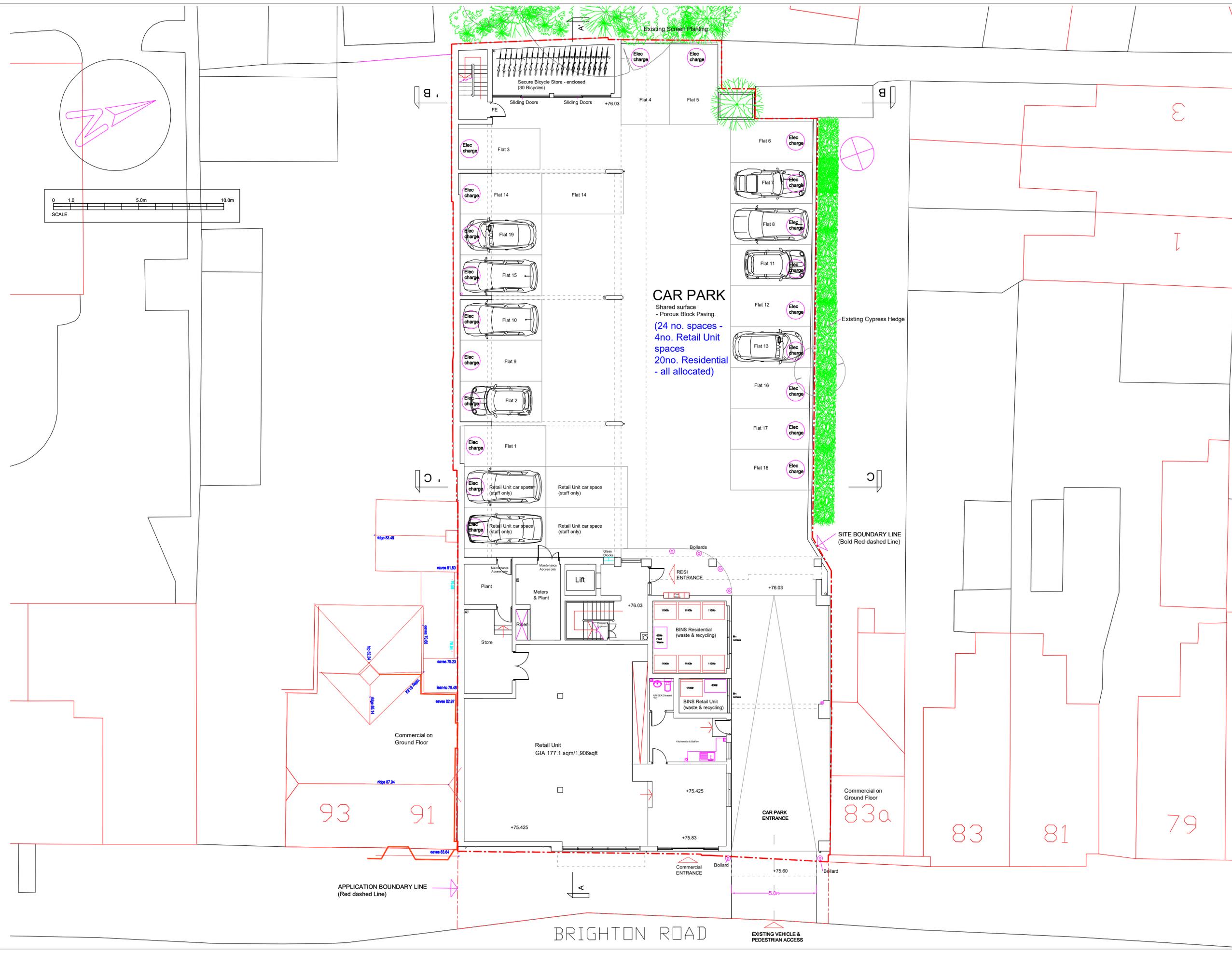
Drawing Title  
 PROPOSED GROUND FLOOR PLAN

Scale 1:100 Date 18/05/2020

Drawn by SL Checked by

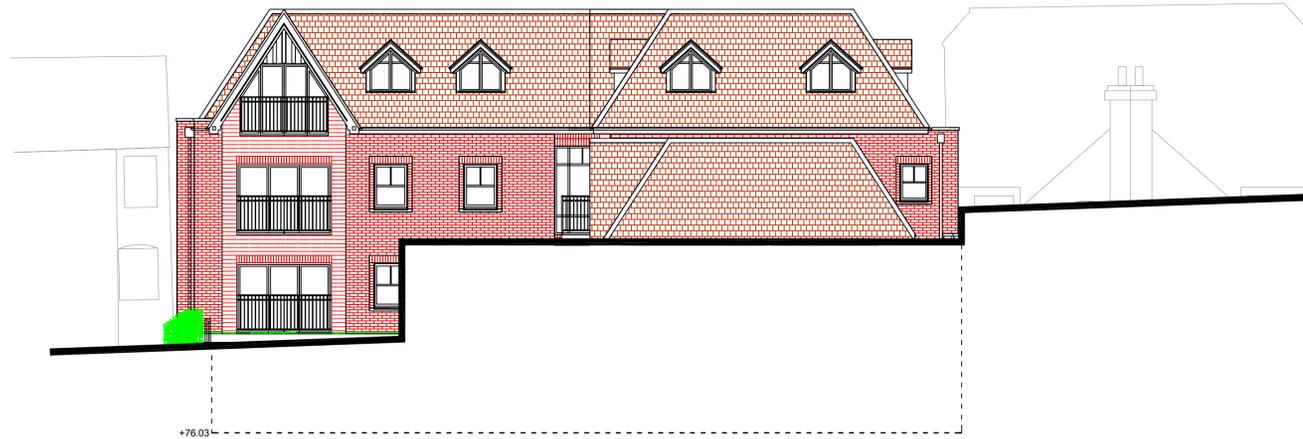
**Lovell Design Ltd.**  
**ARCHITECTS**  
 RIBA # PROBUILD HOUSE 107 STATION RD EAST OXTED SURREY RH8 0AX TELEPHONE: 01883 733955 EMAIL: INFO@LOVELLDESIGNLTD.COM

Drg. No. 3FD11 Rev. B

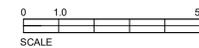


BRIGHTON ROAD

EXISTING VEHICLE & PEDESTRIAN ACCESS



WEST ELEVATION



SECTION BB' / Part WEST ELEVATION



SECTION CC' / Part WEST ELEVATION



NOTES:  
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 b) suitability of storm water drainage.  
 c) Trees & their affect on foundation design.  
 d) position of main sewer / septic tanks.  
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 The contractor is responsible for checking all dimensions and levels prior to commencement of work and discrepancies reported for verification.

**MATERIALS**

- ROOFS -**  
 Pitched roofs - Clay tiles.  
 Flat roofs/areas - Sedum Planting or GRP lead effect finish or similar.
- WALLS -**  
 Red and Grey brickwork.  
 Areas of clay wall hanging tiles  
 Areas with coloured glass blocks.
- WINDOWS & DOORS -**  
 Powdercoated/annodised aluminum frames.
- BALCONIES -**  
 Powdercoated/annodised metal frames and panels. Metal balustrades.
- GUTTERS & DOWNPIPES -**  
 Painted metal.

REV B - 14.10.2021 - Car park layout amended to 20 residential spaces plus 4 Retail staff spaces. Bicycle Store annotation amended to enclosed with access via sliding doors. Brick surrounds to windows added. Box end to all barge boards amended.  
 REV A - 12.08.2021 - Section BB extended to include Stiles Cottages. Windows size/proportions changed/increased.

**PLANNING DRAWINGS**  
 FINAL 10.02.2021

Date	Revisions

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Client  
 One Oak Development Ltd

Job Title  
 FLAT DEVELOPMENT at nos 85 - 89 Brighton Rd REDHILL, SURREY RH1 6PS

Drawing Title  
 PROPOSED SECTIONS BB' & CC' & WEST ELEVATION

Scale 1:100 Date 18/05/2020

Drawn by SL Checked by

**Lovell Design Ltd.**  
**ARCHITECTS**  
 RIBA # PROBUILD HOUSE 107 STATION RD EAST OXTED SURREY RH8 0AX  
 TELEPHONE: 01883 733955 EMAIL: INFO@LOVELLDESIGNLTD.COM

Drg. No. 3FD18 Rev. B



Base Line - value: 70m OSBM

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 The contractor is responsible for checking all dimensions and levels prior to commencement of work and discrepancies reported for verification.

MATERIALS
<b>ROOFS -</b> Pitched roofs - Clay tiles. Flat roofs/areas - Sedum Planting or GRP lead effect finish or similar.
<b>WALLS -</b> Red and Grey brickwork. Areas of clay wall hanging tiles Areas with coloured glass blocks.
<b>WINDOWS &amp; DOORS -</b> Powdercoated/annodised aluminum frames.
<b>BALCONIES -</b> Powdercoated/annodised metal frames and panels. Metal balustrades.
<b>GUTTERS &amp; DOWNPIPES -</b> Painted metal.

REV A - 14.10.2021 - Car park layout amended to 20 residential spaces plus 4 Retail staff spaces. Bicycle Store annotation amended to enclosed with access via sliding doors. Brick surrounds to windows added. Box end to all barge boards amended.  
 NEW DRAWING - 12.08.2021 - Section BB extended to include Stiles Cottages. Windows size/proportions changed/increased.

**PLANNING DRAWINGS**  
 FINAL 12.08.2021

Date	Revisions

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Client  
 One Oak Development Ltd

Job Title  
 FLAT DEVELOPMENT at nos 85 - 89 Brighton Rd REDHILL, SURREY RH1 6PS

Drawing Title  
 PROPOSED EXTENDED SECTION BB' to include Stiles Cottages

Scale 1:100 Date 18/05/2020

Drawn by SL Checked by

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Dwg. No. 3FD19	Rev. A
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NOTES:

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Do not scale for construction purposes.

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b) suitability of storm water drainage.  
c) Trees & their affect on foundation design.  
d) position of main sewer / septic tanks.

This drawing is to be read in conjunction with Engineers structural details & other specialist contractors' drawings.

All workmanship to comply with relevant British Standards and / or Code of Practice. Refer to schedules / other drawings for finishes, fittings & services.

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### MATERIALS

**ROOFS -**  
Pitched roofs - Clay tiles.  
Flat roofs/areas - Sedum Planting or GRP lead effect finish or similar.

**WALLS -**  
Red and Grey brickwork.  
Areas of clay wall hanging tiles  
Areas with coloured glass blocks.

**WINDOWS & DOORS -**  
Powdercoated/annodised aluminum frames.

**BALCONIES -**  
Powdercoated/annodised metal frames and panels. Metal balustrades.

**GUTTERS & DOWNPIPES -**  
Painted metal.

### PLANNING DRAWINGS

FINAL 10.02.2021

Date	Revisions

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Client  
One Oak Development Ltd

Job Title  
FLAT DEVELOPMENT at  
nos 85 - 89 Brighton Rd  
REDHILL, SURREY RH1 6PS

Drawing Title  
PROPOSED SECTION AA' &  
SOUTH ELEVATION &  
NORTH ELEVATION

Scale 1:100 Date 18/05/2020

Drawn by SL Checked by

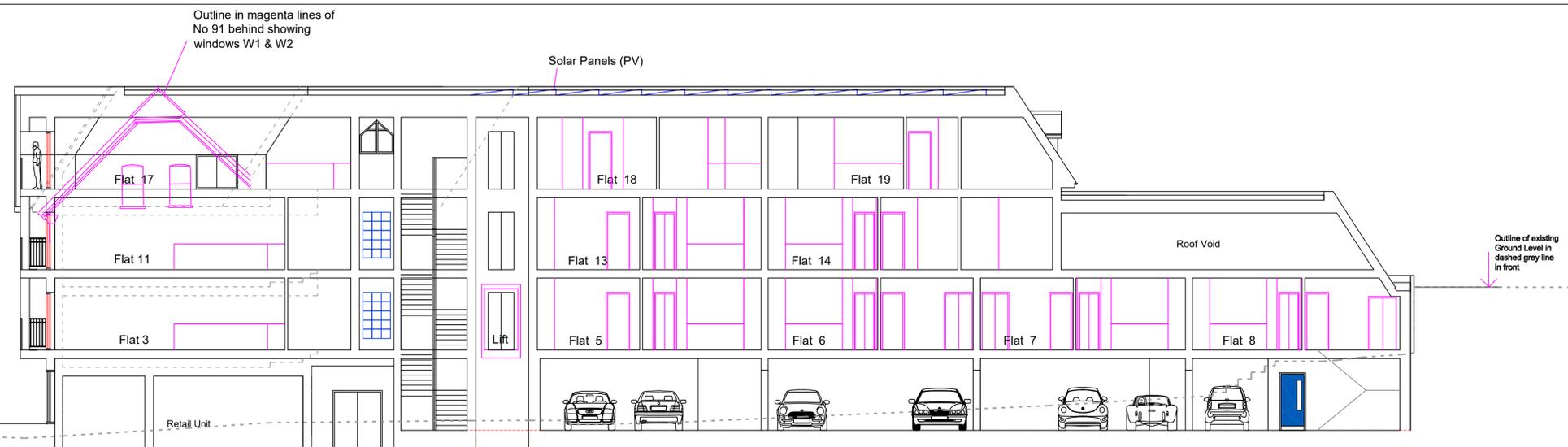
**Lovell Design Ltd.**  
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EMAIL: INFO@LOVELLDESIGNLTD.COM

Drg. No. 3FD17 Rev.



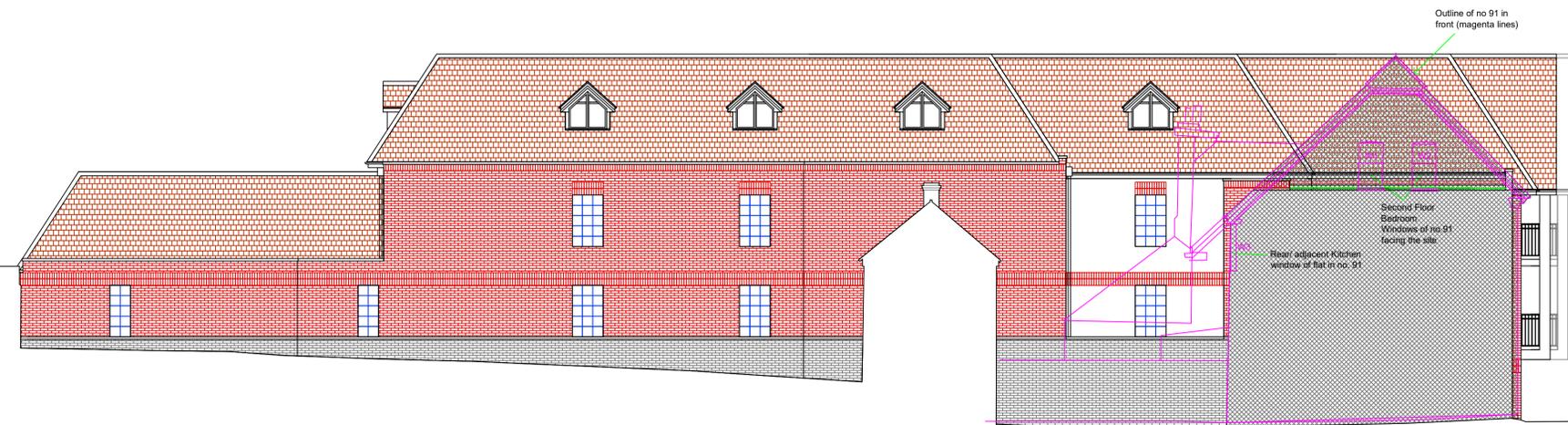
NORTH ELEVATION

0 1.0 5.0m  
SCALE



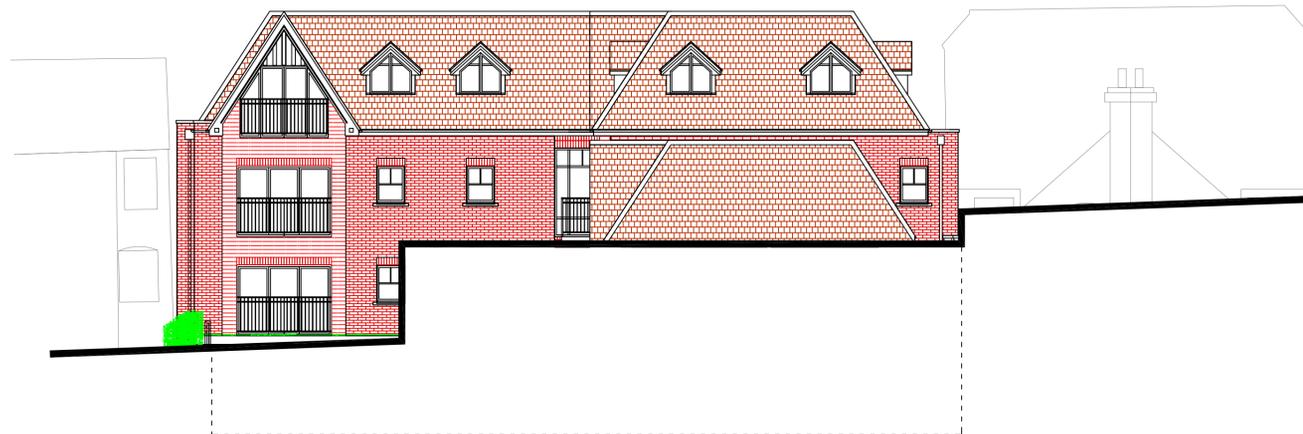
SECTION AA'

0 1.0 5.0m  
SCALE

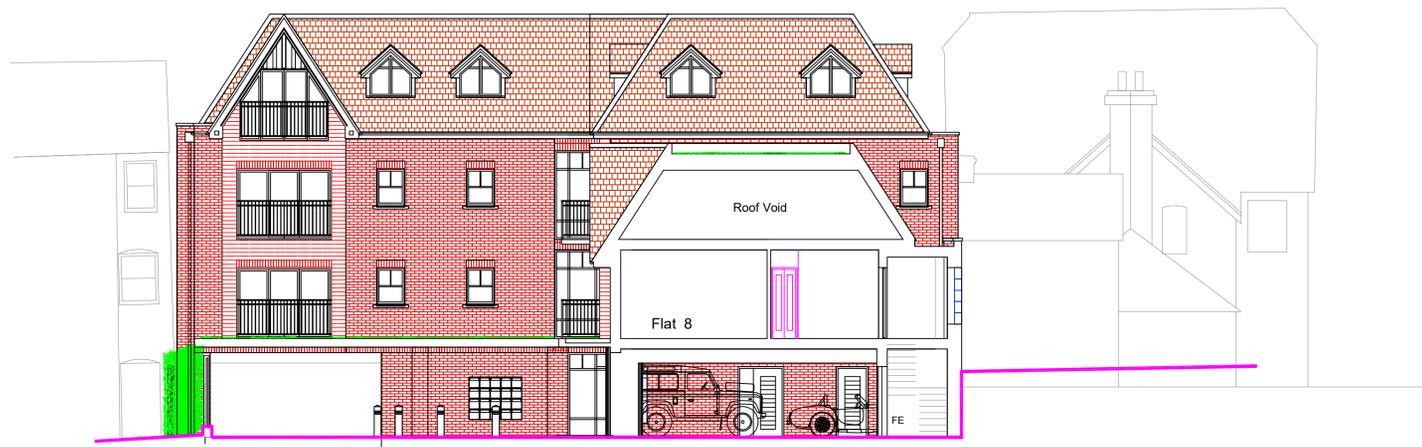


SOUTH ELEVATION

0 1.0 5.0m  
SCALE



WEST ELEVATION



SECTION BB' / Part WEST ELEVATION



SECTION CC' / Part WEST ELEVATION



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**MATERIALS**

**ROOFS -**  
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 Flat roofs/areas - Sedum Planting or GRP lead effect finish or similar.

**WALLS -**  
 Red and Grey brickwork.  
 Areas of clay wall hanging tiles  
 Areas with coloured glass blocks.

**WINDOWS & DOORS -**  
 Powdercoated/annodised aluminum frames.

**BALCONIES -**  
 Powdercoated/annodised metal frames and panels. Metal balustrades.

**GUTTERS & DOWNPIPES -**  
 Painted metal.

**PLANNING DRAWINGS**

FINAL 10.02.2021

Date	Revisions

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Client  
 One Oak Development Ltd

Job Title  
 FLAT DEVELOPMENT at nos 85 - 89 Brighton Rd REDHILL, SURREY RH1 6PS

Drawing Title  
 PROPOSED SECTIONS BB' & CC' & WEST ELEVATION

Scale 1:100 Date 18/05/2020

Drawn by SL Checked by

**Lovell Design Ltd.**  
**ARCHITECTS**  
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 TELEPHONE: 01883 733955  
 EMAIL: INFO@LOVELLDESIGNLTD.COM

Drg. No. 3FD18 Rev.

Original Sheet Size A1 v1.1



STREETSCENE / EAST ELEVATION / Brighton Road ELEVATION

0 1.0 5.0m  
SCALE

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**WALLS -**  
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Areas with coloured glass blocks.

**WINDOWS & DOORS -**  
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**BALCONIES -**  
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**GUTTERS & DOWNPIPES -**  
Painted metal.



EAST ELEVATION / Brighton Road ELEVATION

0 1.0 5.0m  
SCALE

**PLANNING DRAWINGS**  
FINAL 10.02.2021

Date	Revisions

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Client  
One Oak Development Ltd

Job Title  
FLAT DEVELOPMENT at nos 85 - 89 Brighton Rd REDHILL, SURREY RH1 6PS

Drawing Title  
PROPOSED STREETSCENE / EAST ELEVATION

Scale 1:50, 100 Date 18/05/2020

Drawn by SL Checked by

**Lovell Design Ltd.**  
**ARCHITECTS**  
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Drg. No. 3FD16 Rev.