 Reigate & Banstead BOROUGH COUNCIL Banstead Horley Redhill Reigate	TO:	PLANNING COMMITTEE
	DATE:	31 August 2022
	REPORT OF:	HEAD OF PLACES & PLANNING
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AGENDA ITEM:	7	WARD: Redhill West and Wray Common

APPLICATION NUMBER:	22/00647/F	VALID:	22.03.2022
APPLICANT:	Ms Natasha Nallen	AGENT:	Ph Planning Consultancy
LOCATION:	LAND TO THE REAR OF 5 CARLTON ROAD REDHILL SURREY RH1 2BY		
DESCRIPTION:	Erection of a new dwelling. As amended on 01/06/2022.		
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SUMMARY

This is a full planning application for the erection of a new four-bedroom dwelling in the back garden of no.5 Carlton Road, Redhill.

The existing house at no.5 is a 1930s, two-storey, detached house set in a reasonably large plot. The surrounding area is characterised by good-sized detached houses which are well set-back from Carlton Road with leafy frontages.

The scheme would create an access driveway to the new house on the west side of the plot, utilising the existing in/out driveway access and demolishing the existing car port. This arrangement, with proposed enhanced soft landscaping, would maintain an open frontage without significant change to the street scene appearance. It is considered that the new access driveway would not be prominent and so would not be disruptive to the pattern of the housing along Carlton Road. The principle of back garden land development in this location is supported by planning policy and considered acceptable in this location, taking account of other examples of backland development and subdivision of plots in Carlton Road.

The resultant plot sizes, space to boundaries, building scale and space for retaining and enhancing landscaping are considered to be appropriate. The traditional house design would reinforce local distinctiveness.

The distances to surrounding properties would be such that there would be no adverse impacts on neighbour amenity.

The Highway Authority raise no objection to the scheme and the access arrangements would be wide enough to accommodate the domestic vehicle movements as well as provide access for emergency services. Adequate parking and turning spaces are achieved for both dwellings.

The valuable trees and vegetation on the site would be retained. Biodiversity enhancements would be achieved alongside new trees and planting. The Tree Officer and Surrey Wildlife Trust raise no objection to the scheme.

RECOMMENDATION(S)

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

Consultations:

SCC Highways: No objection, subject to conditions, see comments in report below.

Environmental Consultants: No objection, recommend taller close-boarded fence adjacent to tennis club.

Surrey Wildlife Trust: No objection, subject to conditions, see comments in report below.

RBBC Housing: No response.

Sutton And East Surrey Water Company: No response.

Contaminated Land Officer: No response.

Representations:

Letters were sent to neighbouring properties on 24 March 2022. Neighbours were re-notified on the revised plans for a 14-day period commencing 15 June 2022.

17no. Responses have been received, including repeat responses following the re-consultation, raising the following issues:

Issue	Response
Loss of private view	See Neighbour amenity section
Noise & disturbance	See Neighbour amenity section
Overlooking and loss of privacy	See Neighbour amenity section
Overshadowing	See Neighbour amenity section
Overbearing relationship	See Neighbour amenity section
Overdevelopment	See Design and character section
Poor design	See Design and character section
Out of character with surrounding area	See Design and character section
Covenant conflict (non planning matter)	
Property devalue (a non planning matter)	
Crime fears	Not a material consideration in this case
Drainage/sewage capacity	See Other matters section.
Flooding	See Other matters section.
Harm to Green Belt/countryside	Not applicable as within urban area
Harm to wildlife habitat	See Protecting and enhancing biodiversity section
Loss of/harm to trees	See Impact upon trees section
Hazard to highway safety	See Highway matters section
Inadequate parking	See Highway matters section

Inconvenience during construction	Not a material consideration in this case
Increase in traffic and congestion	See Highway matters section
Alternative location/ proposal preferred	
No need for the development	
Neighbour letters not received	Council records show neighbour letters sent to adjacent/opposite addresses
Support - Benefit to housing need	
Support - Community/regeneration benefit	
Support - Economic growth / jobs	

1.0 Site and Character Appraisal

- 1.1 The application site comprises a two-storey detached house in a reasonably large plot. The house is likely to have been built in the early 1930s and appears on the 1935 historic map. The property has an in-out driveway. The house has a few modest extensions and car port on the west side. There is a mature Oak on the east side of the back garden. There are other trees and shrubs which form a reasonably dense screen along the rear boundary. The site is relatively flat, rising very slightly towards the rear. There are no specific planning designations which apply to the site.
- 1.2 The surrounding area is characterised by good-sized detached houses which are well set-back from Carlton Road. Carlton Road has a relatively leafy feel afforded by mature planting in the generous front gardens. The site shares a boundary with Redhill Lawn Tennis Club to the east. There is a large church, Holy Trinity, 100 metres from the site on the corner of Carlton Road with the A23. The character changes somewhat near to the A23 with the presence of some larger buildings comprising flats.

2.0 Added Value

- 2.1 Improvements secured at the pre-application stage: The opportunity did not arise because the applicant did not approach the Local Planning Authority before submitting the application.
- 2.2 Improvements secured during the course of the application: The scheme has been amended slightly, including reduced house size and more space to neighbour boundaries.
- 2.3 Further improvements to be secured through conditions or legal agreement:
Recommended conditions:

3.0 Relevant Planning and Enforcement History

- 3.1 08/01732/F - Erection of car port. Approved with conditions.

3.2 12/01919/CLP - Single storey side garage extension. Permitted development.

4.0 Proposal and Design Approach

4.1 The proposal is for a new house in the back garden, accessed via a driveway to the west side of the existing house (following the demolition of the car port).

4.2 The applicant has submitted a design and access statement. 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 submitted statement contains a thorough description of the site and surroundings.
Involvement	The applicant has not sought any advice from the planning department prior to submitting the application.
Evaluation	The submitted statement demonstrates that the context of the locality and other backland schemes nearby have been evaluated. A good level of information on trees and ecology has been gathered in advance. The statement does not include any evidence of other development options being considered, but this would not necessarily be expected for a relatively ordinary single house scheme.
Design	The statement explains the positioning of the new house to avoid harm to the mature Oak tree. The new house has been designed to be subservient to the donor house.

4.4 Further details of the development are as follows:

Site area	0.164 hectares
Existing use	Single residential dwelling
Proposed use	Two residential dwellings
Proposed parking spaces	Space for at least 3 cars (for new dwelling) Space for at least 3 cars (for donor dwelling)

DMP parking standard	2 car parking spaces for each house (medium accessibility)
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5.0 Policy Context

5.1 Designation Urban Area

5.2 Reigate and Banstead Core Strategy CS1 (Sustainable Development) CS2 (Valued Landscapes and the Natural Environment) CS4 (Valued Townscapes and Historic Environment) CS10 (Sustainable Development) CS11 (Sustainable Construction) CS12 (Infrastructure Delivery) CS14 (Housing Needs)

5.3 Reigate and Banstead Development Management Plan DES1 (Design of New development) DES2 (Residential garden land development) TAP1 (Access, Parking and Servicing) CCF1 (Climate Change Mitigation) NHE2 (Protecting and enhancing biodiversity and areas of geological importance) NHE3 (Protecting trees, woodland areas and natural habitats) INF3 (Electronic communication networks)

5.4 Other Material Considerations

National Planning Policy Framework

National Planning Practice Guidance

Supplementary Planning Guidance

‘Local Character and Distinctiveness Design Guide’
(LCDDG SPD)

‘Householder Extensions and Alterations’ (Householder SPG)

Other

Human Rights Act 1998
Community Infrastructure Levy
Regulations 2010

6.0 Assessment

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

- 6.2 The development would provide a net gain of one residential unit and as such the development would help the Council meet some of the Borough's identified housing need and furthermore would be welcomed as a contribution to housing supply. The new dwelling would be a four-bedroom house. 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 The main issues to consider are:
- Design and effect on the character of the area
 - Neighbour amenity
 - Highways matters
 - Impact upon trees
 - Protecting and enhancing biodiversity
 - Affordable housing and Community Infrastructure Levy
 - Other matters

Design and effect on the character of the area

- 6.4 The proposed scheme can be described as a 'back garden land' or 'backland' scheme, whereby part of the residential garden land of no.5 Carlton Road is proposed to become the plot for a new dwelling. The Council's policy DES2 supports this type of development as it can make efficient use of land, but provided it meets various design criteria and ultimately results in a well-designed development.
- 6.5 There are several examples of backland development along Carlton Road. The very deep original back gardens have given rise to Vandyke Close in the 1970s, and in more recent years nos. 7A and 7B Carlton Road (to the rear of no.7 Carlton Road) and Lemon Grove, which is a couple of hundred metres from the application site on the opposite side of Carlton Road. There have been other infill developments nearby where wider plots have been subdivided; namely adjacent no.3 and no.3A, no.7 and no.5A, and no.1 and no.1A. The application site plot itself appears to be the same size as it was on the 1935 historic map, and is wider than most plots on Carlton Road.
- 6.6 The current size of the application site (1 house within 0.164 hectares) equates to a density of **6 dwellings per hectare**. The proposed new dwelling, excluding the access drive to the side of no.5 would equate to a density of **14 dwellings per hectare**. Some other densities in the surrounding area are approximately as follows:

The Carlton Road fronting properties from no.1A to no.23 (south side of Carlton Road): **10 dwellings per hectare**.

The Carlton Road fronting properties from Vicarage Villas to no.54 Carlton Road (north side of Carlton Road up to Lemon Grove properties): **10 dwellings per hectare**.

No.7A and 7B Carlton Road (excluding the access drive to the side of no.7): **15 dwellings per hectare.**

Vandyke Close: **16 dwellings per hectare.**

Lemon Grove: **25 dwellings per hectare.**

- 6.7 It can be seen from the figures above that there is a variation in the density in the vicinity and the figures are quite sensitive to which areas of land are analysed. The Council's policy DES2 does not prescribe particular densities, instead it states that *"proposals must for infilling, incorporate plot widths, front garden depths, building orientation and spacing between buildings in keeping with the prevailing layout in the locality"*. It is considered that the proposed development would be in keeping with the size characteristics of the surrounding properties; it would not be one of the smaller plots, nor one of the larger plots, and so would not be an outlier or uncharacteristic. The most comparable properties to the development proposal are, in my view, no.7A and 7B Carlton Road. The plot sizes, building footprints and garden depths are very similar to the proposed new dwelling. The two developments would be very close to one another, only separated by the deeper garden of no.5A. It is considered that the similarity to no.7A and 7B weighs strongly in favour of the proposed scheme. There is also a tendency for increasing density towards the A23 end of Carlton Road. The adjacent houses from 3A to 1A which back onto the Tennis Club; Vicarage Villas on the opposite side of the road; and ultimately the buildings on the corner of Carlton Road with the A23 are flatted blocks of considerably higher density.
- 6.8 Policy DES2 also requires that *"proposals must provide well-designed access roads, with space for suitable landscaping and maintain separation to neighbouring properties"* and *"proposals must not create an undue disruption to the character and appearance of an existing street frontage, particularly where the form and rhythm of development within the existing street frontage is uniform"* and *"proposals that would cumulatively result in multiple, closely spaced access points through the existing street frontage will be resisted"*.
- 6.9 It is considered that the proposed scheme would comply with these criteria. Although the access driveway has to be close to both the side boundary and the side of the donor house to fit within the space which currently comprises a car port, without demolishing any of the donor house itself, the resultant appearance would not be disruptive to the existing street scene. The existing in/out driveway layout would be maintained with only the subdivision of the plot being made at the front wall of the existing house, where the access driveway would begin and there would be a gate. Given the set-back position of this gate, the new access driveway would not be overly prominent when viewed from Carlton Road. The frontage would largely retain the appearance of a driveway serving a single house. Arguably, the access roads for 7A and 7B Carlton Road and Lemon Grove are more obviously entrances to backland developments. The existing westerly dropped kerb would be widened but it is considered that additional soft landscaping and tree planting elsewhere in the frontage would compensate for the wider access, and the

appearance of an in/out driveway without segregation between donor and new dwelling would be achieved.

- 6.10 The proposed access driveway would be wide enough for a single dwelling at 3.0m in width. There would be space for planting alongside the boundary with no.5A and the driveway would meander away from no.5A and so give more space for meaningful tree planting. This in turn would help to soften the appearance in views from Carlton Road.
- 6.11 It is not considered that the scheme would result in multiple, closely spaced access points through the existing street frontage. As described above, the access already exists and the character of an in/out driveway serving the frontage house would largely be maintained. The nearest backland access serves no.7A and 7B Carlton Road, and is 45 metres approximately from the existing westerly access to the application site. There is no realistic prospect of any further backland access points on this side of Carlton Road for considerable distances in either direction given Vandyke Close already exists (access road 200m west of the site) and the Tennis Club and flatted blocks approaching the A23 would preclude such a development. No.5A Carlton Road would be the only remaining property with a deeper back garden, and it being a much narrower plot, would not be a comparable development prospect compared to the current application site.
- 6.12 The proposed new house design would be traditional and would reinforce local distinctiveness. The ridge and eaves heights would be no taller than the donor house or no.29 Hurstleigh Drive to the rear. The size of the new house, with four bedrooms, would be comparable to the prevailing house size in the area. There would be good space between the house and all the plot boundaries, particularly at the sides, and so the house would not appear cramped. Finalised materials would be secured by condition.
- 6.13 The overall site layout would retain the valuable landscape features such as the Oak tree, the trees alongside the rear boundary and the landscaped semi-circle in the frontage. The areas flanking the new access driveway and the new boundaries to the donor garden would have adequate space for new planting. A condition requiring a landscaping scheme to be submitted and approved prior to commencement would be attached to the permission.
- 6.14 In summary, the proposed development would be acceptable in terms of its design and impact upon the character of the area, and so complies with policies DES1 and DES2.

Neighbour Amenity

- 6.15 The proposed new dwelling would share boundaries with the donor house (no.5); no.5A Carlton Road to the west; Redhill Lawn Tennis Club to the east; and no.29 Hurstleigh Drive to the south. The front northeast corner of the new plot, in the location of the mature Oak, would meet the southwest corner of the rear garden on no.3A Carlton Road.

- 6.16 No.5A Carlton Road is a good-sized house with a long back garden. The proposed new house would result in some change to the environment of no.5A but this is not considered to amount to harm to the amenity of no.5A. The new house has been orientated so it faces the donor house and therefore the mutual views from first floor window to first floor window would not be direct for no.5A, instead they would be angled. The diagonal distance between first floor windows would be 24.8m approximately which is excess of the 21.0m direct window-to-window relationship which is typically considered acceptable. The proposed flank wall of the new house would be 4.5m from the side boundary of no.5A's rear garden. This is considered to be a good level of separation and would not create any significant overshadowing or feeling of overbearing within the garden on no.5A, particularly as the flank roof would be hipped and the eaves not unduly tall. The access driveway meanders away from no.5A so there is meaningful space for tree and shrub planting, thus helping to improve privacy and a sense of separation. Where the access drive is closest, alongside the flank wall of no.5A, there would still be room for a strip of soft landscaping plus the 3.0m driveway width. The flank wall of no.5A does not contain any windows. The Council's Environmental Consultants have confirmed that the noise from one dwelling and associated vehicle movements, taking into account the width and proximity of the driveway, would not be a material concern. An ordinary 2.0m close-boarded fence would be sufficient from a noise mitigation point of view.
- 6.17 No.29 Hurstleigh Drive would share its rear garden boundary with the rear garden boundary of the proposed dwelling. Here, the rear first floor windows of the two houses would face each other but at closest gap, the window-to-window distance would be 27.7m approximately. This is in excess of the 21.0m direct window-to-window relationship which is typically considered acceptable. Accordingly - although acknowledging there would be a change to the existing rear environment for no.29 - it is not considered that the new dwelling would result in a harmful loss of privacy or create a sense of overbearing. The distance from the rear of the new house to the common boundary would be 14.8m from the southwest corner and 10.8m at the southeast corner. These distances are considered acceptable in terms of the level of privacy afforded to the garden of no.29, particularly as existing trees and shrubs will be retained to provide screening and that the new house would not be elevated relative to no.29.
- 6.18 No.3A Carlton, to the northeast corner of the new dwelling plot would experience a similar first floor window-to-window relationship as no.5A would. No.3A and the proposed house would not directly look onto each other; the first-floor window-to-window distance would be 26.7m approximately; and the distance from the nearest first floor window to the very corner of no.3A's back garden would be 13.0m approximately. These distances would be considered far enough to avoid any harmful overlooking. No.3A would also benefit from a good sense of separation owing to the intervening Oak tree.
- 6.19 The resultant relationship with the donor house would be considered acceptable in terms of the amenity for both sets of occupants. The first-floor window-to-window distance would be 25.3m, which would be satisfactory in terms of privacy. The donor house would clearly experience a reduction in the value of its rear garden, with the first-floor bedroom and landing windows of the new dwelling at 6.5m from the new rear boundary of no.5, however, given this circumstance applies to the

donor property, and that the Oak tree and enhanced planting (as indicated on the site layout drawing) would provide screening and a sense of separation, this relationship is considered acceptable.

- 6.20 The existing and potential future courts at the Tennis Club would not be adversely impacted in any way by the new dwelling.
- 6.21 In summary, the proposed the proposed scheme would not adversely affect the amenity of neighbouring properties, and complies with policies DES1 and DES2.

Highways Matters

- 6.22 The proposed scheme would retain two dropped kerb access points to the site (the existing in/out driveway). The westerly access would be widened, and the position of the dropped kerb altered slightly. This would provide easier access to/from both the donor house and the new house. More importantly, the applicant has demonstrated that a fire engine (shown as 'pumping appliance' on drawing CRB P22 05 HP) is able to use the westerly access and position itself on the driveway area to be within 45 metres reach of the new house. This would allow emergency services to tackle a fire but without the fire engine needing to use the driveway up to the new house (to the side of the donor house). At 3.0m in width the driveway to the side is less than the recommended 3.7m for fire engine access, and therefore, the proposed arrangement with the engine positioned within 45m of the house provides the acceptable alternative solution from a fire and highway safety viewpoint.
- 6.23 The Highway Authority have raised no objection to the proposed scheme. To ensure the new westerly access is constructed with sufficient splay at the kerb edge to accommodate the turn of the fire engine, the Highways Officer has recommended a condition requiring a finalised layout of the dropped kerb/crossover. The Highways Officer has also recommended a condition to ensure the parking and turning areas are implemented and that an electric vehicle charger is provided. A condition requiring a revised bin collection point layout is not required as this is already shown on the site layout^[SL1]. The collection point would be within 9.0m of the highway as required by the Council's Making Space for Waste guidelines.
- 6.24 The proposed scheme provides adequate parking and turning space for both the donor house and the new house, and would meet the Council's minimum parking standards. ^[SL2]The 3.0m width of driveway to the side of the donor house would be more than wide enough to function as intended; a driveway serving a single house.
- 6.25 The two accesses and the existing in/out driveway would not have any distinction or division to segregate the use by the two properties, rather the frontage would largely retain the appearance of the existing in/out driveway. The first point of division would be in line with the front wall of the donor house where a gate is proposed to the new house driveway. Given the accesses and frontage would only serve two properties, this arrangement is not considered likely to result in any conflict from a highway safety point of view. The open, unsegregated frontage is

considered important for aesthetic and character reasons (see section in report above).

- 6.26 In summary, the proposed scheme is therefore considered acceptable in terms of access, parking, servicing and overall highway safety, and would comply with policy TAP1.

Impact upon Trees

- 6.27 The Tree officer has commented twice on the application; once initially and again following the amended layout. In both instances the arboricultural information submitted was deemed to be acceptable. The second set of comments are as follows:
- 6.28 *“Thank you for the further consultation for this application, now with an amended layout. The submitted arboricultural information has again been reviewed as a desk top assessment. The tree submission details are well presented and justified according to the site circumstances. No further detail is required on this, and these details can be conditioned to be implemented as is should planning permission be granted. Full landscaping details will be required to include a mix of native and non-native species for landscape value and to enhance the biodiversity of the site. The new planting must provide robust compensation for any trees removed from site. All landscape planting must be able to establish to full maturity avoiding conflict with the built environment.”*
- 6.29 Three conditions are recommended; one to ensure the tree protection plan is implemented; the second to ensure no works are carried out to trees which are shown to be retained; and thirdly a full landscaping scheme condition. In combination, these conditions would ensure that the valuable trees and vegetation on the site is not lost, and that the development enhances the greenery on the site. In particular, the mature oak and the trees and shrubs along the rear boundary have high value in terms of appearance and screening, and the proposed landscaped strip alongside no.5A is an important feature.
- 6.30 In summary, the proposed scheme is considered to be acceptable in terms of its impact upon trees and landscaping and would comply with policies DES1, DES2 and NHE3.

Protecting and enhancing biodiversity

- 6.31 The application was submitted with a preliminary ecological assessment. This has been reviewed by Surrey Wildlife Trust alongside the arboricultural information and design statement, and they have raised no objections to planning permission being granted subject to conditions. The main findings and recommendations are summarised below.
- 6.32 The extended Phase 1 habitat survey identified a likely absence of active bat roosts, hazel dormouse, great crested newt, European hedgehog. A precautionary

approach to reptiles is recommended because limited suitable habitat was identified. This will be ensured as part of the Construction Ecological Management Plan (CEMP) to be submitted and approved by the LPA. The CEMP is designed to ensure that ecological features are protected during the construction phase; operatives understand the protection measures and that certain activities are done under ecological supervision.

- 6.33 The Mole Gap to Reigate Escarpment Special Area of Conservation (SAC) is within 2km of the site but because the site is within the settlement/urban area, it is considered very unlikely to have any impacts on the SAC and so Natural England have not been consulted.
- 6.34 Surrey Wildlife Trust also recommend a condition requiring an Ecology Enhancement Plan (EEP) to be submitted to and approved by LPA. This would ensure the biodiversity enhancement measures proposed in the submitted information are fully detailed and implemented. It would also include a sensitive lighting strategy.
- 6.35 In summary, it is considered that the proposed scheme accords with the national policy position on biodiversity and local policy NHE2.

Affordable housing and Community Infrastructure Levy

- 6.36 Development Management Plan DES6 states that on developments providing 11 or more homes, 30% of the homes on site should provide affordable housing. This supersedes the Core Strategy policy CS15 in its entirety.
- 6.37 In view of this, the Council is not presently requiring financial contributions from applications such as this resulting in a net gain of 10 units or less.
- 6.38 The Community Infrastructure Levy (CIL) is a fixed charge which the Council has been collecting from some new developments since 1 April 2016. It will raise money to help pay for a wide range of infrastructure including schools, roads, public transport and community facilities which are needed to support new development. This development would be CIL liable although the exact amount would be determined and collected after the grant of planning permission.

Other matters

- 6.39 The proposed dwelling would have generous room sizes and therefore would comply with the National minimum space standards and the Council's policy DES5 on delivering quality homes. The new house would be adjacent to Redhill Lawn Tennis Club which has recently been granted planning permission for Padel courts near to the common boundary. The Padel courts could result in an intrusive noise impact on amenity space for the new dwelling as they are less than 20m from the boundary. The Council's environmental consultants have recommended that the boundary fence in this location is 2.5m tall and close-boarded. This height is

considered to provide a balance between acoustic protection and light into the garden. This requirement shall be specified in the boundary treatment condition.

- 6.40 A condition shall be attached to the permission to make the scheme compliant with the climate change mitigation policy CCF1 which requires water efficiency targets to be met. Efficiency targets for the building fabric and energy use are now controlled to a higher level (than local planning policy) by Building Regulations and so there is no longer a need for a planning condition for the building efficiency.
- 6.41 A condition shall be attached to ensure the new dwelling has a high speed broadband connection to accord with policy INF3.
- 6.42 There appears to be a small risk of surface water flooding on the application site according to the Council's maps and a neighbour comment has also mentioned surface water collecting in the gardens. For these reasons, a surface water drainage scheme shall be required by condition and ensure compliance with policy CCF2.^[SL3]
- 6.43 Taking account of the position of the new dwelling in relation to the neighbours and the potential for permitted development rights to allow extensions beyond what might be acceptable in terms of character and neighbour amenity impacts if they were proposed at this stage (e.g. large dormer windows or deep rear extensions), it is considered reasonable to remove permitted development rights for additional storeys, extensions or dormer windows permitted by Classes A, AA or B of the permitted development legislation.

CONDITIONS

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

Plan type	Reference	Version	Date Received
Location Plan	CRB/P22/01	A	22.03.2022
Block Plan	CRB/P22/02	A	22.03.2022
Survey Plan	CRB/P22/03	A	22.03.2022
Block Plan	CRB/P22/04	C	01.06.2022
Site Layout Plan	CRB/P22/05	C	01.06.2022
Site Layout Plan	CRB P22 05 HP		01.06.2022
Proposed Plans	CRB/P22/06	A	01.06.2022
Elevation Plan	CRB/P22/10	A	01.06.2022
Elevation Plan	CRB/P22/11	A	01.06.2022
Section Plan	CRB/P22/12	A	01.06.2022

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 foundation works shall take place until the developer obtains the Local Planning Authority's written approval of details of both existing and proposed ground levels, including access driveway, and the proposed finished ground floor levels of the building. 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 the surrounding landscape and houses, and to safeguard the visual amenities of the locality with regard to policies DES1 and DES2 of the Reigate and Banstead Development Management Plan 2019.

4. Prior to the commencement of any development works, including demolition and all construction activities, all tree protection measures shall be undertaken in strict accordance with the approved details contained in the 'Revision 2 of Tree Survey Arboricultural Impact Assessment Arboricultural Method Statement' ref. AR4556 dated 01/06/22 and the Tree Protection Plan drg. no. TPP-AR4556 Rev 2 from Challice Consulting Limited. All arboricultural matters will then follow that described in these approved details.

Reason: To ensure good arboricultural practice in the interests of the maintenance of the character and appearance of the area and to comply with policies NHE3 and DES1 of the Reigate and Banstead Development Management Plan 2019 and the recommendations within British Standard BS 5837:2012 'Trees in relation to design, demolition and construction – Recommendations'.

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

The landscaping scheme must be designed in conjunction with the biodiversity enhancements (see biodiversity condition below).

All hard and soft landscaping work shall be completed in full accordance with the approved scheme, prior to first 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.

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

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

Reason: To ensure good arboricultural and landscape practice in the interests of the maintenance of the character and appearance of the area and to comply with Reigate and Banstead Borough Development Management Plan 2019 policies NHE3, DES1 and DES2, and the recommendations within British Standards including BS8545:2014 and British Standard 5837:2012.

6. No pruning, removal or other works to the retained trees and hedges located both within and overhanging the site, shall take place during construction, or for 5 years after completion except with the prior written approval of the Local Planning Authority. Any tree works already approved as part of this consent and any other work undertaken should be done in accordance with British Standard BS 3998:2010 'Tree Work - Recommendations'. If any of the retained trees or hedges, within the site, controlled by this condition, are removed, die, or become damaged or diseased within five years of completion, they shall be replaced before the expiry of one calendar year by tree/s or hedge/s to a planting specification agreed in writing by the Local Planning Authority.

Reason:

To ensure good landscape practice in the interests of the maintenance of the character and appearance of the area and to comply with policies NHE3 and DES1 of the Reigate and Banstead Development Management Plan 2019 and the recommendations within British Standard BS 5837:2012 'Trees in relation to design, demolition and construction – Recommendations' and British Standard BS 3998:2010 'Tree Work – Recommendations'.

7. No development shall commence above ground floor level until a plan indicating the positions, design, materials and type of boundary treatment including any entrance gates and piers to be erected has been submitted to and approved in writing by the Local Planning Authority. The boundary treatment shall be completed before the occupation of the development hereby permitted. It is expected that close-boarded fencing to a height of 2.5m shall be installed along the boundary with the Tennis Club to help mitigate noise impacts. Where close-boarded fencing is to be used, holes in the base should be detailed to allow hedgehogs and other wildlife to move freely through the site.

Reason:

To preserve the visual amenity of the area, the neighbouring and new occupant residential amenities and in order that the development should support biodiversity with

regard to the Reigate and Banstead Development Management Plan policies DES1, DES2, NHE3 and NHE2.

8. No development shall commence on site until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall include adequate details of the following:
- a) Map showing the location of all of the ecological features
 - b) Risk assessment of the potentially damaging construction activities
 - c) Practical measures to avoid and reduce impacts during construction
 - d) Location and timing of works to avoid harm to biodiversity features
 - e) Responsible persons and lines of communication
 - f) Use of protected fences, exclusion barriers and warning signs.
 - g) Precautionary approach to reptile species
 - h) Provision and evidence of toolbox talks including a toolbox talk document, signed by the ecologists and the date and the signatures of all contractors briefed on the project.

The development shall be implemented in in full accordance with the approved management plan.

Reason:

To retain and protect existing habitats for the purpose of conserving biodiversity and to accord with the provisions of the National Planning Policy Framework and policies NHE2 and NHE3 of the Development Management Plan 2019.

9. No development shall commence on site until an Ecology Enhancement Plan (EEP) has been submitted to and approved in writing by the Local Planning Authority. The plan should be based on the biodiversity enhancements outlined in section 6 of the Biodiversity Survey Report (by foa ecology dated March 2022) and shall include the following elements including a plan showing the location of the enhancements:
- a) Planting of native trees, hedgerows, shrubs and climbing species
 - b) Provision of nesting opportunities for birds on the new building and other tree mounted boxes upon suitable, mature trees and / or walls / fence-lines
 - c) Provision of roosting opportunities for bats in the form of bat boxes on the new building and upon suitable mature trees
 - d) Creation of log piles using logs created by the proposed necessary felling of trees to facilitate access to the site
 - e) Provision of insect houses
 - f) Provision of hedgehog shelter habitat
 - g) Consideration to providing bird baths and feeders in soft landscaped areas
 - h) Minimal use of non-residual pesticides, such as glyphosate and use of peat-free mulch, growing media and soil conditioners.
 - i) A sensitive lighting strategy

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

10. The development hereby permitted shall not commence until details of the design of a surface water drainage scheme has been submitted to and approved in writing by the

local 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 development shall be completed in accordance with the approved details and thereafter maintained.

Reason: To ensure the design meets the technical standards for SuDS and the final drainage design does not increase flood risk on or off site in accordance with, Policy CS10 of the Core Strategy 2014, Policy CCF2 of the Development Management Plan 2019 and the NPPF.

11. No development shall take place above ground level (excluding demolition and site clearance) until samples 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 with regard to Reigate and Banstead Development Management Plan policy DES1.

12. The development hereby approved shall not be first occupied unless and until a 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,

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 water resources with regard to Policy CS10 of the Reigate & Banstead Core Strategy 2014 and Policy CCF1 of the Reigate & Banstead Development Management Plan 2019.

13. The development hereby approved shall not be occupied unless and until the new dwelling is provided with a fast charge socket to meet the minimum requirement of 7kw Mode 3 with Type 2 connector - 230 v AC 32 amp single phase dedicated supply and thereafter 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 and policy TAP1 of the Development Management Plan.

14. Notwithstanding the submitted plan CRB P22 05 Rev C no part of the development shall be first occupied unless and until the proposed modified vehicular access to Carlton Road has been constructed in accordance with a scheme to be submitted to and approved in writing with the Local Planning Authority to include dropped kerbs wide enough to accommodate the turning movements of a fire appliance. The

developer is reminded that in order to comply with this condition the access shall be provided with dropped kerbs to accommodate the turning movements shown on the submitted plan numbered CRB P22 05 HP.

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 of the Reigate and Banstead Development Management Plan 2019.

15. 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 of the Reigate and Banstead Development Management Plan 2019.

16. The first-floor side facing window in the west elevation of the building shall be glazed with obscured glass and shall be non-opening, unless the lowest part of the glazing is 1.7 metres above the floor of the room in which the window is installed. If obscured glass and non-opening windows are necessary, these shall be maintained as such at all times.

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

17. 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.

18. 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 additional storeys, extensions or dormer windows permitted by Classes A, AA or B of Part 1 of the Second Schedule of the 2015 Order (as amended) shall be constructed without the prior approval Local Planning Authority.

Reason: To control any subsequent enlargements and alterations to the house and its roofscape in the interests of the visual and residential amenities of the locality with regard to Reigate and Banstead Development Management Plan 2019 policies DES1 and NHE3.

INFORMATIVES

1. The use of a suitably qualified arboricultural consultant is essential to provide acceptable supervision and monitoring in respect of the arboricultural issues in respect of the above condition. All works shall comply with the recommendations and guidelines contained within British Standard 5837.
2. The use of suitably experienced landscape architects is recommended to satisfactorily address both the design and implementation of the landscape details of the above condition although such landscaping is often straightforward and small scale in proportion to the approved development.
3. 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.
4. 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).
5. The applicant is advised that as part of the detailed design of the highway works required by the above conditions, the County Highway Authority may require necessary accommodation works to street lights, road signs, road markings, highway drainage, surface covers, street trees, highway verges, highway surfaces, surface edge restraints and any other street furniture/equipment.
6. 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.
7. The applicant is encouraged to provide renewable technology within the development hereby permitted in order to reduce greenhouse gas emissions. Please see the Council's Climate Change and Sustainable Construction SPD: https://www.reigate-banstead.gov.uk/downloads/file/6667/climate_change_and_sustainable_construction_spd
8. Your attention is drawn to the safety benefits of installing sprinkler systems as an integral part of new development. Further information is available at www.firesprinklers.info

9. 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.reigate-banstead.gov.uk/info/20277/street_naming_and_numbering

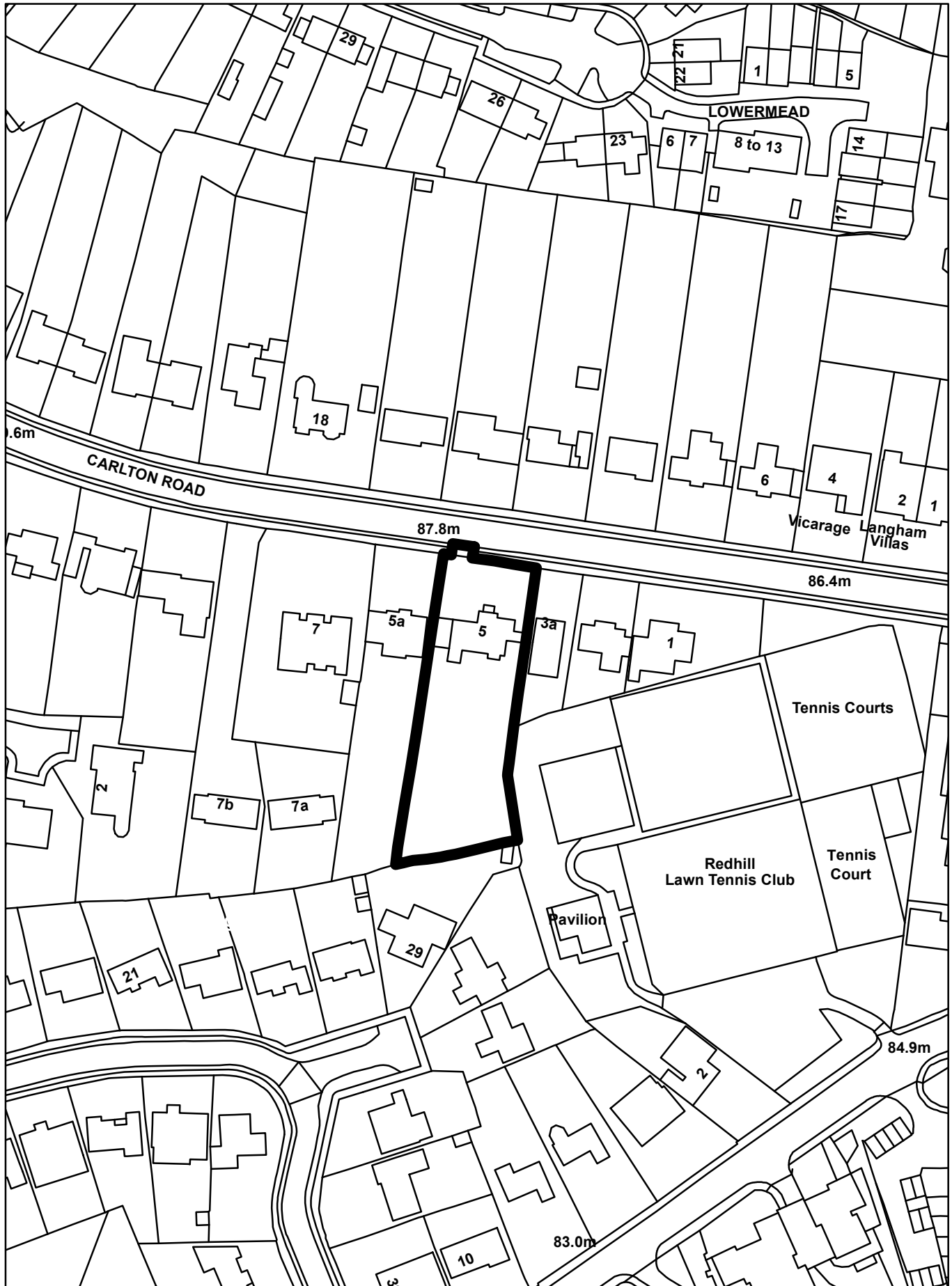
REASON FOR PERMISSION

The development hereby permitted has been assessed against development plan policies CS1, CS2, CS4, CS10, CS11, CS12, CS14, DES1, DES2, TAP1, NHE3, 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.

22/00647/F - Land To The Rear Of 5 Carlton Road, Redhill





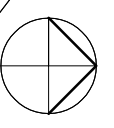
**New Dwelling to rear of
5 Carlton Road, Redhill
RH1 2BX**

PROPOSED BLOCK PLAN

Scale 1:500 at A3

Drawing No. CRB / P22 / 04

Rev. C



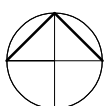
**New Dwelling to rear of
5 Carlton Road, Redhill
RH1 2BX**

PROPOSED SITE LAYOUT

Scale 1:250 at A3

Drawing No. CRB / P22 / 05

Rev. C



Pavilion

Tennis Courts

No. 29 HURSTLEIGH DRIVE

No. 29

16.63 Eaves Ht. 16.63

18.60 Ridge Ht. 18.60

No. 5a

No. 7

No. 7b

Building footprint: 111m²

Ridge Ht. 19.53

Eaves Ht. 16.32

15.4m

7.0m

Ridge Ht. 18.64

Eaves Ht. 15.58

Wooden pole Close Boarded Ht. 1.8

Concrete post Close Boarded Ht. 1.8

Concrete post Close Boarded Ht. 1.8

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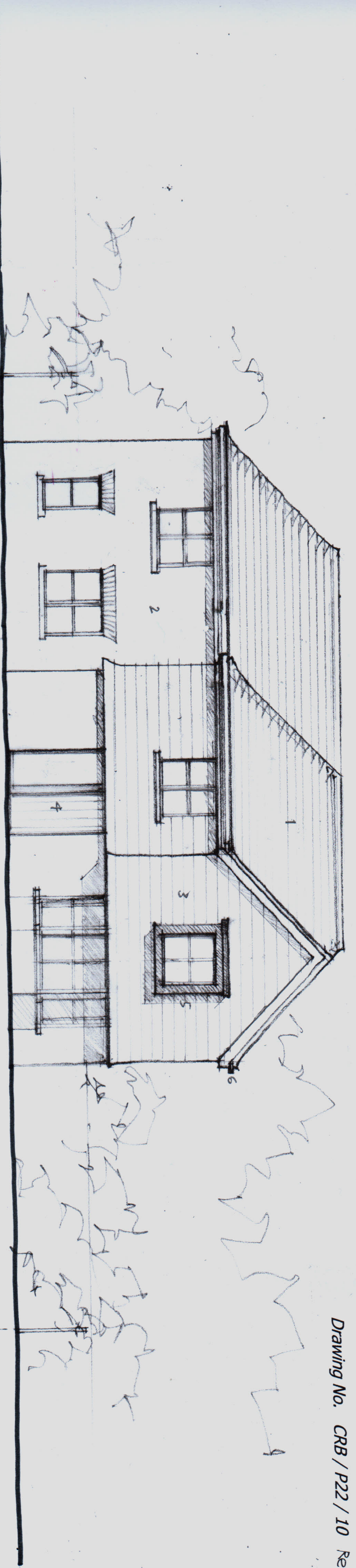
Concrete post Close Boarded Ht. 1.8

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Concrete post Close Boarded Ht. 1.8

Concrete post Close Boarded Ht. 1.8

- 1 RECLAIMED CUM 'TUEWEST' ROOF TILES
- 2 RECLAIMED LONDON STOCK BRICK
- 3 TREATED TIMBER CLADDING OR MILLBOARD
- 4 TIMBER BEAMS ; UPVC WINDOWS
- 5 LEAD CLADDING
- 6 BLACK ALUMINUM GOODS

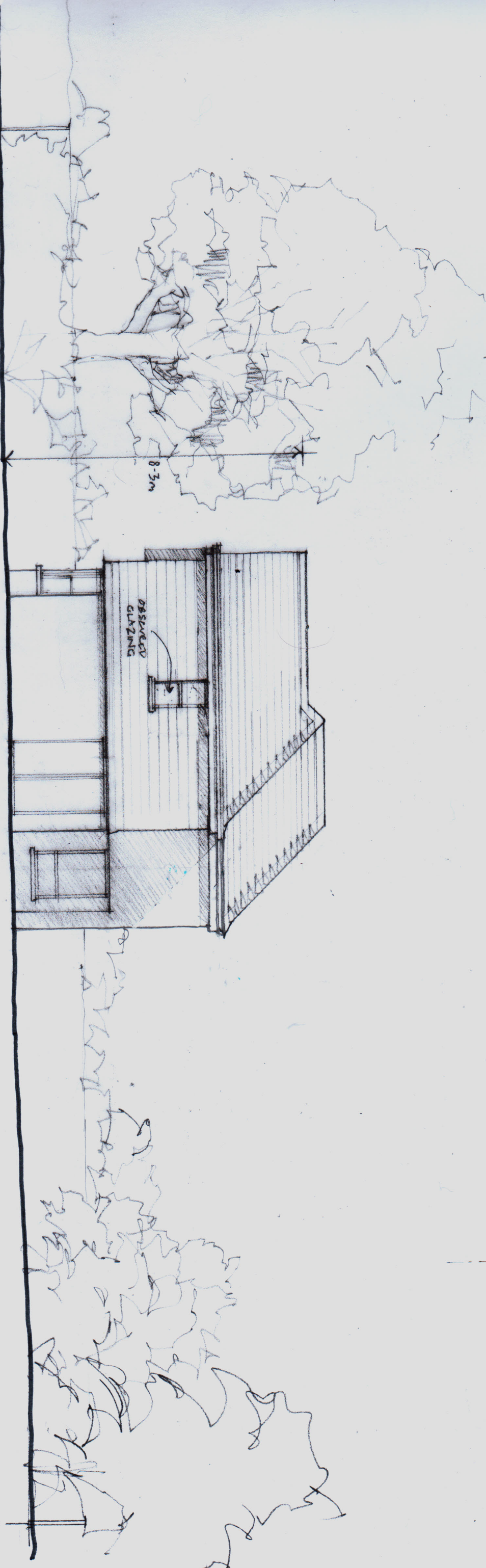


**New Dwelling to rear of
5 Carlton Road, Redhill
RH1 2BX**

**PROPOSED
NORTH AND WEST ELEVATIONS**

Scale 1:100 at A3

Drawing No. CRB / P22 / 10 Rev. A



8.3m

OBSERVED
GLAZING



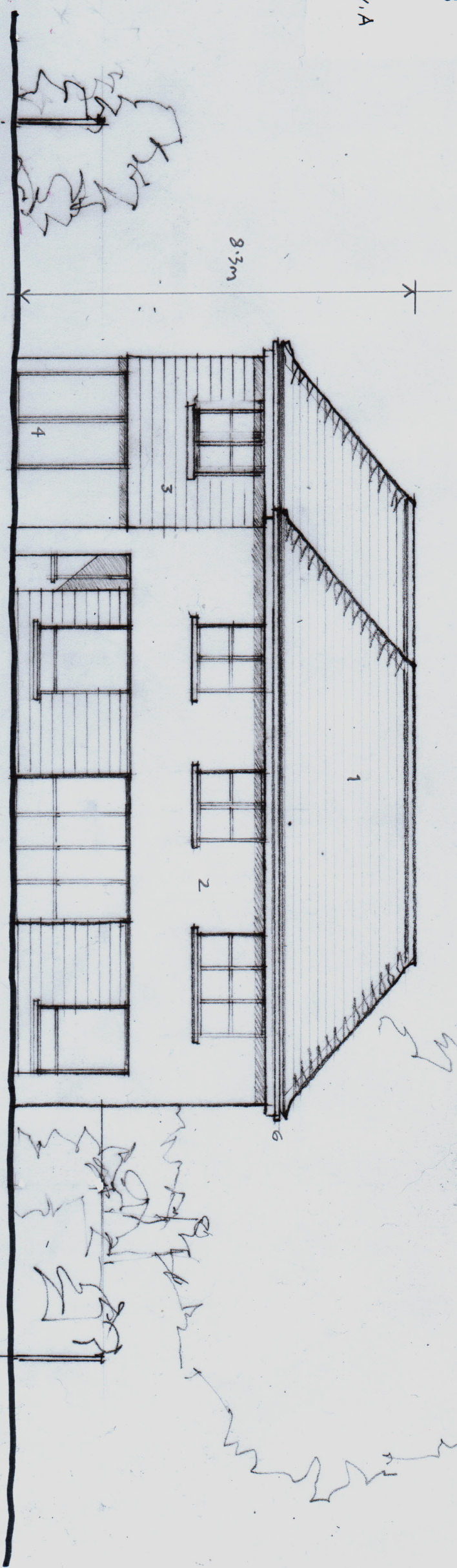
New Dwelling to rear of
5 Carlton Road, Redhill
RH1 2BX

**PROPOSED
SOUTH AND EAST ELEVATIONS**

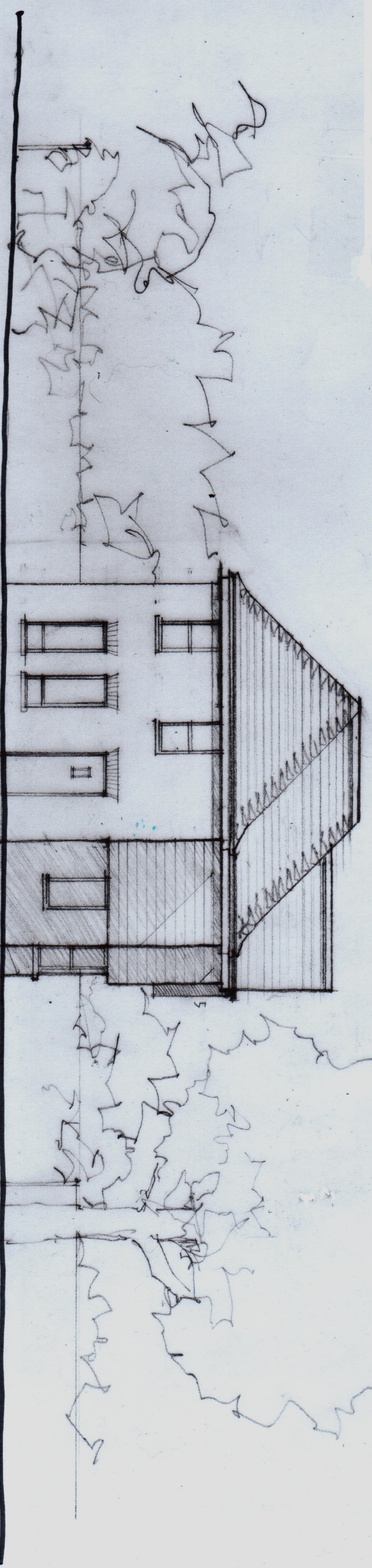
Scale 1:100 at A3

Drawing No. CRB/P22/11 Rev. A

- 1 RECLAIMED CUM 'TUEWEST' ROOF-TILES
- 2 RECLAIMED LONDON STOCK BRICK
- 3 TREATED TIMBER CLADDING OR MILLBOARD
- 4 TIMBER DOORS ; UVc WINDOWS
- 5 LEAD CLADDING
- 6 BLACK ALUMINATED GOODS



SOUTH



EAST

