 <b>Reigate &amp; Banstead</b> BOROUGH COUNCIL Banstead   Horley   Redhill   Reigate	<b>TO:</b>	PLANNING COMMITTEE
	<b>DATE:</b>	31 <sup>st</sup> August 2022
	<b>REPORT OF:</b>	HEAD OF PLACES & PLANNING
	<b>AUTHOR:</b>	Matthew Sheahan
	<b>TELEPHONE:</b>	01737 276514
	<b>EMAIL:</b>	Matthew.sheahan@reigate-banstead.gov.uk
<b>AGENDA ITEM:</b>	8	<b>WARD:</b> Horley Central and South

<b>APPLICATION NUMBER:</b>	22/00336/F	<b>VALID:</b>	23/02/2022
<b>APPLICANT:</b>	Lyndendown Limited	<b>AGENT:</b>	DMP-LLP
<b>LOCATION:</b>	<b>73-77 BRIGHTON ROAD HORLEY RH6 7HL</b>		
<b>DESCRIPTION:</b>	<b>Construction of ground floor extension to existing retail unit. Alteration and extension to first floor accommodation to provide a total of 3x2 bed flats and 2x1 bed flats (net increase of two flats. As amended on 27/06/2022.</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

This is a full application seeking permission for the construction of a ground floor extension to an existing retail unit, and first floor extension and alterations to provide an additional 2x1 bed flat.

The existing property is located to the North side of Brighton Road in Horley, forming part of a Local Shopping Centre, characterised by retail units providing a range of retail and commercial services at the ground floor, with residential above. A previous application, 16/03006/F, granted consent for extensions to the building to provide 2x1 bed flats, however this permission has since elapsed having not been implemented.

The main roof of the existing building would be extended northwards over an existing ground floor flat roof element to the side of the building, increasing the width by 4m. To the side and rear would be a two storey extension to provide additional storage for the retail unit on the ground floor with the flats located above. The hipped design of the main roof would be retained with elements of flat roof to the side and rear. It is considered that the design approach would be acceptable in this location and would not harm the wider character. There would be minimal impact on the amenity of neighbouring properties. The layout of the proposed flats would meet the required living space standards and would result in a satisfactory living environment for future occupiers.

Planning Committee  
31st August 2022

Agenda Item: 8  
22/00336/F

The County Highway Authority has assessed the application and is satisfied subject to the imposition of conditions regarding the provision of parking spaces and cycle storage. The development would meet the Councils parking standards and access to the site would be as existing.

### **RECOMMENDATION(S)**

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

## **Consultations:**

Highway Authority: The proposed development has been considered by the county highway authority who having considered any local representations and having assessed the application on safety, capacity and policy grounds, has raised no objections subject to the imposition of appropriate conditions.

Horley Town Council: No objections have been raised.

Regulatory Support Services: Initial concern raised regarding impact of external plant on the amenity of residential properties. Following the submission of amended plans satisfied that the development would not result in a level of harm that would warrant refusal. A condition requiring the submission of an acoustic impact assessment prior to commencement of development has been advised.

## **Representations:**

Letters were sent to neighbouring properties on 24<sup>th</sup> February 2022. No responses have been received.

### **1.0 Site and Character Appraisal**

- 1.1 The site is occupied by a detached building currently comprised of retail to the ground floor with three flats at the first floor. A resident's parking area is located to the rear (west) of the site. The building incorporates hipped roofs to the original building and later extensions, cream render and uniform fenestration to the first floor front elevation, giving it a domestic appearance.
- 1.2 The building is located to the west side of the A23, a main road linking the north and south of the borough. The site forms part of a small local shopping centre, with the east and west sides of the road occupied by a range of retail and commercial units at the ground floor level, with residential largely occupying upper floors. This small local centre sits within a wider area that is characterised largely by residential development, comprising of semi-detached, two storey housing with a smaller amount of flatted development.

### **2.0 Added Value**

- 2.1 Improvements secured at the pre-application stage: formal pre-application advice was not sought from the Local Planning Authority prior to submission.
- 2.2 Improvements secured during the course of the application: amendments have been received seeking to address concerns raised regarding noise emissions from external plant associated with the ground floor retail unit.
- 2.3 Further improvements could be secured: Further improvements could be secured by way of suitably worded conditions.

### **3.0 Relevant Planning and Enforcement History**

- |     |              |  |   |
|-----|--------------|--|---|
| 3.1 | 16/03006/F   | Construction of ground floor extension to existing retail unit, and first floor extension to provide 2x 1 bedroom flats bed at first floor level.                      | Granted<br>28th July 2017               |
| 3.2 | 14/01374/ADV | Re-branding of Tesco express to include new fascia signage. New projecting signage. New vinyl window graphics panels. New ATM graphics. New promotional banner signage | Granted 22 <sup>nd</sup><br>August 2014 |

### **4.0 Proposal and Design Approach**

- 4.1 This is a full application for the construction of a ground floor extension to the existing retail unit, and first floor extension to the front/side/ rear provide two additional 1 bed flats.
- 4.2 The roof of the existing building would extend over an existing flat roof element to the side of the building. The hipped roof form of the building would be maintained. The width of the existing building would increase by an additional 4m.
- 4.3 The property would be further extended out to the rear at the ground and first floor by some 5.8m, wrapping around the building and projecting 2.2m from the existing side elevation of the building. The ground floor would provide additional space for storage and retail plant for the existing retail use, including the placement of AC units, increasing the space by 16.1 sqm. The first floor would accommodate the provision of two further 1 bed flats. There would be an element of flat roof to the side of the building, set back behind the principal elevation by 6m. The extensions would be of materials to match the existing building with the exception of the flat roof extension of to accommodate the plant and storage areas, which would be of profiled cladding.
- 4.4 At present there are three residential units to the first floor consisting of two 2 bedroom and one 3 bedroom flats (Flats A, B and C). The existing flat C would be reduced in size to a 2 bed flat, allowing for the creation of the two additional flats (D and E) which would both be 1 bed. These flats would provide a single bedroom towards the north side of the building. Each flat would exceed the minimum required standards for living space.
- 4.5 The existing external staircase to the rear, which currently allows access to the flats, is to be replaced by a covered staircase. This would be of a flat roof

design approx..6m in height. It is proposed to locate the residential bin stores and cycle storage to the south side of the property fronting Southlands Road. There is currently space for 5 vehicles to be parked to the rear serving the existing three residential units, with the view to increasing this by one additional space. Additional landscaping would feature in the form of raised bed fronting Southlands Avenue.

4.6 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.

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

Assessment	The site is characterised as being within a Local Shopping Area, with the surroundings being characterised by a mix of residential dwellings and retail/commercial uses.
Involvement	No community consultation took place, though tenants have been notified of the proposed works.
Evaluation	The statement does not include any evidence of other development options being considered.
Design	The extensions have been designed to be in keeping with the existing building and its materials.

4.8 Further details of the development are as follows:

Site area	0.07 Ha
Existing use	Mixed use A1 (retail) and C3 (Residential).
Proposed use	Mixed use A1 (retail) and C3 (Residential 2x1 bed flats)
Parking standard	Medium Accessibility (6 spaces required)
Existing parking provision	5 spaces
Proposed parking provision	6 spaces
Net increase in dwellings	2

## 5.0 Policy Context

### 5.1 Designation

Urban area  
Local Shopping Centre

### 5.2 Reigate and Banstead Core Strategy

CS1(Sustainable Development)  
CS5 (Valued People/Economic Development),  
CS7 (Town/Local Centres),  
CS10 (Sustainable Development),  
CS11 (Sustainable Construction),  
CS14 (Housing Needs)

### 5.3 Reigate & Banstead Borough Local Plan 2005

Design	DES1, DES2, DES5, DES6, DES8 DES9
Housing Mix	DES4
Transport, access and parking	TAP1
Climate Change resilience and flooding	CCF1
Infrastructure	INF1

### 5.4 Other Material Considerations

National Planning Policy Framework  
2021

National Planning Practice Guidance

Supplementary Planning Guidance

Surrey Design  
Local Distinctiveness Design Guide  
A Parking Strategy for Surrey  
Parking Standards for Development  
Householder Extensions and  
Alterations

Other

Human Rights Act 1998  
Community Infrastructure Levy  
Regulations 2010

## 6.0 Assessment

This is a full application for the construction of ground floor extension to existing retail unit. Alteration and extension to first floor accommodation to provide a total of 3x2 bed flats and 2x1 bed flats (net increase of two flats. As amended on 27/06/2022.

6.1 The main issues to consider are

- Design and character assessment.
- Impact on neighbour amenity.
- Amenity of future occupiers and housing mix.
- Highway matters.
- Trees and landscaping.
- Sustainability, infrastructure and climate change.
- Affordable Housing.
- Community Infrastructure Levy (CIL).

### Design and character assessment

- 6.2 The proposed extensions to the building are considered to be acceptable from a design viewpoint. The extension over the existing building to the front would be integrated into the hipped roof form of the existing building, which would have an acceptable level of visual impact on the character of the building and surrounding area. The materials are proposed to match the existing building, which would be secured by condition. It is acknowledged that the element of flat roof to the side of the building would be somewhat out of character, however there are flat roof elements on the building, and it would be significantly set back behind the building line. The side of the building is also well screened by off-site trees, which would serve to obscure much of this element from wider vantage points.
- 6.3 The rear extension above the external staircase would also be a flat roof design, however this would only project 2.6m from the rear and due to its' positioning in the middle of the building it would not result in sufficiently harmful impact on the character of the surrounding area to warrant refusal. It should be noted that 16/03006/F was approved with a similar, larger flat roof extension over the staircase which would have had a similar level of impact.
- 6.4 Whilst the profiled cladding materials proposed for the ground floor extensions to the rear of the retail unit would contrast with the rest of the building, its' location to the rear would result in minimal visual harm to the wider area. Such materials would not be inappropriate for a commercial use of this kind.
- 6.5 In light of the above it is considered that the proposed extensions would be acceptable in terms of their design and would have an acceptable impact on the character of the wider area. The development would therefore comply

with Policy DES1 of the Development Management Plan 2019 (DMP) in this regard.

#### Neighbour Amenity

- 6.6 The property is a detached building with no residential properties either side. Number 2 Southlands Avenue to the rear would be located in closest proximity to the proposed extension, positioned approximately 8m away at the closest point. This separation distance would be acceptable in order to avoid being overbearing in nature. The extension has been designed with no rear facing windows, in order to avoid harmful overlooking. The proposed storage area for A/C units would be sited 15m away from this neighbouring property, and these would be covered in order to mitigate against any unacceptable noise levels. Numbers 1-5 Southlands Avenue would be sited in excess of 30m away and it is not considered that the extensions would generate harm to their amenity.
- 6.7 In light of the above it is not considered that the development would give rise to harm to neighbouring amenity and would comply with Policy DES1 of the DMP in this regard.

#### Amenity for future occupants and housing mix

- 6.8 It is a fundamental objective of planning policy and stated within the National Planning Policy Framework 2021 that we provide high quality housing that is well designed and built to a high standard. The advice is amplified further by policies DES2 and DES5 of the Development Management Plan, which requires developments to demonstrate that dwellings have been designed to ensure that a good standard of amenity for all existing and future occupants and meet the minimum relevant nationally described space standards and be arranged to ensure that habitable rooms are arranged to have an acceptable outlook and where possible receive direct sunlight. Policy DES2 requires developments to be designed to ensure a good standard of amenity for all existing and future occupants.
- 6.9 A 1 bed flat would be expected to achieve a minimum residential floor area of 39sqm. Each of the proposed new flats would exceed this requirement (Flat D 57.38sqm and Flat E 39.6sqm). The existing flats and would remain in their current layout. Each flat would be appropriately laid out, with main habitable rooms being well served by windows, providing adequate light and outlook for future residents. Whilst it is noted that there would not be provision for outdoor amenity space, the existing flats do not currently have access to such space, which would be untypical of flats in this location.
- 6.10 In order to mitigate any potential noise impacts that may arise from the additional plant storage on the ground floor, in particular the A/C units, amended plans have been received during the course of the application to enclose this area under a roof. This approach has been reviewed by the Councils' external noise consultants, who are satisfied that the proposed installation is sufficiently well positioned that it is appropriate to proceed by



condition requiring the submission of an acoustic assessment to deal with any residual noise impacts should permission be granted.

- 6.11 Policy DES4 relates to Housing Mix and states that all new residential developments should provide homes of an appropriate type, size and tenure to meet the needs of the local community. The proposed housing mix must on sites of up to 20 homes, at least 20% of market housing should be provided as smaller (one and two bedroom) homes. In this case, all of the proposed flats would meet this requirement and therefore comply with the above Policy.
- 6.12 In light of the above the proposed development would be acceptable with regard amenity provision for future occupiers and would meet the requirements of Nationally Described Space Standards and Policies DES1 and DES2 of the DMP.

#### Highway Matters

- 6.13 The site is located within an area of medium accessibility as defined within Annex 4 of the DMP. On this basis 1 space would be required for the two additional flats and 3 spaces for the existing flats. A further visitor space would be required, meaning a total of 6 spaces would be required. The parking requirement has been met, with the existing access via Southlands Avenue being retained. The County Highway Authority (CHA) has assessed the application with regard to safety, capacity and policy grounds subject to conditions and informatives.
- 6.14 In light of the above the development would be acceptable and would meet the requirements of Policy TAP1 of the Development Management Plan 2019.

#### Trees and landscaping

- 6.15 The scheme proposes raised planters to the south and west of the site. Whilst welcomed, the site is currently void of any soft landscaping; therefore it is considered an ideal opportunity to enhance the visual appearance of the wider area.. There are a number of trees within the wider site; however none are subject to tree preservation orders and concern is not raised regarding impact of the development on trees. There is a large tree located outside the east boundary of the site, which presently has value in terms of its contribution to the streetscene. As such a condition requiring the submission of a finalised tree protection plan and arboricultural method statement prior to the commencement of development would be attached to a grant of permission. Subject to compliance with this condition, the development would be acceptable with regard to impact on trees and would comply with Policy NHE3 of the DMP.

#### Sustainability, infrastructure and climate change

- 6.16 Policy CCF1 of the Councils Development Management Plan 2019 seeks to ensure that all new development contributes to reducing carbon emissions. New development will be encouraged to incorporate passive and active energy efficiency measure and climate change resilience measures and renewable energy technologies. In order that the proposed development contributes to achieving these aims, in the event that planning permission were to be granted, conditions requiring demonstration that it will meet the national water efficiency standard of 110litres/person/day. A further condition requiring the provision of broadband connection, in accordance with Policy INF3 of the DMP 2019, would also be attached to any grant of planning permission.

#### Affordable Housing

- 6.2 Policy CS15 of the Core Strategy states that the Council will negotiate to achieve affordable housing taking account of the mix of affordable units proposed and the overall viability of the proposed development at the time the application is made.
- 6.3 However, in November 2014, the Government introduced policy changes through a Written Ministerial Statement and changes to the national Planning Practice Guidance which restrict the use of planning obligations to secure affordable housing contributions from developments of 10 units or less. These changes were given legal effect following the Court of Appeal judgement in May 2016.
- 6.4 In view of the Court of Appeal Judgement, and subsequent local appeal decisions which have afforded greater weight to the Written Ministerial Statement than the Council's adopted policy, the Council is not presently requiring financial contributions from applications such as this resulting in a net gain of 10 units or less. As such, there is no requirement for this scheme to provide an affordable housing contribution.

#### CIL

- 6.5 The Community Infrastructure Levy (CIL) is a fixed charge which the Council will be collecting from some new developments from 1 April 2016. It will raise money to help pay for a wide range of infrastructure including schools, roads, public transport and community facilities which are needed to support new development. This development would be CIL liable although, the exact amount would be determined and collected after the grant of planning permission.

### **CONDITIONS**

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

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

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

<b>Plan Type</b>	<b>Reference</b>	<b>Version</b>	<b>Date Received</b>
Elevation Plan	PL 11	A	27.06.2022
Roof Plan	PL 10	A	27.06.2022
Elevation Plan	PL 12	A	27.06.2022
Floor Plan	PL 08	A	27.06.2022
Floor Plan	PL 09	A	27.06.2022
Location Plan	PL 01		15.02.2022
Block Plan	PL 02		15.02.2022
Floor Plan	PL 03		15.02.2022
Floor Plan	PL 04		15.02.2022
Roof Plan	PL 05		15.02.2022
Elevation Plan	PL 06		15.02.2022
Elevation Plan	PL 07		15.02.2022

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.

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

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

4. Prior to commencement of development a scheme of assessment of the acoustic impact arising from the operation of all internally and externally located plant shall be 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 5 dBA less than background during day and night operation and that the acoustic impact shall not exceed NR25 in any neighbouring residential rooms.

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 including suitable measurements to confirm compliance with the approved noise criteria and submitted to and approved by the planning authority. 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.

Reason: To ensure that the development does not affect the amenity of the neighbouring property by virtue of noise disturbance and to protect the visual amenities of the area in accordance with Reigate and Banstead Development Management Plan policy DES1.

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

Reason: To ensure that the proposed development does not prejudice highway safety nor cause inconvenience to other drivers in order to satisfy Policies TAP1 of the Reigate and Banstead Development Management Plan and Policy CS17 of the Core Strategy 2014.

6. The development hereby approved shall not be first occupied unless and until the following facility has been provided in accordance with the approved plans for:
- (a) The secure parking of bicycles within the development site, and thereafter the said approved facility shall be provided, retained and maintained to the satisfaction of the Local Planning Authority.

Reason: To ensure that the proposed development complies with section 4 'Promoting Sustainable Transport' in the National Planning Policy Framework.

7. The development hereby approved shall not be first occupied unless and until the following facilities have been provided in accordance with the approved plans for the secure parking of 4 bicycles within the development site, and thereafter the said approved facilities shall be provided, retained and maintained to the satisfaction of the Local Planning Authority.

Reason: The condition above is required in order that the development should not prejudice highway safety, nor cause inconvenience to other highway users, and to accord with the National Planning Policy Framework 2021 and Reigate and Banstead Core Strategy 2014 Policy CS17 (Travel Options and Accessibility).

8. The development hereby approved shall not be occupied unless and until each of the proposed dwellings 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 preserve the character of the Conservation Area, and to accord with the National Planning Policy Framework 2019 and Reigate and Banstead Core Strategy 2014 Policy CS17 and policy TAP1 and NHE9 of the Development Management Plan.

9. No development shall commence above slab level until details of hard and soft landscaping is submitted to and approved in writing by the Local Planning Authority (LPA). These shall include frontage tree and hedge planting and any other existing or proposed, soft or hard, landscaping in the front garden area, or adjacent to boundaries where appropriate. The soft landscape details shall include an establishment maintenance schedule for a minimum of 2 years, full planting specifications, planting sizes & densities. Upon implementation of the approved development all the landscaping works shall be carried out in strict accordance with the landscape details as approved, and these shall be completed, before building completion, occupation or use of the approved development whichever is the earliest.

If any of the new or existing tree/s or hedge/s, detailed and approved under this condition, are removed, die, or become significantly damaged or diseased within 5 years of completion, it/they shall be replaced before the expiry of one calendar year, to a planting specification agreed in writing by the Local Planning Authority. The hedges detailed shall be retained at a minimum height of 1 metre, or if new, once grown to this height thereafter.

Reason:

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

10. 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.

11. The development hereby approved shall not be first occupied unless and until an Energy and Water Efficiency Statement has been submitted to and

approved in writing by the Local Planning Authority. The Statement shall detail how the development will:

- a) Ensure that the potential water consumption by occupants of each new dwelling does not exceed 110 litres per person per day.

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

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

12. No development shall commence including demolition and or groundworks preparation until a detailed, scaled finalised Tree Protection Plan (TPP) and the related finalised 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 service routings, type of surfacing for the entrance drive and location of site offices. 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 reason: To ensure good landscape practice in the interests of the maintenance of the character and appearance of the area and to comply with Reigate and Banstead Development Management Plan 2019 policies NHE3, DES1 and DES3 and the recommendations within British Standard 5837:2012 Trees in relation to design, demolition and construction.

## INFORMATIVES

1. Your attention is drawn to the safety benefits of installing sprinkler systems as an integral part of new development. Further information is available at [www.firesprinklers.info](http://www.firesprinklers.info).
2. The applicant is encouraged to provide renewable technology within the development hereby permitted in order to reduce greenhouse gas emissions.

You are advised that the Council will expect the following measures to be included in the above CMS condition to control noise, pollution and parking:

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

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

- 4. 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 any other street furniture/equipment.
- 5. 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).
- 6. 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.
- 7. 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.

8. Notwithstanding any permission granted under the Planning Acts, no signs, devices or other apparatus may be erected within the limits of the highway without the express approval of the Highway Authority. It is not the policy of the Highway Authority to approve the erection of signs or other devices of a non-statutory nature within the limits of the highway.
9. The permission hereby granted shall not be construed as authority to obstruct the public highway by the erection of scaffolding, hoarding or any other device or apparatus for which a licence must be sought from the Highway Authority Local Highways Service.
10. The use of a suitably qualified arboricultural consultant is essential to provide acceptable submissions in respect of the arboricultural tree condition above. All works shall comply with the recommendations and guidelines contained within British Standard 5837.
11. The use of landscape/arboricultural consultant is considered essential to provide acceptable submissions in respect of the above landscaping condition. The planting of trees and native hedging shall be in keeping with the character and appearance of the locality. There is an opportunity to incorporate structural landscape trees into the scheme to provide for future amenity and long term continued structural tree cover in this area. It is expected that the replacement structural landscape trees will be of [Semi-Mature/Advanced Nursery] stock / [Extra Heavy Standard/Heavy Standard] size with initial planting heights of not less than [6m/4.5m/4m/3.5m] with girth measurements at 1m above ground level in excess of [20/25cm/16/18cm/14/16cm/12/14cm].

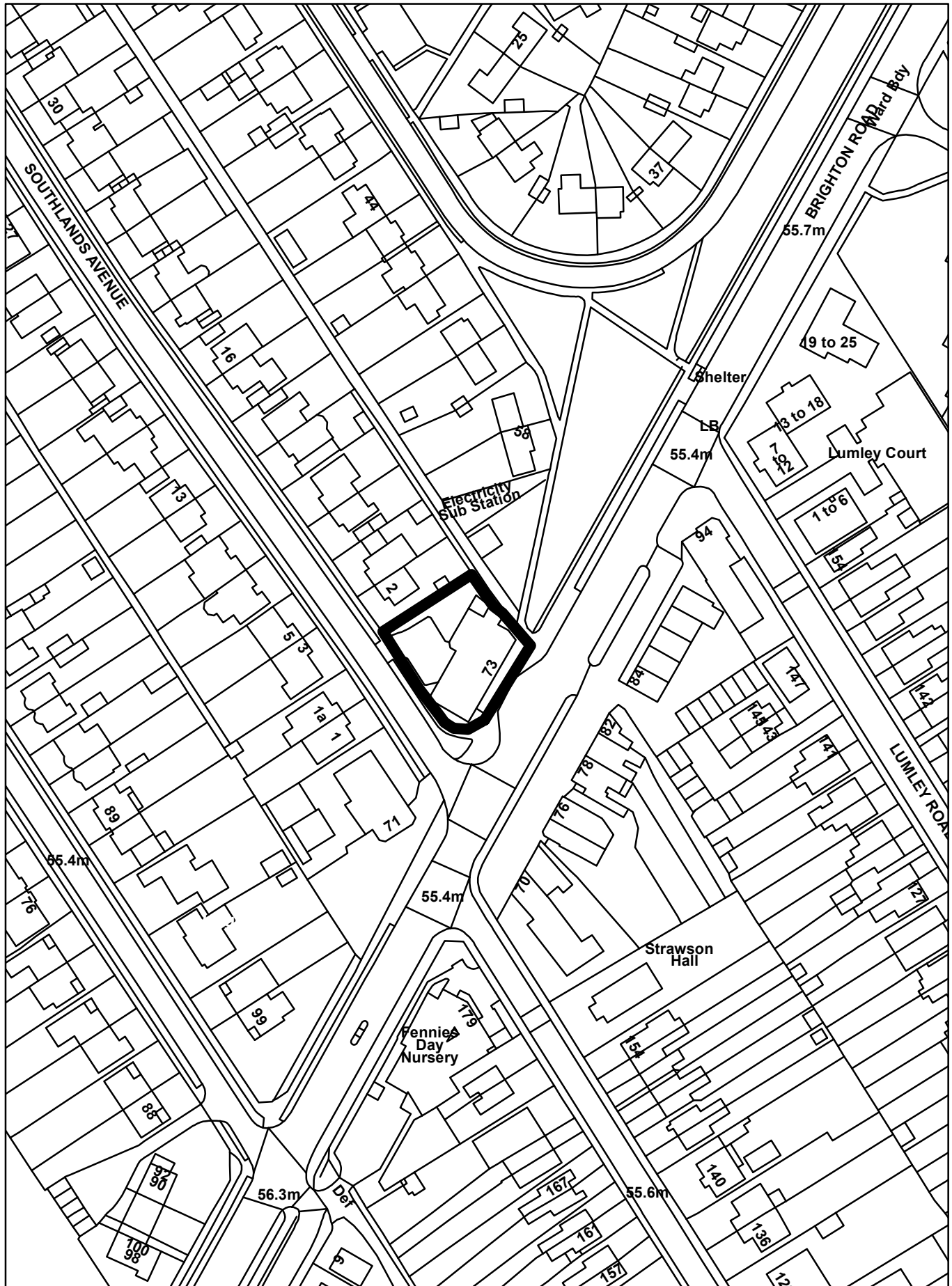
## **REASON FOR PERMISSION**

The development hereby permitted has been assessed against the NPPF 2021 and Development Management Plan policies DES1, DES2, DES4, DES5, DES6, DES8 DES9, NHE3, TAP1, CCF1, INF3 and material considerations, including third party representations. It has been concluded that the development is in accordance with the development plan and there are no material considerations that justify refusal in the public interest.

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.



# 22/00336/F - 73 - 77 Brighton Road, Horley

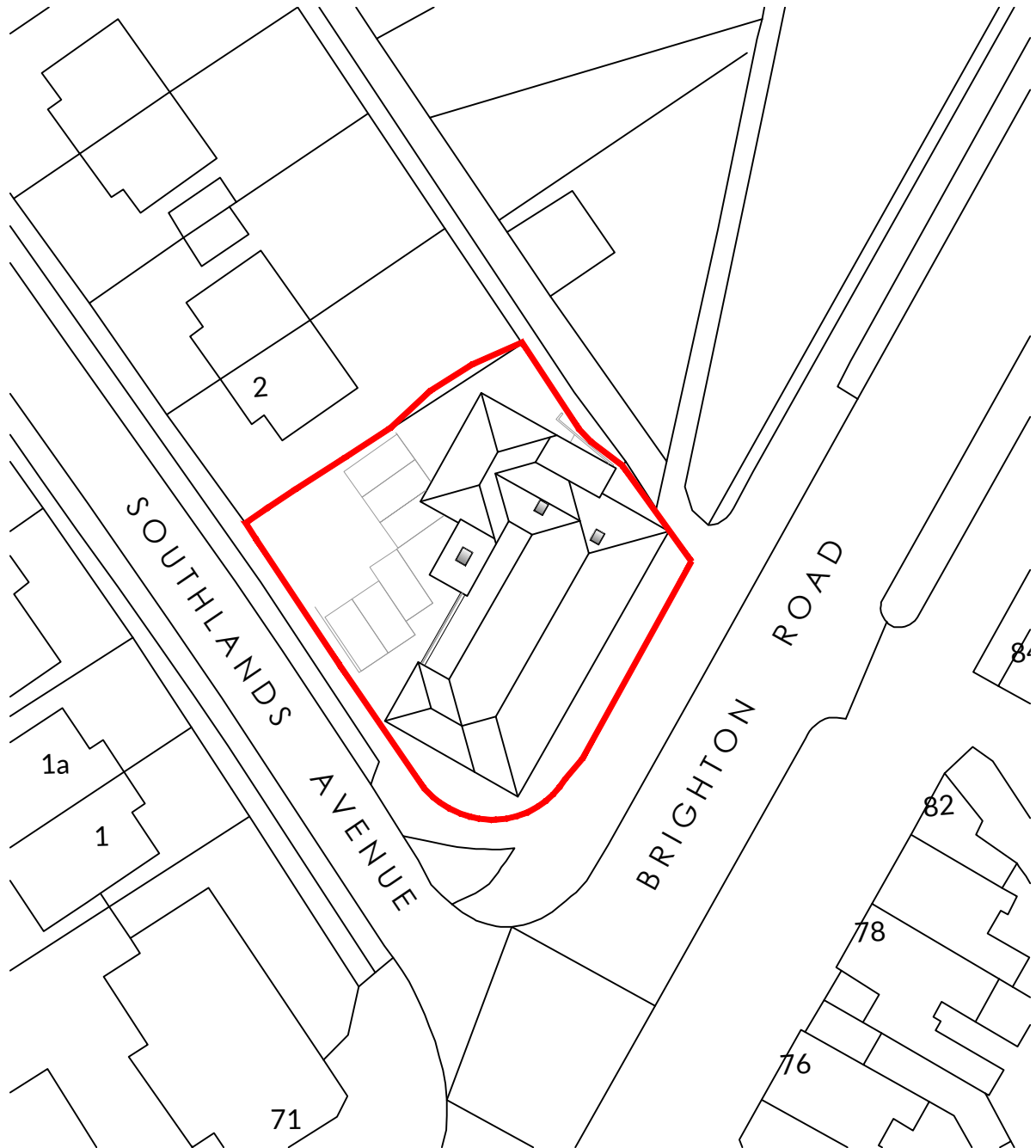


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A4



Client.  
**Lyndendown Limited**

Project.  
**Proposed Extension**

Address.  
**73-77 Brighton Road  
Horley  
RH6 7HL**

Title.  
**Site Block Plan**

Purpose of Issue.  
**PLANNING**

Scale.  
**1:500 @ A4**

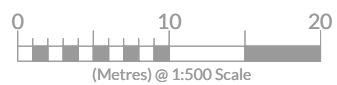
D C  
CAH JRW

Date.  
**06.01.22**

Job No.  
**56960**

Drawing No.  
**PL 02**

Revision.



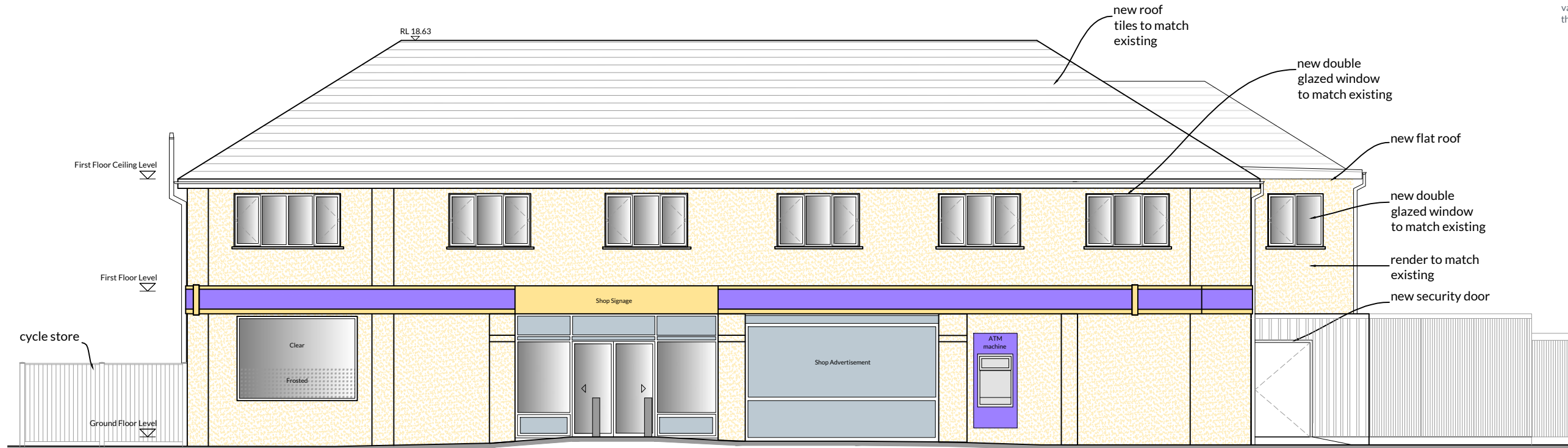
Revision



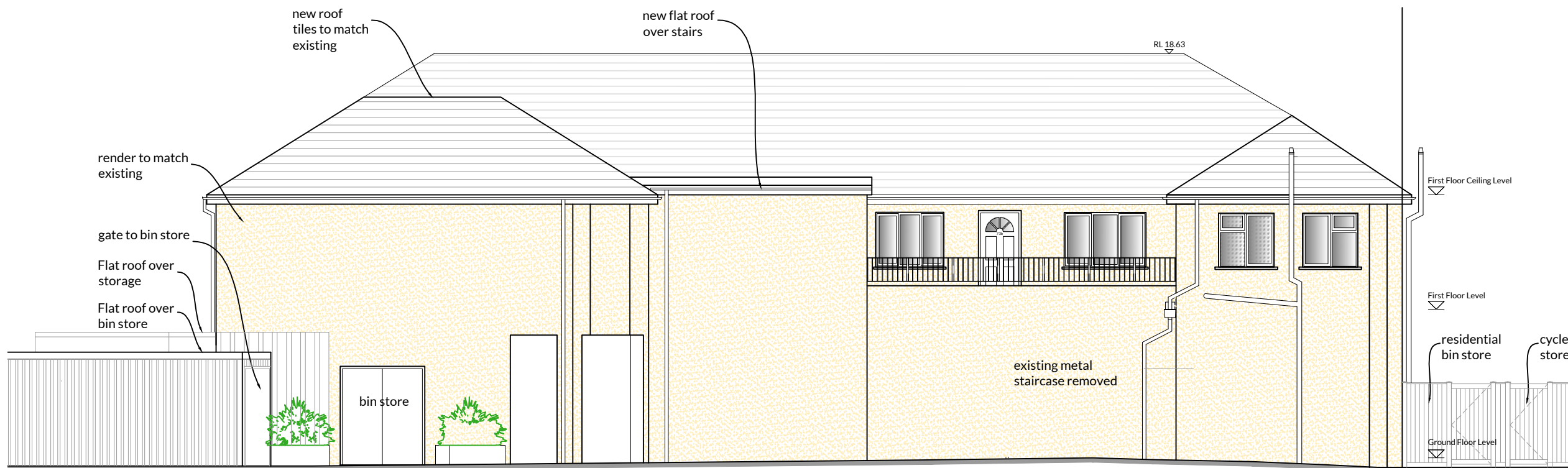
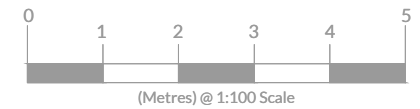
79 High Street  
Tunbridge Wells  
Kent  
TN1 1XZ  
01892 534455  
dmp@dmp-llp.co.uk  
www.dmp-llp.co.uk

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South East (Front) Elevation



North West (Rear) Elevation

Revision A 21/06/22 Planning amendments APC JRW

**DMP**  
79 High Street  
Tunbridge Wells  
Kent  
TN1 1XZ  
01892 534455  
dmp@dmp-llp.co.uk  
www.dmp-llp.co.uk

Client:  
**Lyndendown Limited**

Address:  
**73-77 Brighton Road  
Horley  
RH6 7HL**

Project:  
**Proposed Extension**

Title:  
**SE & NW Elevations  
As Proposed**

Purpose of Issue:  
**PLANNING**

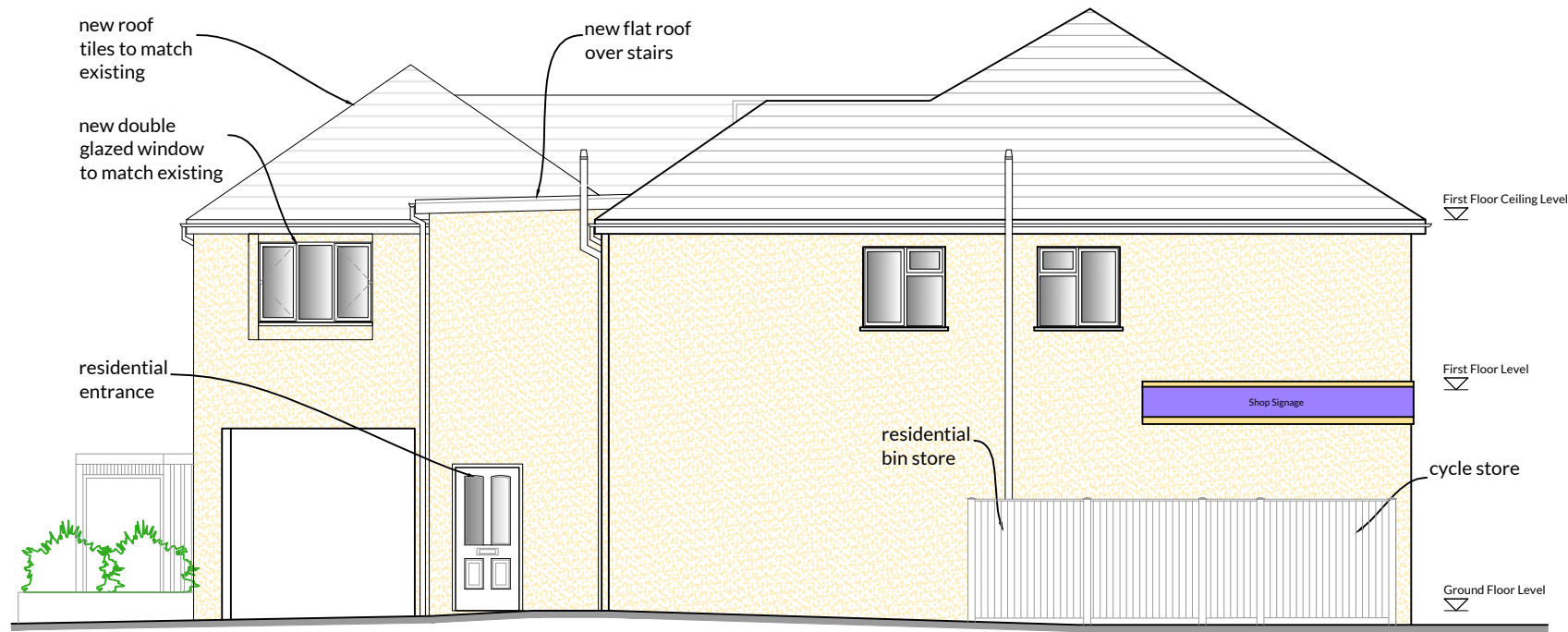
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1:100 @ A3	CAH	JRW	06.01.22

Job No.	Drawing No.	Revision.
56960	PL 11	A

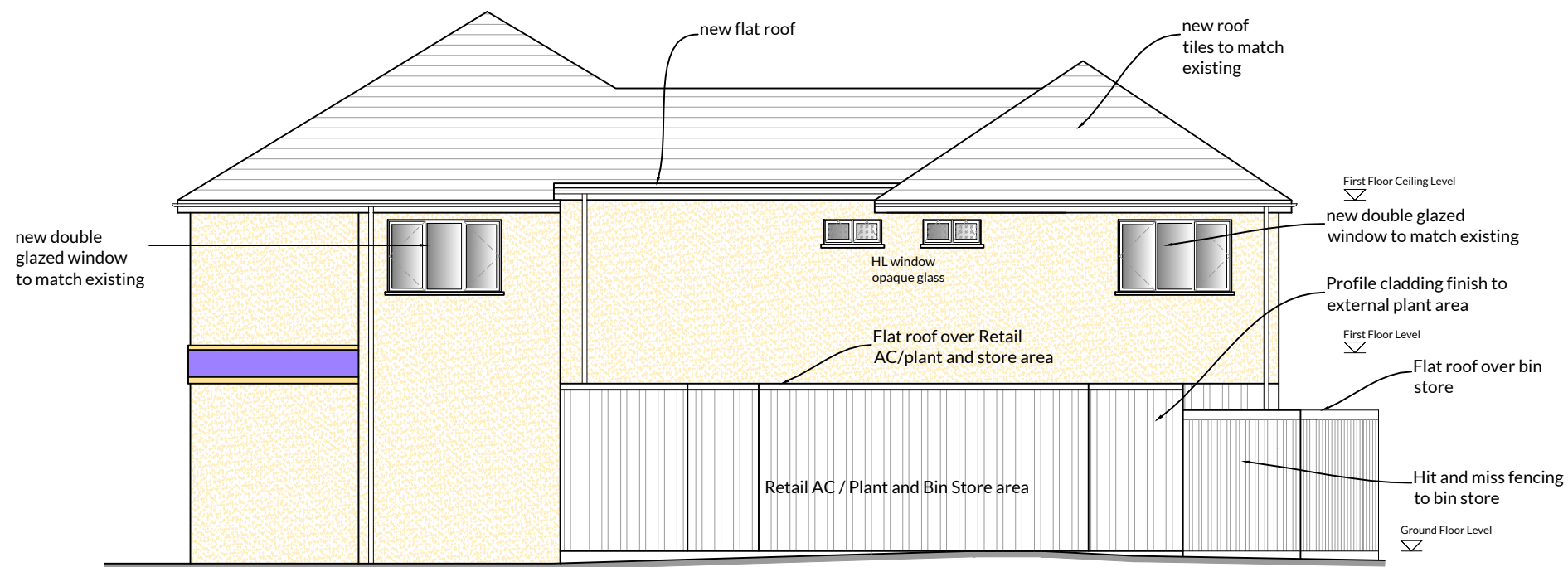
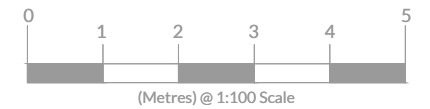


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South West (Side) Elevation



North East (Side) Elevation

Revision A 21/06/22 Planning amendments

APC JRW



79 High Street  
Tunbridge Wells  
Kent  
TN1 1XZ  
01892 534455  
dmp@dmp-llp.co.uk  
www.dmp-llp.co.uk

Client.

Lyndendown Limited

Address.

73-77 Brighton Road  
Horley  
RH6 7HL

Project.

Proposed Extension

Title.

SW & NE Elevations  
As Proposed

Purpose of Issue.

PLANNING

Scale.	D	C	Date.
1:100 @ A3	CAH	JRW	06.01.22

Job No.	Drawing No.	Revision.
56960	PL 12	A