 <p><b>Reigate &amp; Banstead</b> BOROUGH COUNCIL Banstead   Horley   Redhill   Reigate</p>	<b>TO:</b>	PLANNING COMMITTEE
	<b>DATE:</b>	3 October 2018
	<b>REPORT OF:</b>	HEAD OF PLACES & PLANNING
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<b>AGENDA ITEM:</b>	7	<b>WARD:</b> Reigate Hill

<b>APPLICATION NUMBER:</b>	18/00640/F	<b>VALID:</b>	4 April 2018
<b>APPLICANT:</b>	Montreaux Ltd	<b>AGENT:</b>	
<b>LOCATION:</b>	<b>MOUNT PLEASANT, COPPICE LANE, REIGATE</b>		
<b>DESCRIPTION:</b>	Demolition of existing residential dwelling (Use Class C3) and erection of 3 x family dwellings plus associated hard and soft landscaping measures.		
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.			

**This application is referred to Committee in accordance with the Constitution**

**SUMMARY**

The application relates to a large detached two storey building standing on the west side of Coppice Lane within the Metropolitan Green Belt (MGB), having a previous lawful C2 (Residential care home) use, understood to have been occupied by retired artists, with current permission for a C3 residential dwelling use. Apart from the self-contained staff flat being occupied by security staff, the building is vacant and remained at the time of the site inspection in its residential care home layout and fittings.

The site has an extensive recent planning and appeal history, which has resulted in three extant planning permissions for, in brief: (i) the conversion of the C2 use building to residential (Ref:17/00912/CU); (ii) the redevelopment of the site for two detached dwellinghouses (Ref:16/00544/F), or; (iii) the re-development of the site for a mixed development of six residential apartments and a detached house (Ref:17/01061/F, allowed on appeal), all with the associated works. The appeal decision on application, ref: 17/01061/F is a material consideration in this current proposal.

In this latest application it is proposed to demolish the building and erect three 4 bedroom detached houses of traditional design. The houses would be set rearwards of the rear (west) wall of the existing building. The house on Plot 2 would be largely within the footprint of the larger of the two dwellings (Plot 1) in the approved scheme ref. 16/00544/F; the southernmost house (Plot 1) would overlap the footprint and extend southwards towards the boundary with The Red House. The northernmost house (Plot 3) bears marked similarity to that approved under ref. 16/00544/F (Plot 2). The detached garage serving Plot 1 would be set forward of the house: on the other plots the garages would be

attached to the respective houses. Each of the three plots would have access from Coppice Lane via access drives, those for the two more northerly plots combined. There would be 4 parking spaces per dwelling, 12 spaces in total. No external materials are specified although the elevational drawings suggest traditional ones commensurate with the houses' designs.

The proposed Gross External Area (GEA) is 1629sqm, greater than for 16/00544/F (1619sq m) but less than for the appeal proposal 17/01061/F (1668sq m).

The Inspector in allowing the appeal for the development of 7 dwellings, in all, under application no. 17/01061/F concluded that: the level of activity for that development would be no more than that of the recent and previous lawful C2 use of the building, which by reason of its recent use remains a material consideration. The Inspector also concluded that the land and its curtilage fell to be Previously Developed Land (PDL), for the purposes of the NPPF.

The site remains in the MGB and it remains the view that the site at Mount Pleasant constitutes previously developed land (PDL) for the purposes of the revised NPPF 2018. In these circumstances, the provisions of paragraph 145(g) of the NPPF 2018 come into play; these allow for (as new buildings not inappropriate in the MGB) the *“limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt than the existing development; or not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the area of the local planning authority.”*.

The current proposal would represent a 21.5% floorspace increase and 9% volume increase over the existing development on the site but are less than the development allowed on appeal (24% and 12.7% respectively). In allowing the appeal proposal the inspector concluded under the PDL policy that the development would have no greater impact on the openness of the MGB than the existing development. Whilst this current proposal includes a change in the built form with the house (plot 1) projecting southwards of the footprint of the approved dwelling under 16/00544/F (plot 1 under that permission), the overall scheme would have a neutral effect in terms of openness and other harm in comparison to the built form of the extant planning permission, ref: 16/00544/F and to the existing building. This is because each of the three dwellings would, in the separation distances one from another and from the site boundaries, maintain an adequate air of spaciousness to be expected in this locality as well as being respectful of scale and design.

As to traffic implications, the Highway Authority's writ does not run in Coppice Lane, which is a private road. Nonetheless the Authority does opine that, in the wider context, the proposal *“would not have a material impact on the safety and operation of the adjoining public highway.”* Moreover the proposal's traffic generation, it is considered, would not be such as to materially disturb the site's tranquil setting by reason of disturbance arising from comings and goings of vehicles and attendant noise. In the balance regarding this point is the development allowed on appeal for a total of 7 dwelling units where the inspector adjudged that intensity of activity would be no more than the existing building's C2 use.

On the basis of the planning history and the interpretation of PDL in relation to the proposed development it is concluded that the current development would not have a greater impact on the openness of the Green Belt, and the purpose of including land within it, than the existing development. The revised proposal is therefore considered to comply with local and national policy to protect the Green Belt.

The proposal would not result in any material harm to neighbour amenity by reason of the separation distances and proposed juxtaposition this together with an appropriate Arts & Crafts design approach to the three dwellinghouses would accord with the adopted housing policies and the associated guidance in the Local Distinctiveness Design Guide.

Accordingly it is recommended that planning permission be granted.

### **RECOMMENDATION**

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

## Consultations:

### Highway Authority:

*“The application site is accessed via Coppice Lane, which is a private road and does not form part of the public highway, therefore it falls outside the County Highway Authority's jurisdiction. The County Highway Authority has considered the wider impact of the proposed development and considers that it would not have a material impact on the safety and operation of the adjoining public highway.”*

## Representations:

Letters regarding the proposal were sent to neighbouring properties on 17 April 2018: a site notice was posted 24 April 2018. Letters relating to amendments to the proposal were sent on 14 June 2018.

10 responses (6 including 3 from one property as to the original proposal and 4 including 2 from one property regarding amended plans) have been received raising the following issues:

<b>Issue</b>	<b>Response</b>
Harm to MGB	See paragraph 6.7-6.13 incl
Harm to wildlife habitat	See paragraph 1.3
Loss of/harm to trees	See paragraphs 6.5 & 6.6
No need for the development	Proposal's individual merits
Out of character with locality	See paragraphs 6.3 & 6.4
Overdevelopment	See paragraphs 6.8 & 6.9
Overlooking	See paragraph 6.14 & 6.15
Hazard to highway safety	See paragraph 6.16 & 6.17
Increase in traffic congestion	See paragraphs 6.16 & 6.17
Noise and disturbance	See paragraph 6.14 & 6.15
Overbearing effect	See paragraph 6.14 & 6.15
Overshadowing	See paragraph 6.14 & 6.15
Alternative location preferred	Examined on individual merits
Crime fears	See paragraph 6.15
Drainage/sewage capacity	Mains drainage
Harm to Conservation Area	Site not in Conservation Area
Harm to listed building	Building is not listed
Harm to Conservation Area	Site not in Conservation Area
Inadequate parking	See paragraph 6.17
Loss of building	Not a listed building
Loss of private view	Not a material planning matter Not a material planning matter

## Property devaluation

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

- 1.1 The application relates to a vacant large detached 2 storey building of traditional arts and crafts design standing on the west side of Coppice Lane. Area of the site is 1.39ha. The premises have most recently been used as a home occupied by retired artists inclusive of a self-contained flat (occupied at the moment by security staff) and a 3 bedroom staff accommodation unit. The lawful use of the building is therefore C2: residential care home although there is an extant permission for conversion to C3 use. In the application form the use is described as “Residential C3 with Care Home C2” and in the Planning, Design & Access Statement “...The existing current lawful use is as residential (C3) with an element of care home use (C2).” An officer’s inspection has revealed that internally the building gives every sign of a C2 use, which use it is considered could arguably be lawfully resumed as the conversion to a dwellinghouse has not physically taken place.
- 1.2 The building stands in generously sized grounds within the Metropolitan Green Belt (MGB). The site is open in character with built form being concentrated towards its northern end. There are historic gardens to the rear of the site. The building is not listed, either statutorily or locally.
- 1.3 The site is not within a Conservation Area nor is it identified as being of ecological or other wildlife significance or within an area liable to flooding. Mount Pleasant is not listed, statutorily or locally and none of the trees on site is subject of a Tree Preservation Order (TPO). the site is within Flood Risk Zone 1 where there is low risk of flooding.
- 1.4 To the north and south of the site are substantial residential properties, The Coppice and The Red House respectively, in a neighbourhood composed of similarly scaled buildings. Between the south wall of the existing building and the northernmost wall of The Red House is an open gap of some 32m; the northernmost wall of the existing house and outbuildings runs along the northern boundary.

### **2.0 Added Value**

- 2.1 Improvements secured at the pre-application stage: none.
- 2.2 Improvements secured during the course of the application: revised elevations so that proposed houses more closely following local vernacular in terms of arts and crafts style.
- 2.3 Further improvements could be secured: conditions relating to external materials, tree protection measures, landscaping, tree works, Construction Transport Management Plan, boundary treatment, no further upper floor windows and removal of PD rights.

### 3.0 Relevant Planning and Enforcement History

3.1	14/01748/CU	Change of use from C2 residential home to C3 dwelling	Granted 24 October 2014
3.2	16/00544/F	Demolition of vacant residential care home and two dwelling houses and erection of two single dwelling houses with associated garaging, landscaping and other related works	Granted 16 May 2016
3.3	17/00912/CU	Change of use from residential care home (C2) to residential dwelling (C3)	Granted 29 June 2017
3.4	17/01061/F	Demolition of existing residential dwelling (Use Class C3) and erection of replacement buildings comprising 6 no. flats and 1 no. 5 bedroom dwelling house, plus associated hard and soft landscaping measures.	Refused 8 November 2017 Appeal allowed 4 July 2018
3.5	18/00172/F	Demolition of existing residential dwelling (Use Class C3) and erection of replacement buildings comprising 6 no. flats and 1 no. 5 bedroom dwelling house, plus associated hard and soft landscaping measures.	Refused 20 April 2018

### 4.0 Proposal and Design Approach

- 4.1 It is proposed to demolish the building and erect three 4 bedroom detached houses. The houses would be set rearwards of the rear (west) wall of the existing building. The house on Plot 2 would be largely within the footprint of the larger of the two dwellings (Plot 1) in the approved scheme ref. 16/00544/F; the southernmost house (Plot 1) would overlap the footprint and extend southwards towards the boundary with The Red House. The northernmost house (Plot 3) bears marked similarity to that approved under ref. 16/00544/F (Plot 2).
- 4.2 The detached garages serving Plots 1 and 2 would be set forward of the respective houses.

- 4.3 The buildings would be of individual traditional design, external materials unspecified.
- 4.4 The most southerly dwelling would have an individual access from Coppice Lane: the northernmost plots would have a shared access drive. There would be 4 parking spaces per dwelling, 12 spaces in total.
- 4.5 Gross External Area (GEA) is 1629sqm, greater than for 16/00544/F (1619sqm) but less than for the successful appeal proposal 17/01061/F (1668sq m).
- 4.6 In a covering letter the applicant makes the following points:
- the proposal would create a greater sense of openness and wreak an improvement to the MGB through the redevelopment of a brownfield site by demolition of the solid and extensive structure spanning the width of the plot and preventing east/west views through the site;
  - the three proposed separated buildings would break up the visual appearance of development in this location and allow views through the site;
  - the current proposal represents no increase in overall massing over the approved baseline for development in this location thereby improving the level of openness within the MGB.
- 4.7 An Energy Statement accompanying the application recommends the incorporation of renewable technologies in the development.
- 4.8 A Flood Risk Assessment concludes that the risk of flooding from fluvial sources is very low; residential development is suitable at this location (Flood Zone 1); and the risk of flooding from other sources such as groundwater, sewers and pluvial sources is low and the risk from tidal or coastal flooding is negligible.
- 4.9 The application also includes an Arboricultural Impact Assessment which concludes that proposal would allow for the long-term viability of retained and appropriate tree cover, and would not result in harm to the wider treescape: the principle of the proposed development, this document continues, is therefore considered supportable from the arboricultural perspective and in terms of local policy where it relates to trees, subject to appropriate mitigation planting and the adoption of safeguards for protecting trees.
- 4.10A Transport Statement accompanying the application concludes that the proposed development will result in no change to the amount of traffic on the local highway network and no intensification of use of the site: the development is in an accessible area which with a genuine choice of sustainable modes of travel.
- 4.11 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.

4.12 Evidence of the applicant's design approach is set out below:

Assessment	The character of the surrounding area is assessed as semi-rural bounded by large single dwellings, within the Metropolitan Green Belt (MGB)
	No site features worthy of retention were identified.
Involvement	No community consultation took place.
Evaluation	The statement does not include any evidence of other development options being considered.
Design	The applicant's reasons for choosing the proposal from the available options were that the design and proposed layout are virtually identical to those of the approved scheme (application no. 16/00544/F).

4.13 Further details of the development are as follows:

Site area	1.4ha
Existing use	C2/C3 (ancillary residential accommodation) See paragraph 1.1 above
Proposed use	C3 (3 detached houses)
Existing parking spaces	15
Proposed parking spaces	12
Parking standard	6
Net increase in dwellings	1 (allowing for 2 units in existing building)
Existing site density	1.4dph (on basis of 2 units in existing building)
Proposed site density	2.14dph

## 5.0 Policy Context

### 5.1 Designation

Metropolitan Green Belt (MGB)



## 5.2 Reigate and Banstead Core Strategy

CS1(Sustainable Development)  
CS2 (Valued Landscapes and Natural Environment),  
CS3 (Green Belt)  
CS10 (Sustainable Development),  
CS11 (Sustainable Construction)

## 5.3 Reigate & Banstead Borough Local Plan 2005

Metropolitan Green Belt	Co1
Housing	Ho1, Ho9
Housing Outside Urban Areas	Ho24
Movement	Mo7

## 5.4 Other Material Considerations

National Planning Policy Framework	
National Planning Practice Guidance	
Supplementary Planning Guidance	Surrey Design Local Distinctiveness Design Guide
Other	Human Rights Act 1998

## 6.0 **Assessment**

6.1 The principle of new residential development on the site has been established with the grant of permission under 16/00544/F. The fundamental topic to be assessed is the impact of 3 detached houses as opposed to the two approved dwellinghouses..

6.2 The main issues to consider are:

- Design appraisal
- Impact on trees
- Impact on the MGB
- Neighbour amenity
- Highway implications
- Community Infrastructure Levy (CIL)
- Affordable Housing
- Other matters

### Design

6.3 Local distinctiveness plays an important role in the application's assessment. The design of the proposed houses derives from the Arts & Crafts school and in that

sense sits comfortably with existing neighbouring properties of individual traditional design. The Council's Conservation Officer has been consulted on this issue and raises no objection, subject to detailed conditions relating to the detailed design, specifications, restoration of features (including statuary) and landscaping. The Conservation Officer has summarised the characteristics of the present house as follows:

*"The existing house was built in 1934 for Sir Francis D'Arcy Cooper, the chairman of Unilever, to the designs of James Lomax-Simpson, the Unilever architect, responsible for the model village, Port Sunlight. The house bears a resemblance to his Port Sunlight buildings. The two sculptures at the north end of the west walk and the east end of the south lawn and the fountain statue on the lower pond fountain should be noted for retention on the garden layout, and will need protection during building works. They were all installed in the 1934. The lower pond fountain statue of a putto on a seahorse is by Gilbert Ledward.*

- 6.4 The proposed houses are of traditional design and materials (subject to condition), of individual appearance whilst following the arts and crafts genre and harmonising with the imposing residential properties of similar style in the locality. Hence the Conservation Officer's views are endorsed and the scheme is considered to accord with policy in terms of design and layout terms.

#### Trees

- 6.5 The site is distinguished by mature groups of trees and the application includes an Arboricultural Impact Assessment together a detailed Planting Plan. The Council's Tree Officer's comments thereon have been sought and whilst it is observed that Some trees are lost to the proposed development; these are mainly domestic plantings which are of internal landscape value only. Their removal would not result in any adverse affects on the local and wider landscape and their loss can be adequately mitigated by replacement planting secured by condition. A landscape scheme has been offered which is broadly acceptable, however tree species should be revisited and the use of natives or appropriate cultivars of native species should be given additional consideration. The proposed development would not have any significant adverse affect on the nearby ancient woodland. In addition the proposed development provides an opportunity to secure specimen and structural tree planting along with additional landscaping which will add value, enhance and improve the existing landscape.
- 6.6 The comments provide a similar approach to the previously approved development and with the required tree protection and landscaping the proposal would have an acceptable impact on the sylvan and landscaped character of the locality. The proposal in relation to the impact on present and proposed landscaping would therefore be consistent with adopted policies Ho9 and Pc4, subject to conditions with regard to replacement planting, landscaping and tree protection measures.

#### MGB

- 6.7 The site is located within the MGB which calls for the proposal to be scrutinised under policies Co1 and Ho24 of the Local Plan and CS3 of the Core Strategy and the

provisions of in particular para 145(g) of the NPPF 2018. The NPPF counsels that construction of new buildings is inappropriate in the MGB, with certain exceptions. These exceptions include: "...the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces..." The site constitutes previously developed land (PDL) and the NPPF provides that: "...limited infilling or the partial or complete redevelopment of previously developed land...which would not have a greater impact on the openness of the Green Belt than the existing development; or not cause substantial harm to the openness of the Green Belt, where the redevelopment would re-use previously developed land and contribute to meeting an identified affordable housing need within the area of the local planning authority."

Policies Co1 and Ho24 contain similar provisions albeit in relation to replacement dwellings in particular and not buildings in general.

- 6.8 In terms of sizes of buildings, the respective figures for gross external area (GEA), volume and other data for the existing, approved, refused/allowed on appeal and proposed schemes are set out below. The GEA for the current application (1629sq m) would be 0.6% greater than for the approved scheme ref. 16/00544/F (1619sq m). Floorspace increase over the existing building (1341sq m) of the current proposal as well as ref. 16/00544/F and ref. 17/01061/F would be 21.5%, 20.7% and 24%. The GEA for the current proposal would be 2.3% less than for the scheme allowed on appeal under ref. 17/01061/F (1668 sq m). Volume of the current proposal is 5435cu m, 9% greater than the existing development (of 4984cu m) but less than the appeal proposal (5616cu m, 12.7%). Existing parking provision is indicated in the table as 15 spaces, reflecting the gravelled area that, while not formally laid out, could accommodate this number of vehicles.

(Note: Intentionally left blank: The table is on the next page)

	Floorspace GEA (sq m)	Floorspace increase over existing (%)	Parking spaces	Number of dwellings	Height of building in metres	Dwellings per ha / volume (cu m)
Existing building (C2 use inc 2 ancillary residential units)	1495-154  1341	N/A	15	2 (ancillary to main C2 use)	10.27	1.4 (on basis of 2 ancillary dwellings) / 4984
Application No. 16/00544/F (GRANTED) (2 dwellings, Plots 1 & 2))	1224 (Plot 1) 395 (Plot 2)  Total: 1619	20.7%	3+ (Plot 1) 2+ (Plot 2)	2	10.6 (Plot 1) 9.2 (Plot 2)	1.4 / 5608
Application no. 17/01061/F (REFUSED, ALLOWED ON APPEAL) (6 dwellings on Plot 1, 1 as approved on Plot 2)	1273 (Plot 1) 395 (Plot 2)  Total: 1668	24%	14 (Plot 1) 2+ (Plot 2)	7 (including approved dwelling on Plot 2)	10.45 (Plot 1) 9.2 (Plot 2)	5.03 / 4270 (Plot 1), 1346 (Plot 2)  Total: 5616
Application no. 18/00172/F (REFUSED) (6 dwellings on Plot 1, 1 as approved on Plot 2)	1224 (Plot 1) 395 (Plot 2)  Total: 1619	20.7%	14 (Plot 1) 4 (Plot 2)	7 (including approved dwelling on Plot 2)	10.6 (Plot 1) 9.2 (Plot 2)	5.03 / 4180 (Plot 1), 1346 (Plot 2)  Total: 5526
Application no. 18/00640/F (CURRENT) (3 dwellings, Plots 1-3 incl)	583 (Plot 1) 527 (Plot 2) 519 (Plot 3)  Total: 1629	21.5%	4 (Plot 1) 4 (Plot 2) 4 (Plot 3)	3	9.8 (Plot 1) 9.2 (Plot 2) 9.2 (Plot 3)	2.14 / 5435

6.9 The separation distances between the proposed buildings and their existing neighbours and between each of the proposed buildings, contrasting with the gap between the existing building on the site and The Red House, lends understanding to what extent the MGB's openness is affected. Thus the separation distance between the existing building and The Red House is some 32m; the distances between The Red House and the proposal on Plot 1, 16.7m; between the buildings on Plots 1 and 2, 5.57m; between the Plot 3 development and boundary with The Coppice, 2.4m; and between the side walls of the dwelling on Plot 2 and The Coppice, 22.4m. These gaps' dimensions would in total be less than the existing but the MGB's open qualities would be served and perceived by the breaking up of the bulk and mass of the existing building into three new buildings of a lesser scale.

6.10 The one net additional dwelling (three houses minus two dwellings in the existing building) represents a 50% development density increase in the existing situation. The question to be posed is to what extent this level of density increase is harmful,

in particular to the MGB. The proposed houses' traffic generation and domestic activities would be apparent but it is considered that this would not, based on the trip generation assessment, be materially different to the potential traffic generation of the site as a C2 Care home. The increase over existing floorspace would amount to 21.5%, cf 20.7% for the approved 2016 scheme and 24% for the development allowed on appeal. Like the 2016 and 2017 (allowed on appeal) scheme but pursuing a different design solution, the present proposal involves the breaking up of the massing presented by the present building and creating a situation where at the least there would be no adverse impact on the openness of the MGB and, looked at in the most favourable light, enhancing this quality.

- 6.11 The built scale of the development is comparable to the extant (2016 and 2017) permissions and the change in the level of activity would be commensurate with the lawful use of the building as a care home which as a recent lawful use is a material consideration. The vehicular movements emanating from the proposal would not be such as to materially adversely affect the site's setting within the MGB and it is opined that the proposal would have no greater impact on the openness of the MGB than the existing situation or the approved development and is in accord with the appropriate provisions of para 145(g) of the NPPF, with its constituting PDL, and of the Local Plan.
- 6.12 In considering previous proposals on this site consideration was given to the interpretation of the re-development as constituting inappropriate development in the MGB where Very Special Circumstances are required to outweigh the harm to openness and other harm. However the Appeal decision makes it clear that the site is PDL and therefore this approach is adopted in this current case.
- 6.13 Overall the proposal would be commensurate with the overall building scale on the site, offering new if different vistas, set back from the road and breaking up of mass, with a comparable level of activity in terms of vehicle movements to that of the lawful use as a care home. It is therefore considered that, in accordance with paragraph 145(g) of the Framework, the development of this PDL site would not on balance have a greater impact on the openness of the Green Belt and the purpose of including land within it. For these reasons, the development is not considered to be inappropriate development and would therefore accord with Policy Co1 of the Borough Local Plan 2005, Core Strategy Policy CS3 and the provisions of the NPPF 2018.

#### Neighbour amenity

- 6.14 The proposal, given its domestic scale and its layout and with the increase in number of dwelling units being only one, is not considered to have an adverse impact upon the amenities enjoyed by the occupants of neighbouring properties which are well spaced in generously sized plots and having mature boundary planting. Having regard to the various clearance distances between existing/proposed and proposed/proposed set out at 6.9, it is not considered, given this arrangement, that the living conditions of neighbouring properties or between proposed dwellings would be adversely affected in terms of overlooking, overshadowing or overbearing effect.

- 6.15 Local concerns have been raised about loss of privacy and the visual impact of the development. However, it is not felt that the proposal would lead to any undue harm on these counts to local residential amenities for the reasons set out above. Disturbance from construction activities would be by nature a temporary aberration but a condition regulating these through a Construction Transport Management Plan would be attached to any permission. As regards security matters, the development would be capable of adequate surveillance from neighbouring properties.

#### Highways

- 6.16 The Highway Authority has no remit for Coppice Lane which is a private road but taking a wider view does not adjudge that the development would give rise to highway safety or traffic flow problems. Notwithstanding that the Highway Authority thus makes no recommendations for conditions, it is considered appropriate to impose a condition relating to a Construction Transport Management Plan, as well for traffic safety as amenity justification.
- 6.17 Accompanying the application is a Transport Statement which identifies trip rate and travel demand figures for the existing C2 use and the proposal and concludes that that there would be no material intensification regarding traffic effects and no measurable harm. The Statement identifies that estimate average trip generation would be 14 trips between 0700 and 1900 and this compares to the 18 trips between 0700 and 1900 estimated for the approved appeal scheme. The impact and change would arguably be less than the extant appeal scheme and not therefore be materially harmful.

#### CIL

- 6.18 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.

#### Affordable Housing

- 6.19 Core Strategy Policy CS15 and the Council's Affordable Housing SPD require financial contributions towards affordable housing to be provided on housing developments of 1-9 units. However, in November 2014, the Government introduced policy changes through a Written Ministerial Statement and changes to the national Planning Practice Guidance which restrict the use of planning obligations to secure affordable housing contributions from developments of 10 units or less. These changes were given legal effect following the Court of Appeal judgement in May 2016.
- 6.20 In view of this, and subsequent local appeal decisions which have afforded greater weight to the Written Ministerial Statement than the Council's adopted policy, the Council is not presently requiring financial contributions from applications such as

this resulting in a net gain of 10 units or less. The absence of an agreed undertaking does not therefore warrant a reason for refusal in this case.

### Other Matters

- 6.21 As well as arboricultural and traffic impact submissions which are discussed above, the application is accompanied by an energy statement and a flood risk assessment.
- 6.22 The energy statement specifies flue-gas heat recovery system for each dwelling and roof-mounted solar PV panels as the energy saving measures.  
In addition it is proposed to install a wood-burning stove into each house.
- 6.23 The flood risk assessment concludes that the risk of flooding from fluvial sources is very low; residential development is suitable at this location (Flood Zone 1); and the risk of flooding from other sources such as groundwater, sewers and pluvial sources is low and the risk from tidal or coastal flooding is negligible: the proposal is therefore in accordance with Policies CS10 and Ut4.

## **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>
Location Plan	15-P1122-LP		22.03.2018
Context Plan	17-J1697-CP		22.03.2018
Site Layout	17-J1697-100.1	B	22.03.2018
Site Layout	17-J1697-100	C	22.03.2018
Plot 1-Plans	17-J1697-101	A	12.06.2018
Plot 1-Elevns	17-J1697-102	B	12.06.2018
Garage	17-J1697-103	A	12.06.2018
Plot 2-Plans	17-J1697-104	A	12.06.2018
Plot 2-Elevns	17-J1697-105	A	12.06.2018
Garage	17-J1697-106		22.03.2018
Plot 3-Plans	17-J1697-107	A	22.03.2018
Plot 3-Elevns	17-J1697-108	A	22.03.2018
Garage	17-J1697-109		22.03.2018
Street Scene	17-J1697-110	C	12.06.2018
Exg Fl Plans	15-P1122-411		22.03.2018
Exg Elevns	15-P1122-412		22.03.2018
Planting Plan	5886/ASP.PP.1	G	22.03.2018

Reason:

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

3. Notwithstanding the drawings, the development hereby permitted shall be carried out using the external facing materials and details specified below.
- a) All tiles and tile hanging shall be of Wealden handmade sandfaced plain clay tiles and all elevations shall be tile hung above ground floor level.
  - b) All external joinery shall be of painted timber with architraved bargeboards and no box ends omitted.
  - c) All dormers shall have an ogee cornice.
  - d) All casement windows shall be of painted timber with casements in each opening.
  - e) All fascias shall be no more than two bricks depth.
  - f) All brickwork shall be of handmade sandfaced multistockbrick
  - g) The front courtyard, parking areas and drives shall be of gravel or fixed gravel.
  - h) The rooflight to the porch shall be a blacked painted metal conservation rooflights with a single vertical glazing bar.
  - i) All stonework, except the cills, shall be of natural sandstone.
  - j) All brick arches shall be of gauged brick.
  - k) The entrance gates shall be of dark stained timber.
  - l) The existing front hedge adjacent to the highway boundary shall be retained on an ongoing basis and managed to maintain a height of at least 1 metre hereafter. Any gaps or losses through death or disease shall be remedied by replacement in holly, to current landscape standards, within 1 year to maintain this feature.
  - m) Before works commence a specification and plan for the repair and retention of the garden sculpture shall be submitted to and approved in writing by the LPA before works commence, including the two sculptures at the north end of the west walk and the east end of the south lawn and the fountain statue on the lower pond fountain. Before works commence, protective fencing for the sculpture shall be erected and shall be maintained during the building process.
- There shall be no variation to the above specifications without the prior approval in writing of the Local Planning Authority.

Reason:

In the interests of the visual amenities of the locality having regard to policies Co1, Ho9 and Ho24 of the Reigate and Banstead Borough Local Plan 2005 and the provisions of the NPPF

4. No development shall commence including demolition and or groundworks preparation until a detailed, finalised scaled Tree Protection Plan (TPP) and the related finalised Arboricultural Method Statement (AMS) are 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. The AMS shall also include a pre commencement meeting, supervisory regime for their implementation & monitoring with an agreed reporting process to



the LPA. All works shall be carried out in strict accordance with these details when approved.

Reason:

To ensure good arboricultural practice in the interests of the maintenance of the character and appearance of the area and to comply with British Standard 5837:2012 'Trees in Relation to Design, demolition and Construction – Recommendations' and policies Pc4 and Ho9 of the Reigate and Banstead Borough Local Plan.

5. No development shall commence on site until a scheme for the landscaping and replacement tree planting of the site including the retention of existing landscape features has been submitted and approved in writing by the local planning authority. Landscaping schemes shall include details of hard landscaping, 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 programme.

All hard and soft landscaping work shall be completed in full accordance with the approved scheme, prior to occupation or use of the approved development 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 policies Pc3, Pc4 and Ho9 of the Reigate and Banstead Borough Local Plan 2005 and the recommendations within British Standard 5837 and British Standard 8545 Trees from nursery to independence in the landscape –Recommendations.

6. No development shall commence until a Construction Transport Management Plan, to include details of:
- (a) parking for vehicles of site personnel, operatives and visitors
  - (b) loading and unloading of plant and materials
  - (c) storage of plant and materials
  - (d) programme of works (including measures for traffic management)
  - (e) measures to prevent the deposit of materials on the highway
  - (f) before and after construction condition surveys of the highway and a commitment to fund the repair of any damage caused
  - (g) on-site turning for construction vehicles
- has been submitted to and approved in writing by the Local Planning Authority. Only the approved details shall be implemented during the construction of the development.

Reason:

The above conditions are required in order that the development should not prejudice highway safety nor cause inconvenience to other highway users to satisfy policies Mo5 and Mo7 of the Reigate and Banstead Borough Local Plan 2005 and the objectives of the NPPF 2012.

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

Reason:

To preserve the visual amenity of the area and protect neighbouring residential amenities with regard to the Reigate and Banstead Borough Local Plan 2005 policies Ho9 and Pc4.

8. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no extensions permitted by Classes A, B, C, D or E of Part 1 of the Second Schedule of the 2015 Order in regard to the dwellinghouses hereby permitted shall be constructed.

Reason:

To control any subsequent enlargements in the interests of the visual and residential amenities of the locality with regard to Reigate and Banstead Borough Local Plan 2005 policy Ho9 and to restrict the enlargement of dwellings in this rural area with regard to Reigate and Banstead Borough Local Plan 2005 policies Co1 and Ho24.

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

Reason:

To ensure that the development does not affect the amenity of the neighbouring property by overlooking and to protect the visual amenities of the area in accordance with Reigate and Banstead Borough Local Plan 2005 policy Ho9 and to restrict the enlargement of dwellings in this rural area with regard to the Reigate and Banstead Borough Local Plan 2005 policy Ho24.

## 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.

3. The applicant is advised that prior to the initial occupation of any individual dwelling hereby permitted, a 140 litre wheeled bin conforming to British Standard BSEN840 and a 60 litre recycling box should be provided for the exclusive use of the occupants of that dwelling. Prior to the initial occupation of any communal dwellings or flats, wheeled refuse bins conforming to British Standard BSEN840, separate recycling bins for paper/card and mixed cans, and storage facilities for the bins should be installed by the developer prior to the initial occupation of any dwelling hereby permitted. Further details on the required number and specification of wheeled bins and recycling boxes is available from the Council's Neighbourhood Services on 01737 276501 or 01737 276097, or on the Council's website at [www.reigate-banstead.gov.uk](http://www.reigate-banstead.gov.uk). Bins and boxes meeting the specification may be purchased from any appropriate source, including the Council's Neighbourhood Services Unit on 01737 276775.
4. You are advised that the Council will expect the following measures to be taken during any building operations to control noise, pollution and parking:
  - (a) Work that is audible beyond the site boundary should only be carried out between 08:00hrs to 18:00hrs Monday to Friday, 08:00hrs to 13:00hrs Saturday and not at all on Sundays or any Public and/or Bank Holidays;
  - (b) The quietest available items of plant and machinery should be used on site. Where permanently sited equipment such as generators are necessary, they should be enclosed to reduce noise levels;
  - (c) Deliveries should only be received within the hours detailed in (a) above;
  - (d) Adequate steps should be taken to prevent dust-causing nuisance beyond the site boundary. Such uses include the use of hoses to damp down stockpiles of materials, which are likely to generate airborne dust, to damp down during stone/slab cutting; and the use of bowsers and wheel washes;
  - (e) There should be no burning on site;
  - (f) Only minimal security lighting should be used outside the hours stated above; and
  - (g) Building materials and machinery should not be stored on the highway and contractors' vehicles should be parked with care so as not to cause an obstruction or block visibility on the highway.

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

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

5. 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.
6. The use of landscape/arboricultural consultant is considered essential to provide acceptable submissions in respect of the above relevant conditions. Replacement planting of trees and shrubs shall be in keeping with the character and appearance of the locality. The use of native species is preferred or appropriate cultivars of native species. There is an opportunity to incorporate structural landscape trees into

the scheme to enhance and improve the existing landscape and to make provision for future visual amenity and long term continued structural tree cover in this area. It is expected that the replacement structural landscape trees will be of a minimum Advanced Nursery Stock sizes with initial planting heights of not less than 6m with girth measurements at 1m above ground level in excess of 16/18cm.

7. The applicant is advised that they will likely be required to restore/make good any damage to Coppice Lane or its verges resulting from construction vehicle activity associated with the proposed development.

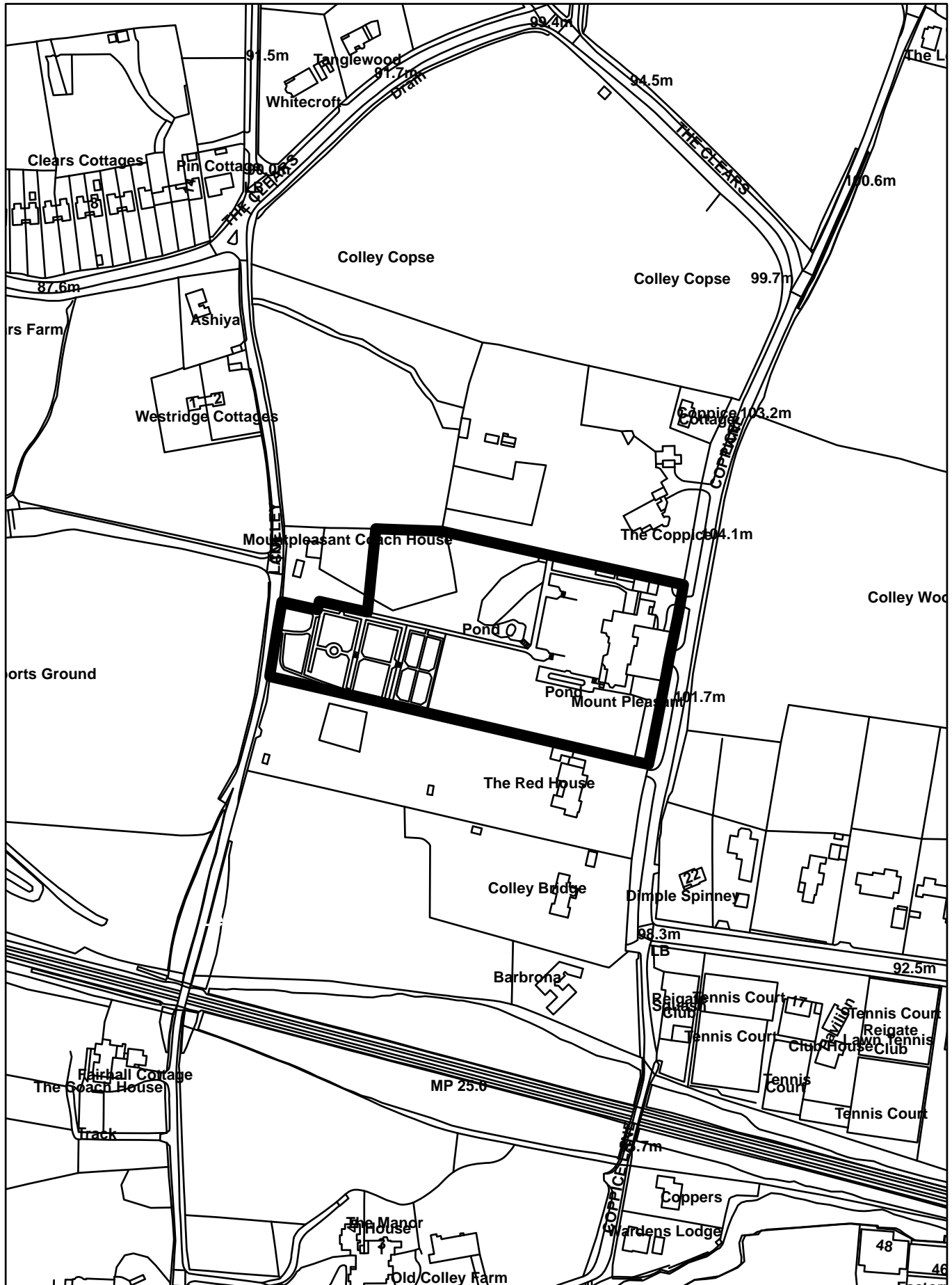
## **REASON FOR PERMISSION**

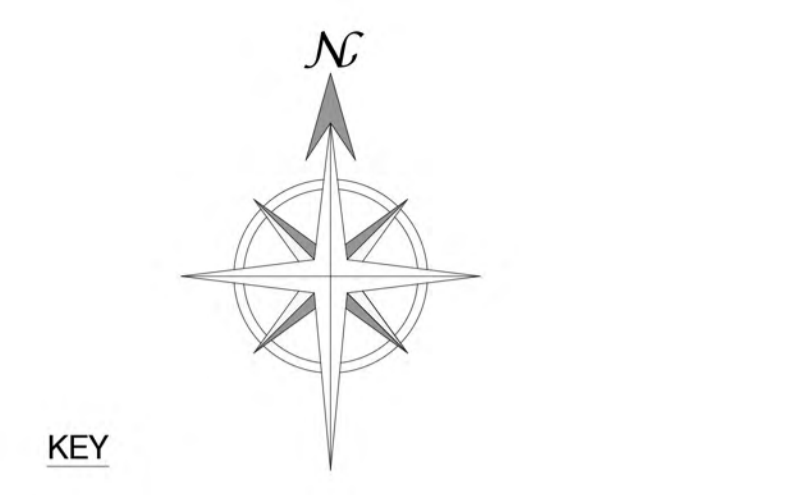
The development hereby permitted has been assessed against development policies CS1, CS2, CS3, CS10, CS11, Co1, Ho1, Ho9, Ho24, Mo7, Pc4 and material considerations, including third party representations. It has been concluded that the development is in accordance with the development plan and there are no material considerations that justify refusal in the public interest.

## **Proactive and Positive Statements**

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

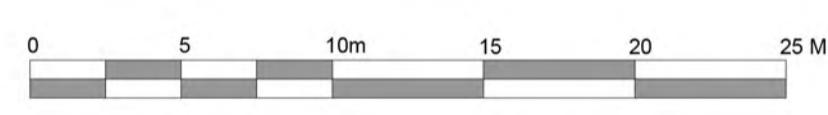
# 18/00640/F - Mount Pleasant, Coppice Lane, Reigate





**KEY**

	TREES TO BE RETAINED
	EXISTING HEDGROW
	PROPOSED TREES
	INDICATIVE PROPOSED PLANTING



Rev.	Date	Detail
B	24.05.18	Plot 1 and Plot 2 house type updated
A	07.02.18	Changes to access to plots

Status: **PLANNING ISSUE**

**ASCOT DESIGN**  
Timeless architecture

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www.ascotdesign.com

Client: **MONTREAUX Ltd.**

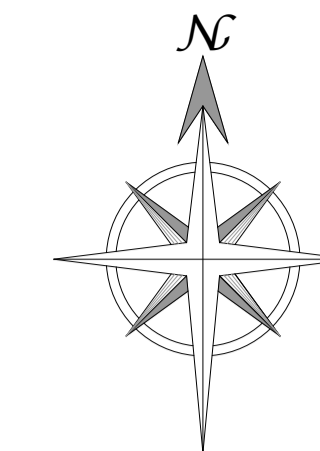
Project Title: **MOUNT PLEASANT, COPPICE LANE  
REIGATE, SURREY, RH2 9JF**

DRAWING Title: **SITE LAYOUT**

Scale:	Date:	Drawn:
1:250@A1	JAN' 18	KMB

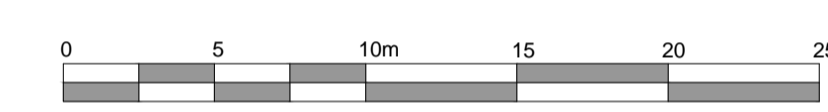
DRAWING No.	Rev.
17 - J1697-100.1	A

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**KEY**

- DASHED LINE INDICATES BUILDING TO BE DEMOLISHED
- DASHED LINE INDICATES OUTLINE OF CONSENTED SCHEME 16/00544/F
- TREES TO BE RETAINED
- EXISTING HEDGEROW
- PROPOSED TREES
- INDICATIVE PROPOSED PLANTING
- TREES TO BE REMOVED
- EXISTING TREE ROOT PROTECTION AREA
- +00.00 EXISTING SPOT SITE LEVELS
- PROPOSED LEVELS (Subject to confirmation at working drawings stage)
- FFL 00.00 PROPOSED HOUSE FINISHED FLOOR LEVELS (SUBJECT TO CONFIRMATION AT WORKING DRAWINGS STAGE)



SCHEDULE OF ACCOMMODATION		
	G.E.A. SQ.M	G.E.A. SQ.FT
<b>PLOT 1</b>		
House+Garage	583	6279
<b>PLOT 2</b>		
House+Garage	527	5673
<b>PLOT 3</b>		
House+Garage	509	5479
<b>TOTAL</b>	<b>1619</b>	<b>17431</b>

C	24.05.18	Plot 1 and Plot 2 house types updated
B	07.02.18	Changes to access to plots
Rev. A	Date: 01.02.18	Detail: Dimensions added between Plot1 and Red House

Status: **PLANNING ISSUE**



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Client: **MONTREAUX Ltd.**

Project Title: **MOUNT PLEASANT, COPPICE LANE REIGATE, SURREY, RH2 9JF**

Drawing Title: **SITE LAYOUT**

Scale: 1:250@A1      Date: JAN 18      Drawn: KMB

Drawing No: 17 - J1697-100      Rev. C

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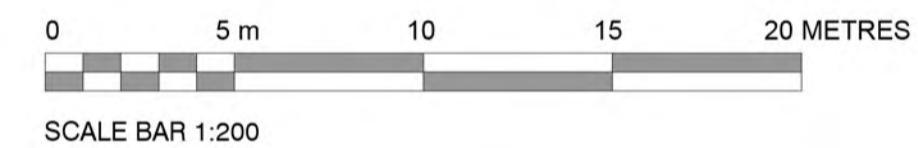


ise

The Coppice

The Red House

COPPICE LANE



Rev.	Date	Detail
B	24.05.18	Plot 1 and Plot 2 house types updated
A	07.02.18	Gate to Plot 1 omitted

Status: **PLANNING ISSUE**

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Project Title: **MOUNT PLEASANT, COPPICE LANE  
REIGATE, SURREY, RH2 9JF**

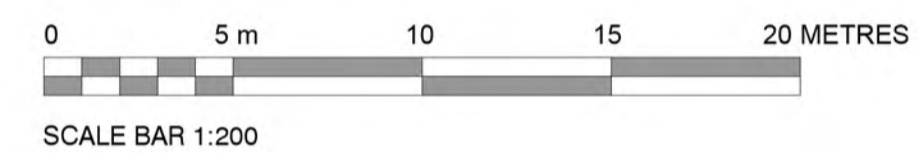
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Scale:	Date	Drawn
1:200@A1	JAN' 18	KMB

DRAWING No.	Rev.
17 - J1697-110	B

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Rev.	Date	Detail
C	06.06.18	Plot 1 roof lowered
B	24.05.18	Plot 1 and Plot 2 house types updated
A	07.02.18	Gate to Plot 1 omitted

Status **PLANNING ISSUE**

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Client **MONTREAUX Ltd.**

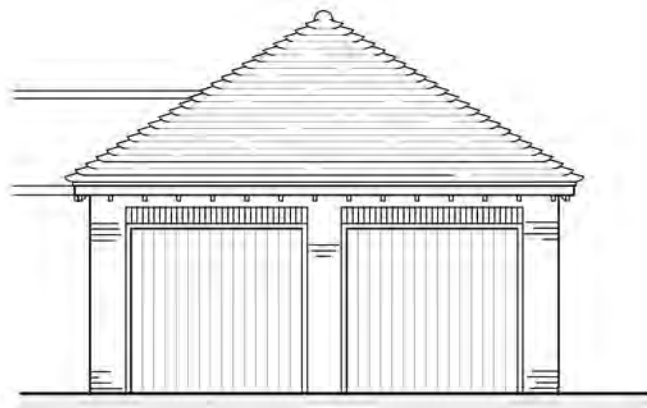
Project Title **MOUNT PLEASANT, COPPICE LANE  
REIGATE, SURREY, RH2 9JF**

DRAWING Title **STREET SCENE**

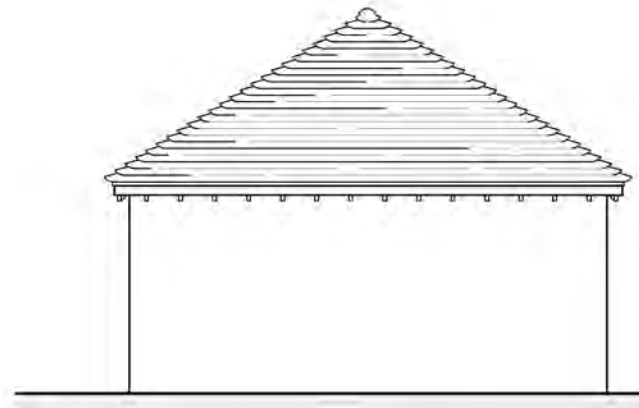
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DRAWING No.	Rev.
17 - J1697-110	C

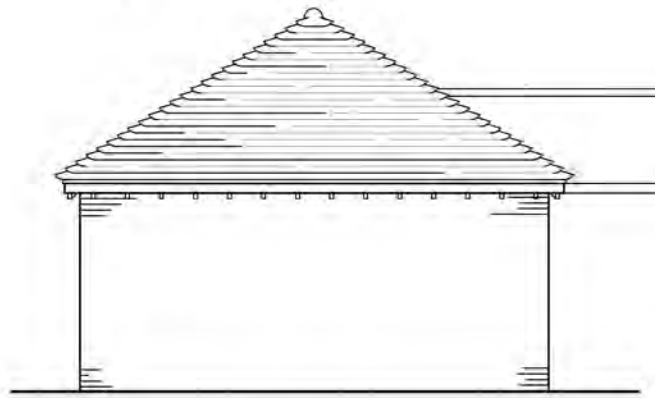
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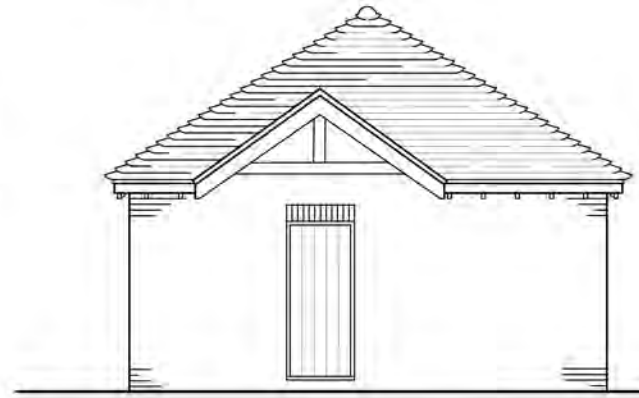
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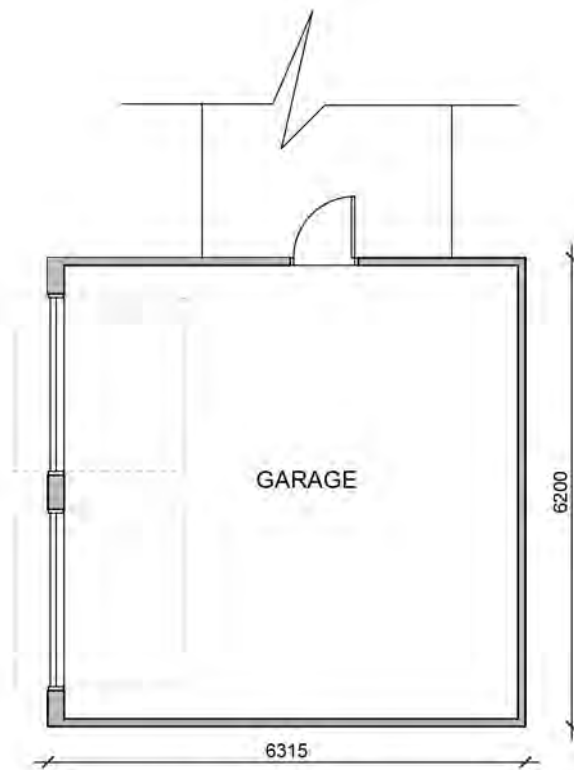
SIDE ELEVATION



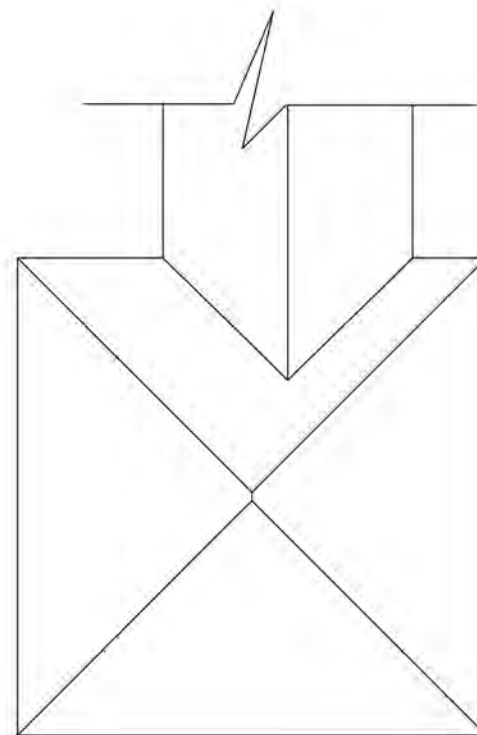
REAR ELEVATION



FLANK ELEVATION



GROUND FLOOR PLAN  
GEA 39sqm / 419sqft

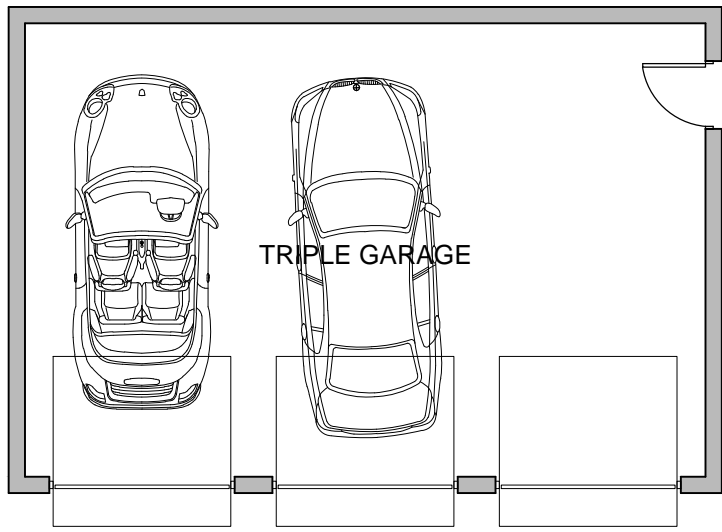


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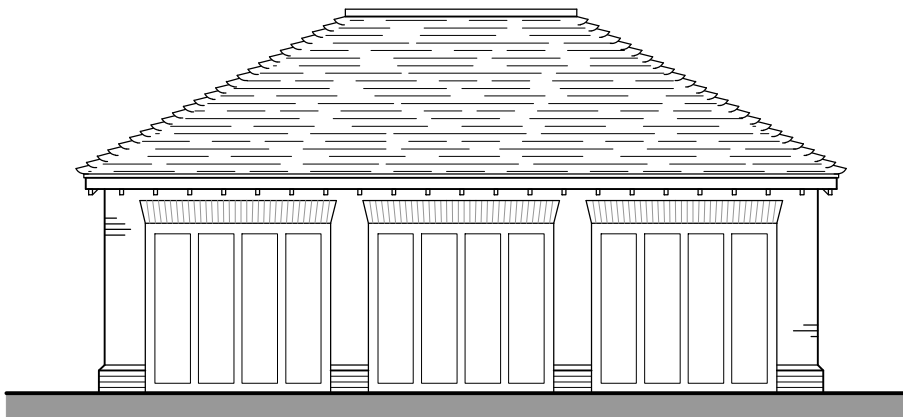
Status	<b>PLANNING ISSUE</b>
Client	<b>MONTREAUX LTD.</b>
Project Title	<b>MOUNT PLEASANT, COPPICE LANE REIGATE, SURREY RJ2 9JF</b>

Rev.	Date	Detail
DRAWING Title <b>GARAGE</b>		
Scale 1-100@A1	Date JAN'18	Drawn KMB
DRAWING No. 17-J1697-109	Rev.	-

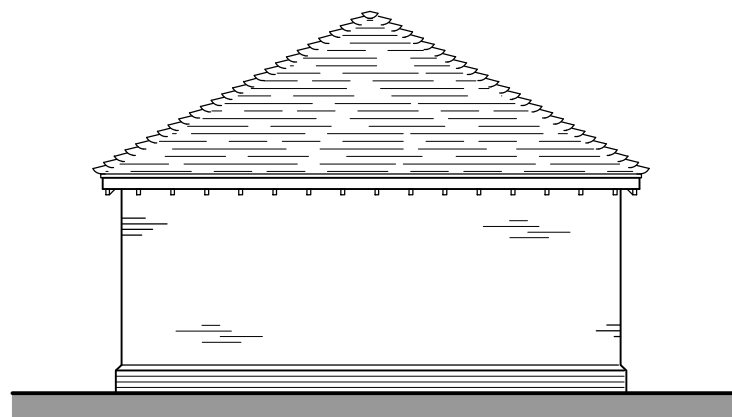


PLAN

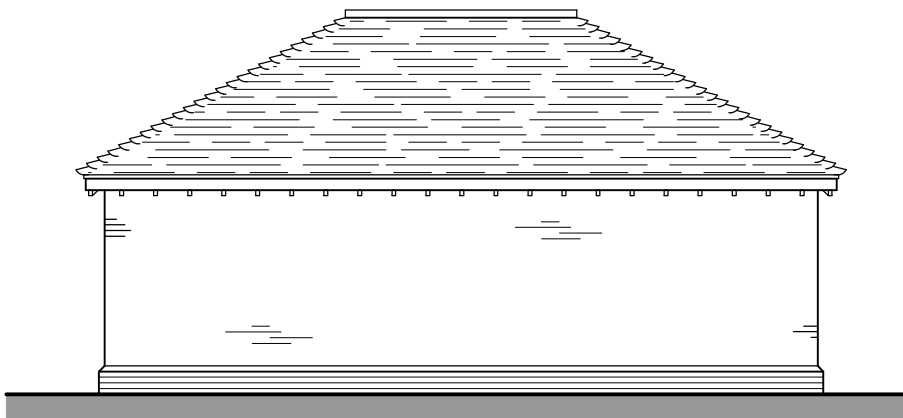
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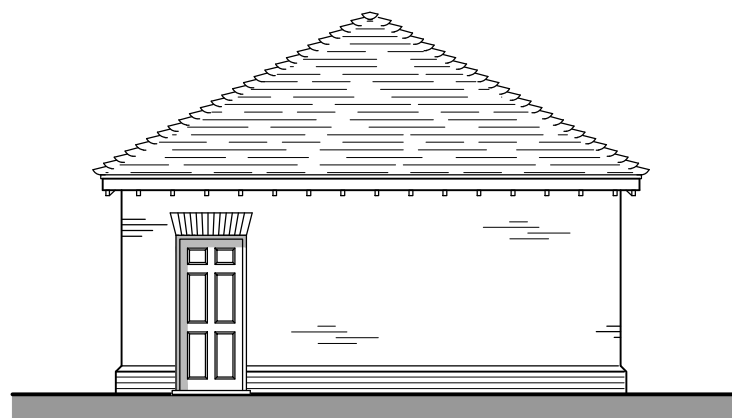
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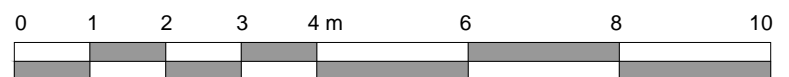
SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION



Scale 1:100

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<b>Status</b> PLANNING ISSUE		Rev. A	Date 24.05.18	Detail Garage type updated
<b>Client</b> MONTREAUX Ltd.		<b>DRAWING Title</b> GARAGE		
<b>Project Title</b> MOUNT PLEASANT, COPPICE LANE REIGATE, SURREY RJ2 9JF		Scale. 1-100@A1	Date JAN'18	Drawn KMB
		<b>DRAWING No.</b> 17-J1697-103	<b>Rev.</b> A	



FRONT ELEVATION  
PLOT 3



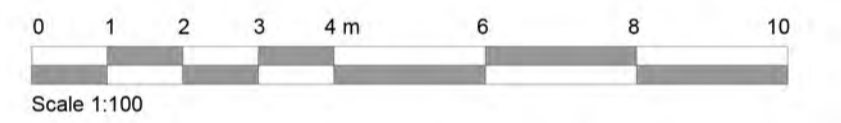
FLANK ELEVATION



REAR ELEVATION



SIDE ELEVATION



Rev.	Date	Detail
A	16.02.18	Balcony removed

Status: **PLANNING ISSUE**



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Client: **MONTREAUX Ltd.**

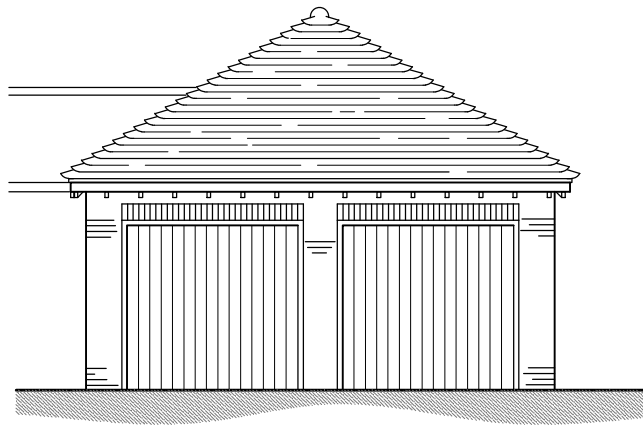
Project Title: **MOUNT PLEASANT, COPPICE LANE  
REIGATE, SURREY, RH2 9JF**

DRAWING Title: **PLOT 3 - ELEVATIONS**

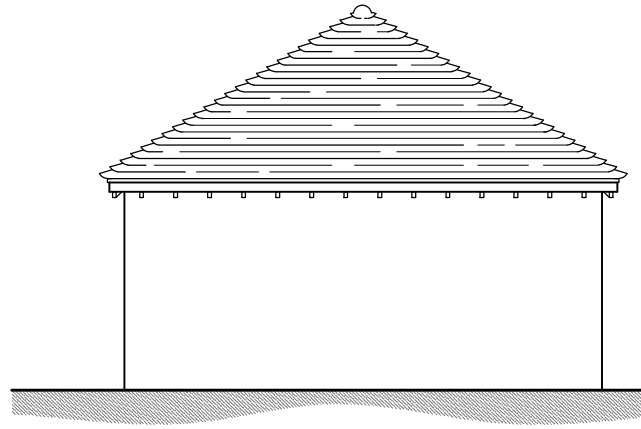
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DRAWING No.: 17 - J1697-108	Rev.: A
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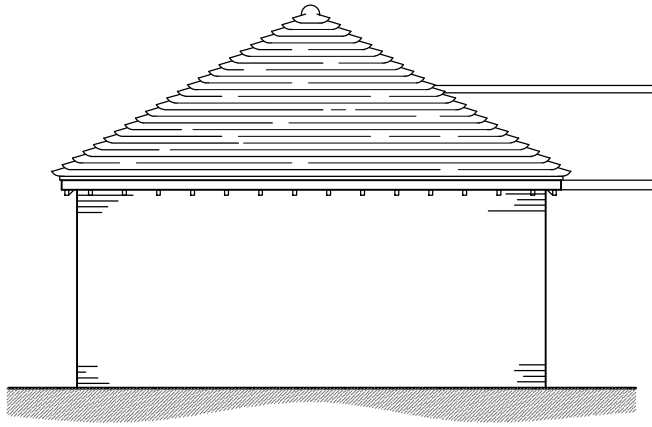
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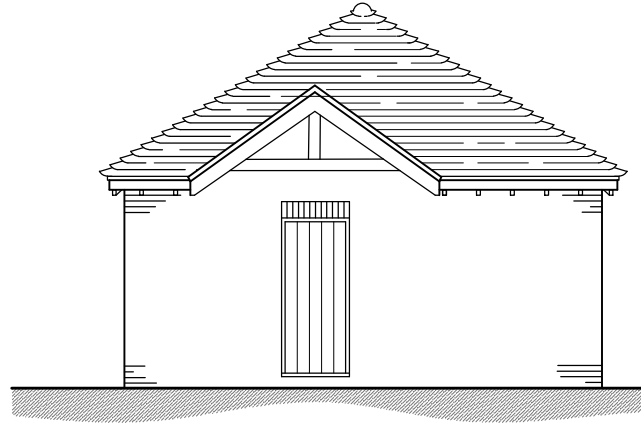
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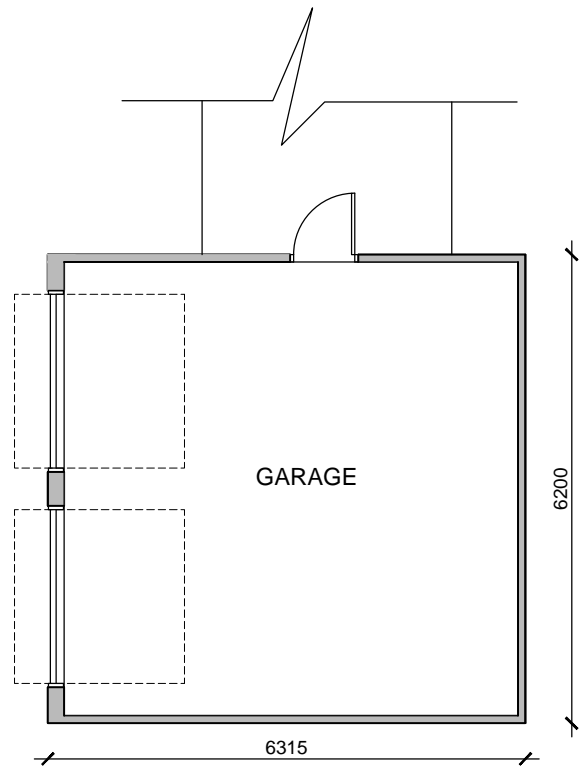
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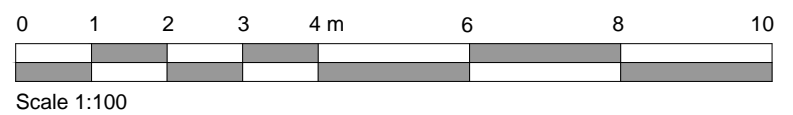
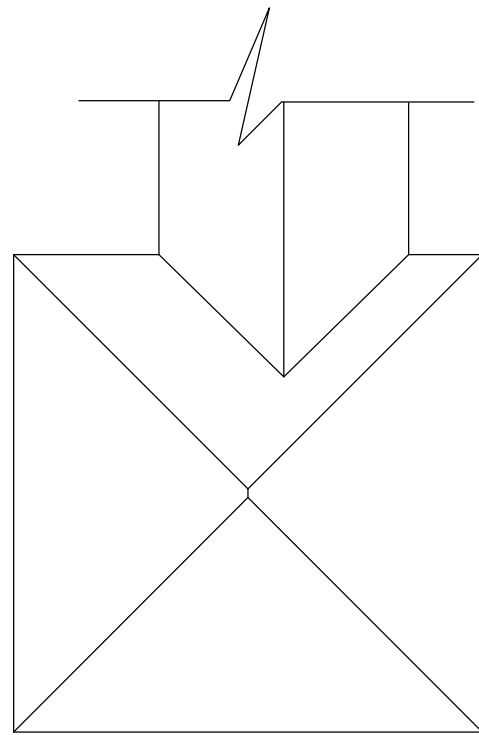
REAR ELEVATION



FLANK ELEVATION



GROUND FLOOR PLAN  
GEA 39sqm / 419sqft



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Timeless architecture

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Status	<b>PLANNING ISSUE</b>
Client	<b>MONTREAUX Ltd.</b>
Project Title	<b>MOUNT PLEASANT, COPPICE LANE REIGATE, SURREY RJ2 9JF</b>

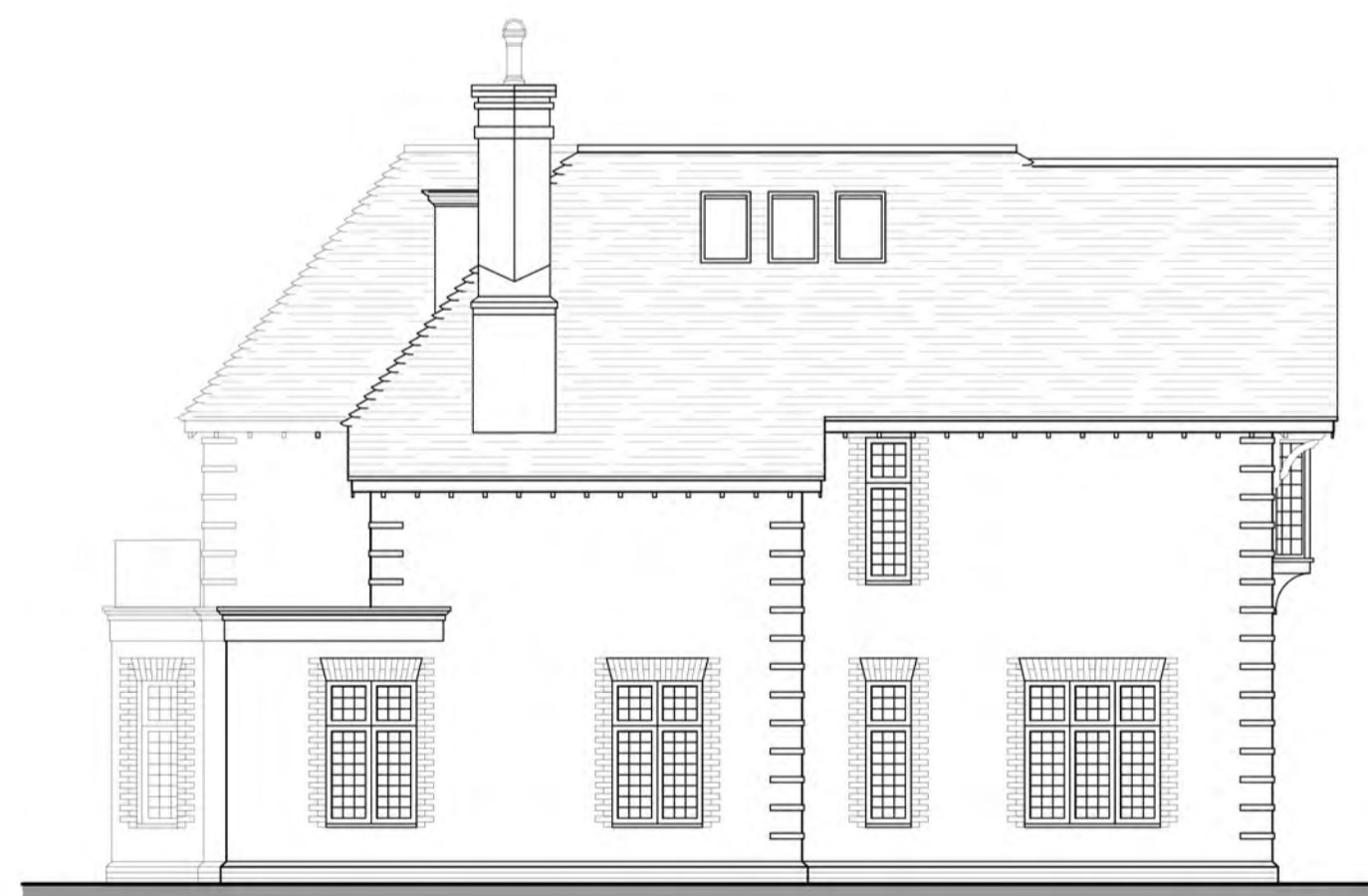
Rev.	Date	Detail
DRAWING Title		
<b>GARAGE</b>		
Scale	Date	Drawn
1-100@A1	JAN'18	KMB
DRAWING No.	Rev.	
<b>17-J1697-109</b>	-	



FRONT ELEVATION



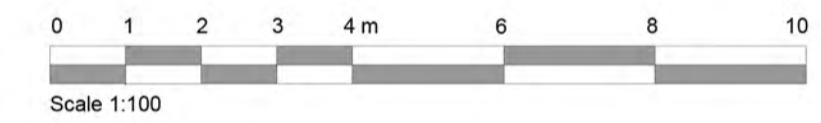
REAR ELEVATION



SIDE ELEVATION



SIDE ELEVATION



Rev.	Date	Detail
B	04.6.18	Roof lowered
Rev.	Date	Detail
A	24.05.18	House type updated

Status **PLANNING ISSUE**



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Client **MONTREAUX Ltd.**

Project Title **MOUNT PLEASANT, COPPICE LANE  
REIGATE, SURREY, RH2 9JF**

DRAWING Title **PLOT 1 - ELEVATIONS**

Scale:	Date	Drawn
1:100@A1	JAN'18	KMB

DRAWING No.	Rev.
17-J1697-102	B

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FRONT ELEVATION



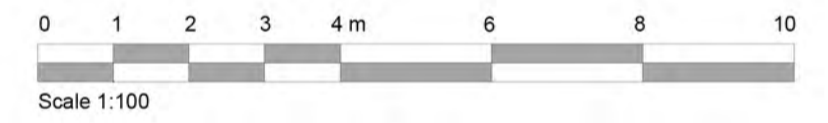
REAR ELEVATION



SIDE ELEVATION



SIDE ELEVATION



Scale 1:100

Rev.	Date	Detail
A	24.05.18	House type updated

Status: **PLANNING ISSUE**



**ASCOT DESIGN**  
Timeless architecture

Ascot Design Ltd, Berkshire House 39-51 High Street, Ascot, Berkshire, SL5 7HY  
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www.ascotdesign.com

Client: **MONTREAUX Ltd.**

Project Title: **MOUNT PLEASANT, COPPICE LANE  
REIGATE, SURREY, RH2 9JF**

DRAWING Title: **PLOT 2 - ELEVATIONS**

Scale: 1:100@A1	Date: JAN'18	Drawn: KBG
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DRAWING No: 17-J1697-105	Rev: A
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FRONT ELEVATION  
PLOT 3



FLANK ELEVATION



REAR ELEVATION



SIDE ELEVATION



Rev.	Date	Detail
A	16.02.18	Balcony removed

Status: **PLANNING ISSUE**



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www.ascotdesign.com

Client: **MONTREAUX LTD.**

Project Title: **MOUNT PLEASANT, COPPICE LANE  
REIGATE, SURREY, RH2 9JF**

DRAWING Title: **PLOT 3 - ELEVATIONS**

Scale: 1:100@A1	Date: JAN'18	Drawn: KMB
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DRAWING No: 17 - J1697-108	Rev: A
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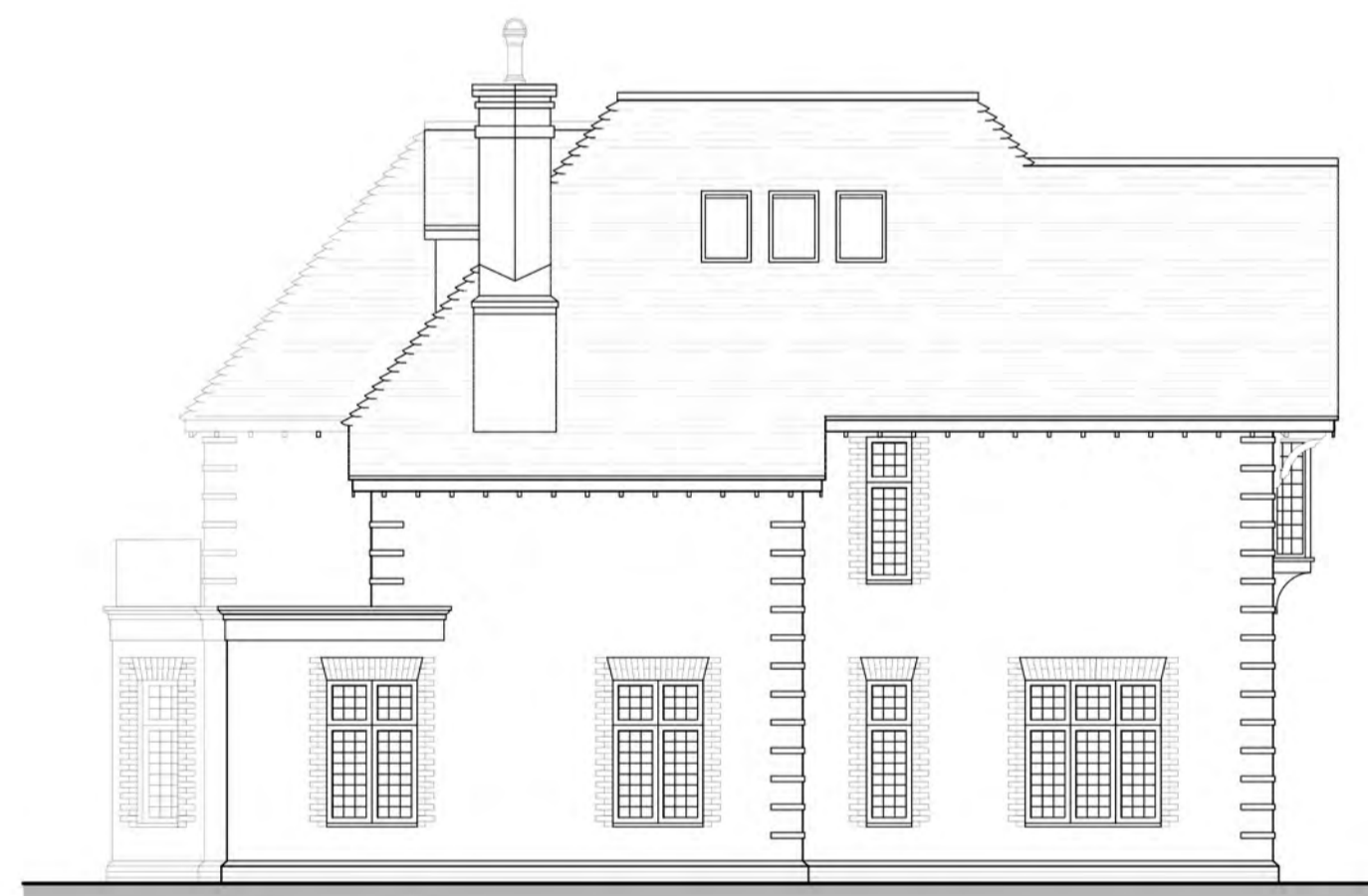




FRONT ELEVATION



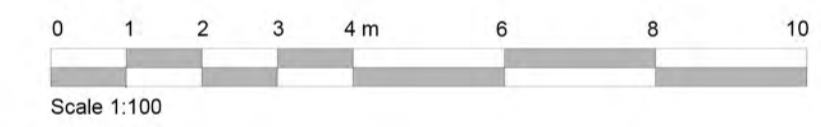
REAR ELEVATION



SIDE ELEVATION



SIDE ELEVATION



Rev.	Date	Detail
A	24.05.18	House type updated

Status: **PLANNING ISSUE**



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Client: **MONTREAUX Ltd.**

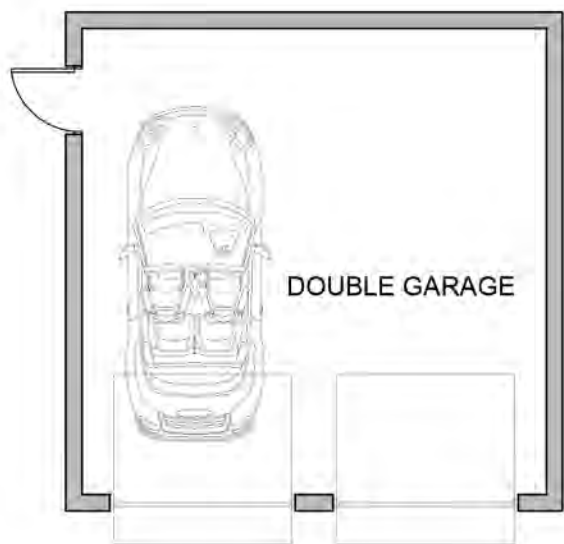
Project Title: **MOUNT PLEASANT, COPPICE LANE  
REIGATE, SURREY, RH2 9JF**

DRAWING Title: **PLOT 1 - ELEVATIONS**

Scale: 1:100@A1	Date: JAN'18	Drawn: KMB
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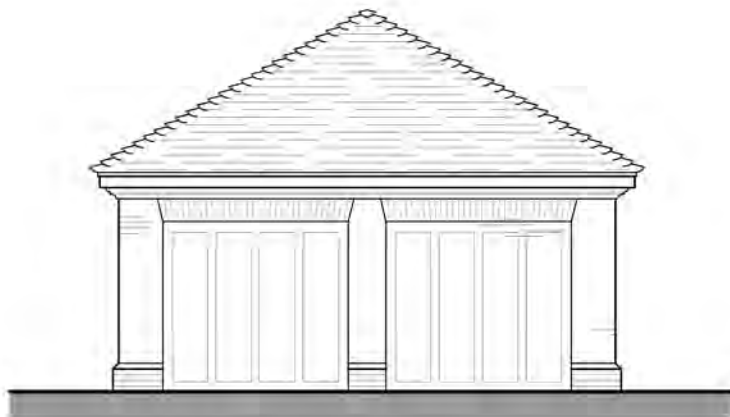
DRAWING No: 17-J1697-102	Rev: A
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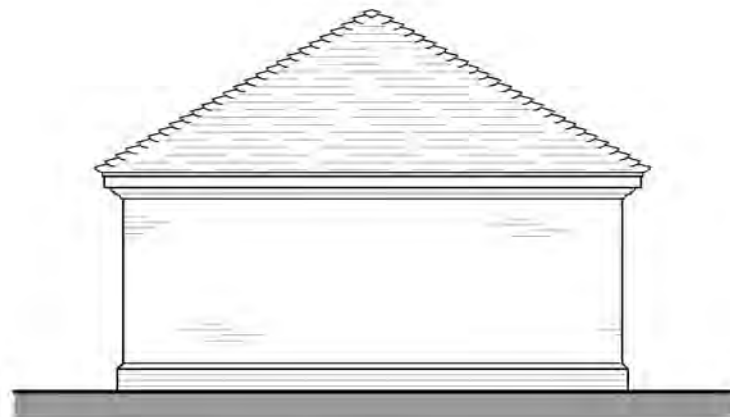


PLAN

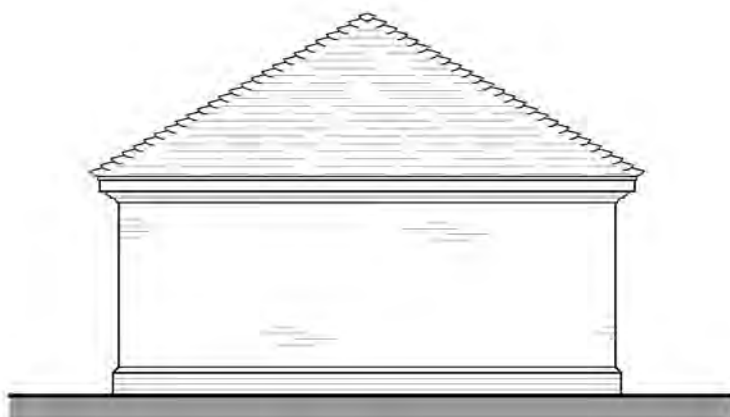
GEA: 43 sqm / 463 sqft



FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION



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Status	<b>PLANNING ISSUE</b>
Client	<b>MONTREAUX LTD.</b>
Project Title	<b>MOUNT PLEASANT, COPPICE LANE REIGATE, SURREY RJ2 9JF</b>

Rev.	Date	Detail
DRAWING Title <b>GARAGE</b>		
Scale 1-100@A1	Date JAN'18	Drawn KMB
DRAWING No. 17-J1697-106	Rev.	-