 <b>Reigate &amp; Banstead</b> BOROUGH COUNCIL Banstead   Horley   Redhill   Reigate	<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>	10	<b>WARD:</b> Merstham

<b>APPLICATION NUMBER:</b>	18/01694/HHOLD	<b>VALID:</b>	<b>07/08/2018</b>
<b>APPLICANT:</b>	Mr R Bartholomew	<b>AGENT:</b>	The Michael Blacker Partnership
<b>LOCATION:</b>	<b>63 BLETCHINGLEY ROAD, MERSTHAM, REDHILL</b>		
<b>DESCRIPTION:</b>	<b>Construction of a new vehicle crossover.</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>			

**This application is referred to Committee in accordance with the Constitution as the applicant's agent is a Borough Councillor and a member of the Planning Committee.**

### **SUMMARY**

The application seeks permission for a vehicular crossover (dropped kerb). Planning permission is required as the road is classified as a 'C' road.

The proposed hard landscaping will result in a slight change to the appearance of the street scene but overall, the impact is not considered to be harmful to the character of the area. The Council's Tree Officer is satisfied that a condition securing tree protection measures will be adequate to ensure no harm occurs to the two nearby street trees during the construction phase.

### **RECOMMENDATION(S)**

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

## **Consultations:**

Highway Authority: No objection subject to standard conditions and informatives.

Tree Officer: No objection subject to tree protection plan condition.

## **Representations:**

Letters were sent to neighbouring properties on 8 August 2018. No representations have been received.

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

- 1.1 The application site comprises a modest two storey mid-terrace house set in a modest plot. The property is located on the north side of Bletchingley Road and is fairly well set-back from the road by a strip of Raven Housing Trust owned grass verge, the public footpath and a small frontage. There are two mature street trees (on the grass verge) that could be affected by the proposed development. The site is relatively flat but with a slight gradient from the Raven verge down to Bletchingley Road.
- 1.2 The application site is located in a predominately urban area. The surrounding area is characterised by semi-detached and terraces of post-war, low-rise, social housing.

### **2.0 Added Value**

- 2.1 Improvements secured at the pre-application stage: The opportunity did not arise because the applicant did not approach the Local Planning Authority before submitting the application.
- 2.2 Improvements secured during the course of the application: Location of parking space was added to the drawing to remove the need for later discharge of the second Highways condition.
- 2.3 Further improvements could be secured: A condition will be placed on the grant of permission to ensure that 'grasscrete' or similar, as specified in the application, is the material used for the hard surfaces. There will be a tree protection plan condition relating to the two street trees. There will also be Highways conditions.

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

- 3.1 No previous planning or enforcement cases.

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

- 4.1 The proposal is for a vehicular crossover (dropped kerb). Planning permission is required as the road is classified as a 'C' road. The crossover would be 4.8m wide at the dropped kerb, narrowing to 3.0m wide.

## 5.0 Policy Context

### 5.1 Designation Urban Area

### 5.2 Reigate and Banstead Core Strategy CS4 (Valued Townscapes and Historic Environment)

### 5.3 Reigate & Banstead Borough Local Plan 2005 Housing Ho9, Ho13, Ho16 Movement Mo5, Mo7

### 5.4 Other Material Considerations

National Planning Policy Framework

Supplementary Planning Guidance Householder Extensions and Alterations 2004

Other Human Rights Act 1998

## 6.0 Assessment

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

6.2 The main issues to consider are:

- Impact on local character
- Neighbour amenity
- Highway Matters
- Impact upon trees

### Impact on local character

6.3 There is an existing garden to the front of the property with paving and some planting. There is a dwarf brick wall and metal gate along the front boundary. The creation of a hard surface would fall under permitted development and it is accepted that many homeowners choose to have off-street parking at the expense of a front garden. The proposed crossover and dropped kerb would allow access to a hard surfaced area for off-road parking. The proposed alterations would have little detrimental impact on the character of the area as no built volume would be created. The proposal specifies 'grasscrete' or similar for the crossover which is favourable because it preserves some of the green appearance of the grass verge. There are other similar examples of crossovers/dropped kerbs in the area which have been granted planning permission.

- 6.4 Overall, the proposal is considered acceptable in terms of its design and character impact and accords with policies Ho9, Ho13 and Ho16 of the Borough Local Plan 2005 and the Council's SPG 2004.

Neighbour Amenity

- 6.5 Whilst giving rise to a degree of change to the street scene, the proposed scheme would not adversely affect the amenity of neighbouring properties, and complies with policy Ho9.

Highway Matters

- 6.6 The application relates to a new access onto a classified road. The County Highway Authority was consulted on the application and has raised no objection to the proposals on highways safety, capacity and policy grounds subject to a number of conditions which are reflected in the recommendation below.
- 6.7 The response of the CHA did raise a point of clarification in that the plan submitted by the applicant (drawing no. 02) did not show a layout of the parking space. IN response to this, the applicant provided an updated drawing to indicate the car parking space in the existing front garden. Therefore, condition no.2 as recommended by the CHA can be amended as follows as there is no longer a need for a further submission.

Impact upon trees

- 6.8 The Council's Tree Officer was consulted on the application due to the two mature street trees (oaks) near to the proposed crossover.

The Tree Officer's initial comments were as follows:

"I cannot support this application because no arboricultural information has been provided demonstrating how the vehicle crossing can be constructed without causing damage to the highway tree. The case officer photographs clearly show it is a mature specimen and contributes to the street scene and therefore it would not be unreasonable for the relevant arboricultural information (tree protection plan and method statement ) is provided at the application stage, failure to do so will quite likely result in damage to the trees root system which is likely to lead to its decline. Therefore, in the absence of detailed arboricultural information I cannot support this application and recommend it is refused."

- 6.9 In response to the above comments, the agent for the application has produced a sketch showing the calculated root protection areas of the oak trees.

The Tree Officer's comments were as follows:

"Thank you for the additional information which goes part way addressing my initial concerns. Whilst the plan shows the RPA of the two street trees does not extend into the crossover, no consideration has been given to its location and the fact that the edge of the pavement is likely to act as a constraint to their rooting system means the RPA has to be modified to take into account of its location. Once modified it is likely the RPA will extend into the cross over area. As the surveyor has

graded one of the trees as an A grade specimen, it is imperative that it is protected and no harm occurs during construction phase. To address this concern it will be necessary for a detailed TPP to be attached to the decision notice.”

In accordance with the Tree Officer’s recommendation, a detailed tree protection plan condition is recommended to be attached to the permission as set out below.

## CONDITIONS

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

<b>Plan Type</b>	<b>Reference</b>	<b>Version</b>	<b>Date Received</b>
Location Plan			07.08.2018
Combined Plan	01	B	23.08.2018
Combined Plan	02		03.08.2018

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.

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

Reason:

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

3. The materials to be used in the construction of the external surfaces of the development must be as specified within the application documents.

Reason:

To ensure that the development hereby permitted is only constructed using the appropriate external facing materials or suitable alternatives in the interest of the visual amenities of the area with regard to Reigate and Banstead Borough Local Plan 2005 policies Ho9 and Ho13.

4. No development shall commence including groundworks preparation until a detailed, scaled Tree Protection Plan (TPP) and the related Arboricultural Method Statement (AMS) is submitted to and approved in writing by the Local Planning Authority (LPA). These shall include details of the specification and location of exclusion fencing, ground protection and any construction activity that may take place within the Root Protection Areas of trees (RPA) shown to scale on the TPP. 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. The proposed vehicular access to Bletchingley Road shall be constructed in accordance with the approved plans and thereafter permanently maintained.

Reason:

To ensure that the development would not prejudice highway safety nor cause inconvenience to other highway users with regard to the objectives of the NPPF (2012), and to satisfy policies Mo5 and Mo7 of the Reigate and Banstead Borough Local Plan (2005).

6. No vehicle shall access number 63 Bletchingley Road, unless and until space has been laid out within the site for vehicles to be parked in accordance with the approved plans. Thereafter the parking area shall be retained and maintained for its designated purpose.

Reason:

To ensure that the development would not prejudice highway safety nor cause inconvenience to other highway users with regard to the objectives of the NPPF (2012), and to satisfy policies Mo5 and Mo7 of the Reigate and Banstead Borough Local Plan (2005).

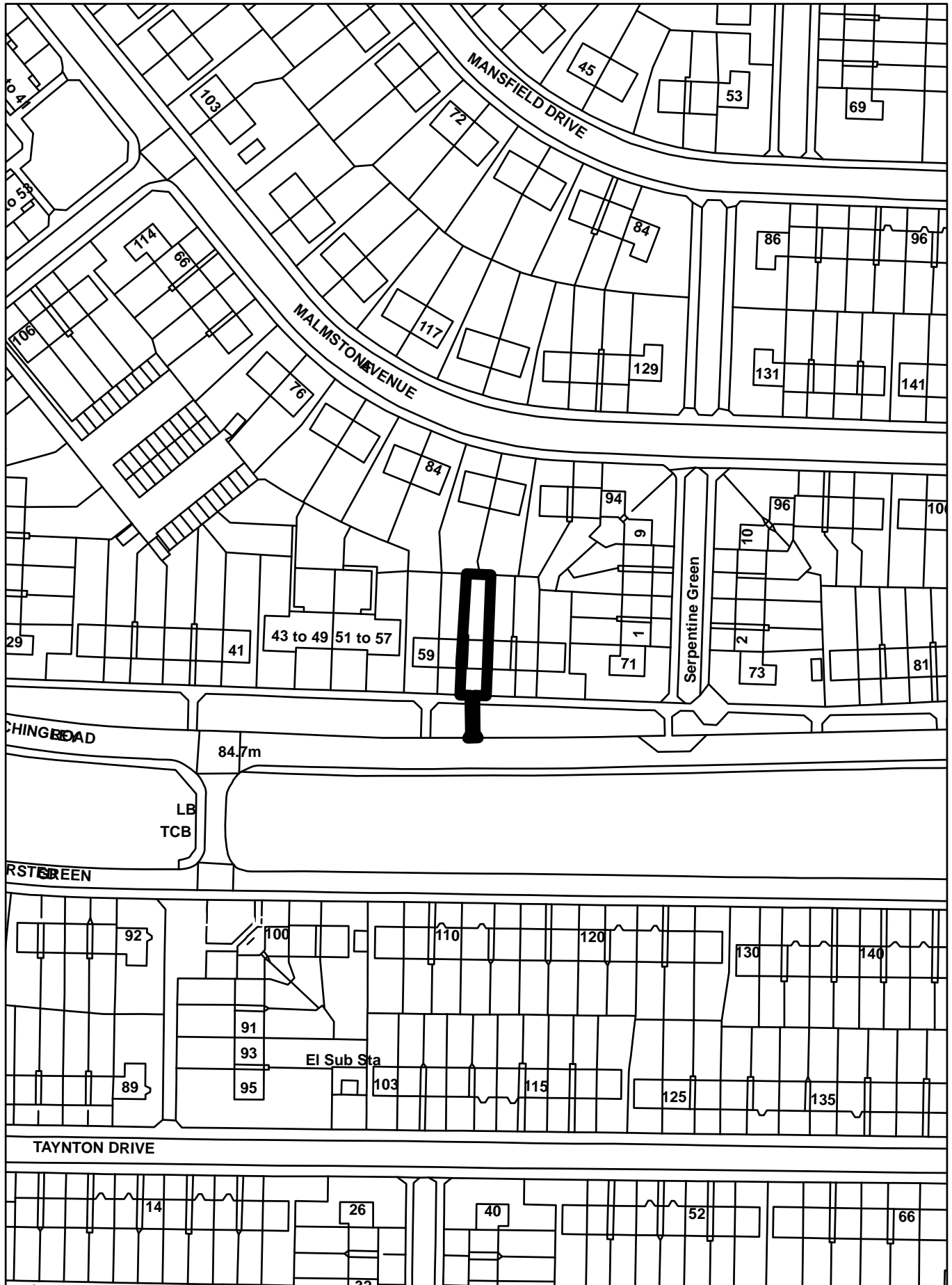
## **REASON FOR PERMISSION**

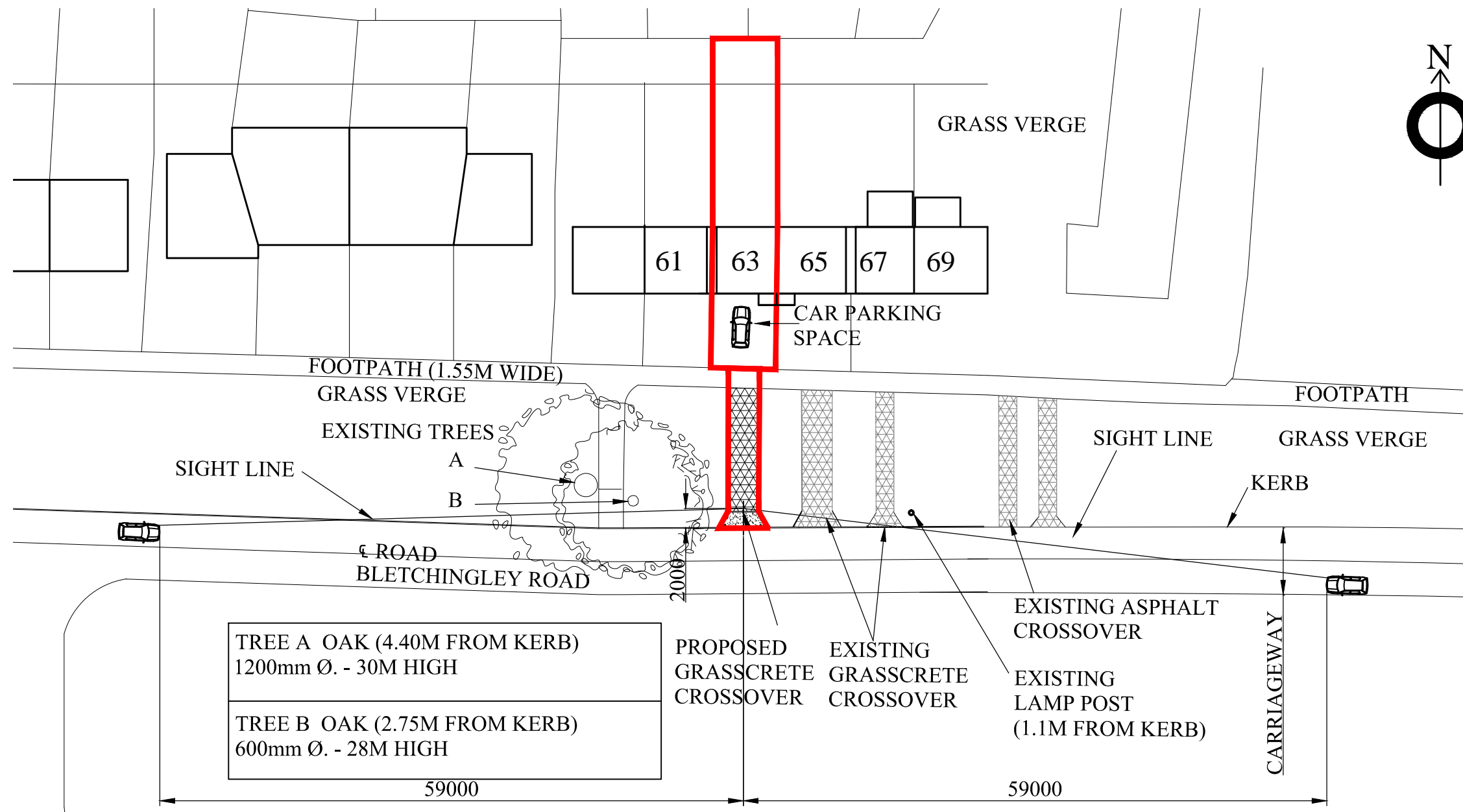
The development hereby permitted has been assessed against development plan policies Mo5, Mo7, Ho9, Ho13, Ho16 and CS4 and material considerations. It has been concluded that the development is in accordance with the development plan and there are no material considerations that justify refusal in the public interest.

## **Proactive and Positive Statements**

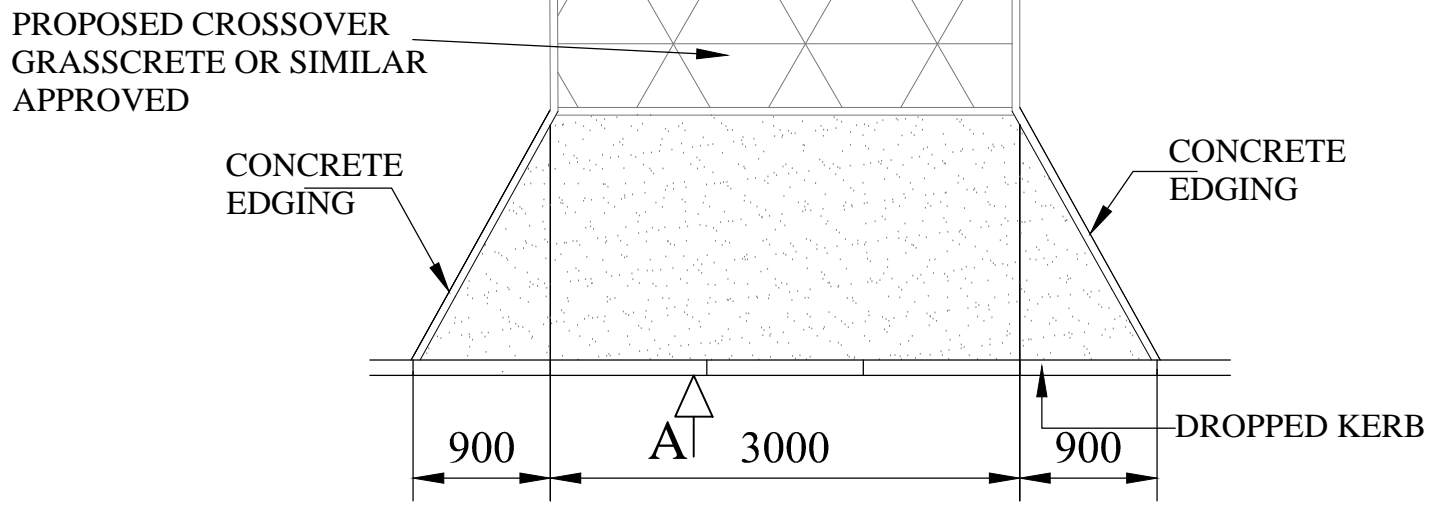
The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in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

# 18/01694/HHOLD - 63 Bletchingley Road, Merstham

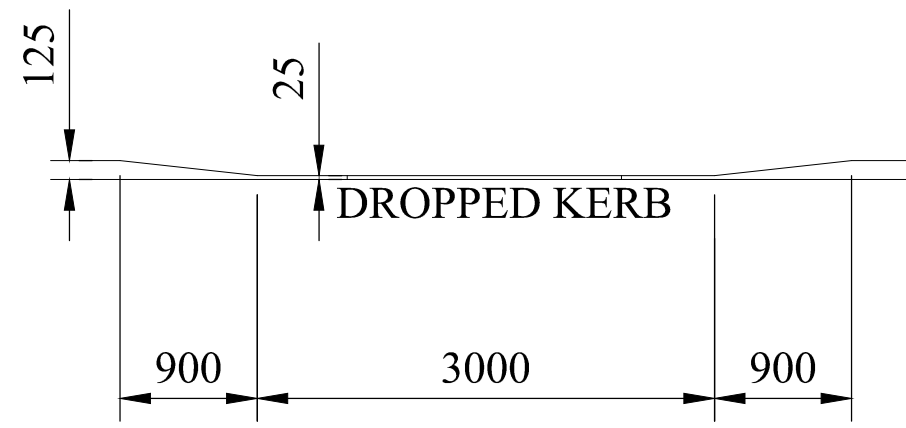




**BLOCK PLAN**  
Scale 1:500



**DROPPED KERB DETAIL**  
Scale 1:50

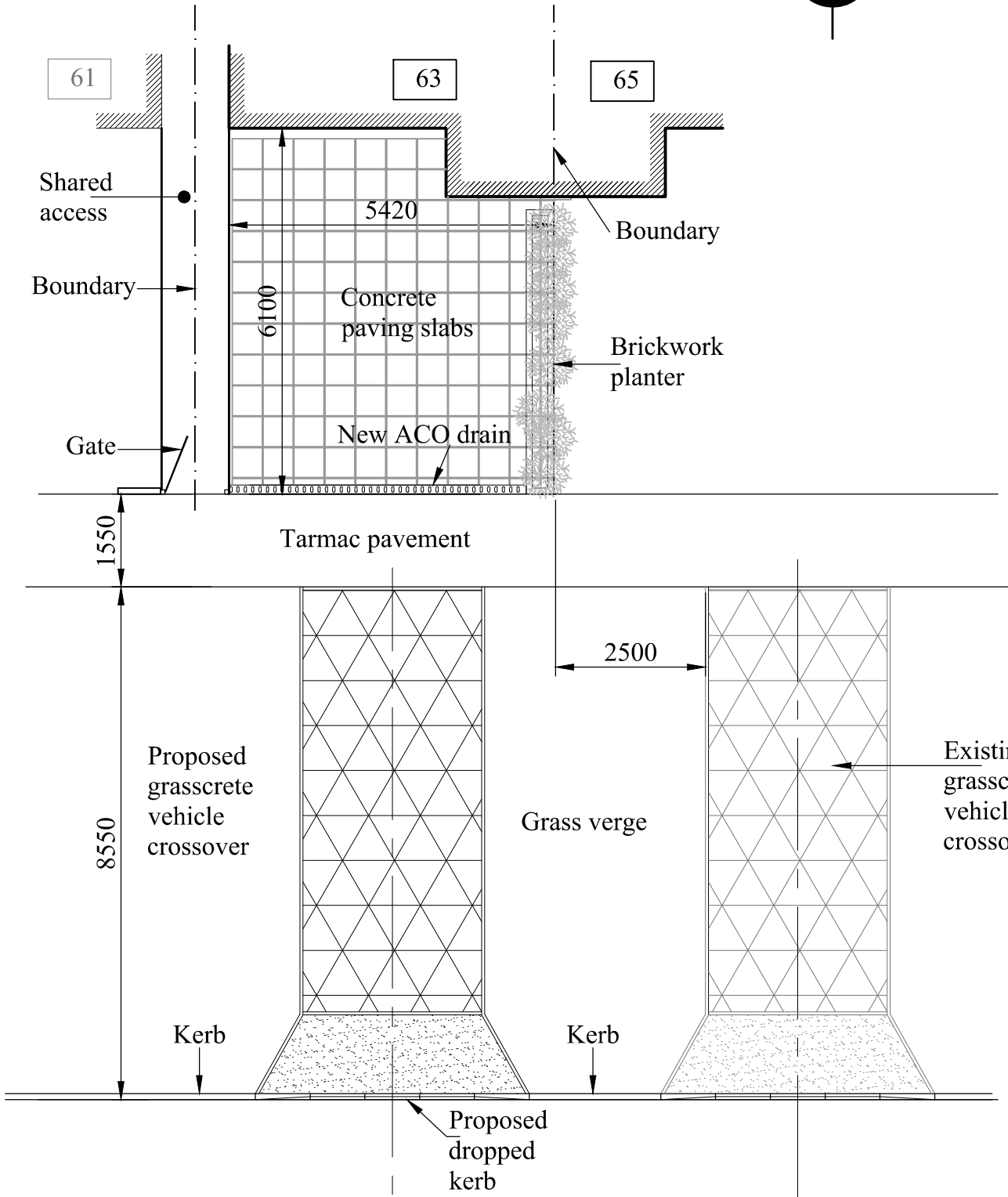
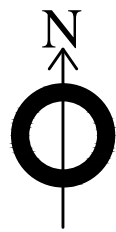


**ELEVATION A**  
Scale 1:50



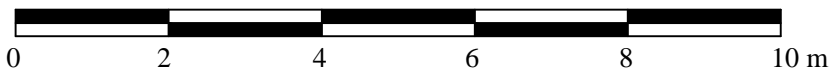
REV	DATE	DESCRIPTION
B	23.8.18	Car parking space note added to No63 drive.
A	6.8.18	Crossover land owned by Raven Housing indicated in red.
Drawing		
PROPOSED VEHICULAR ACCESS HIGHWAY CROSSOVER sheet 1 of 2		
Project		
63 BLETCHINGLEY ROAD MERSTHAM, SURREY RH1 3JJ		
Client		
MR RAY BARTHOLOMEW		
Architect		
<b>Michael Blacker Partnership</b>		
Michael S. Blacker C.Eng. F.I.Struct.E. Andrew Blacker B.Sc.(Hons) C.Eng. M.I.C.E.		
CONSULTING STRUCTURAL & CIVIL ENGINEERS		
No1 MARK STREET, REIGATE, SURREY RH2 0BL		
E-MAIL: engs@blacker.co.uk		
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Scale	Drawn	Checked
1:500 & 1:50 @ A3	GG	
Date	Job No.	Dwg. No.
July 18	4487	01
		Rev
		B



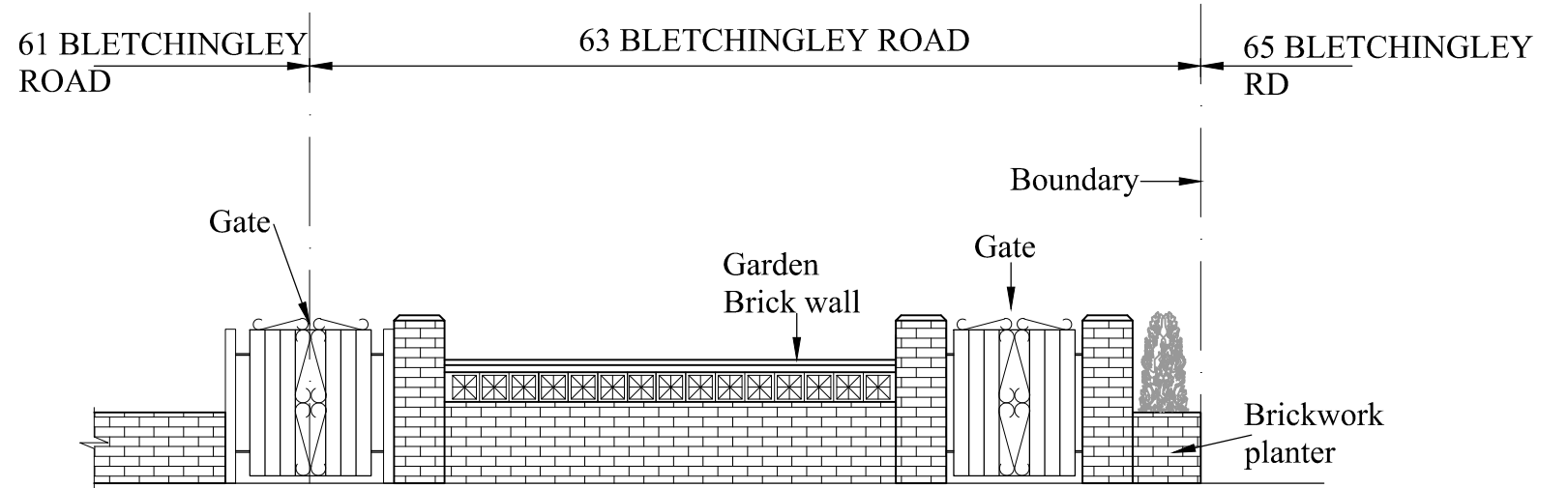


**PROPOSED PLAN ON  
DROPPED KERB**

Scale 1:100

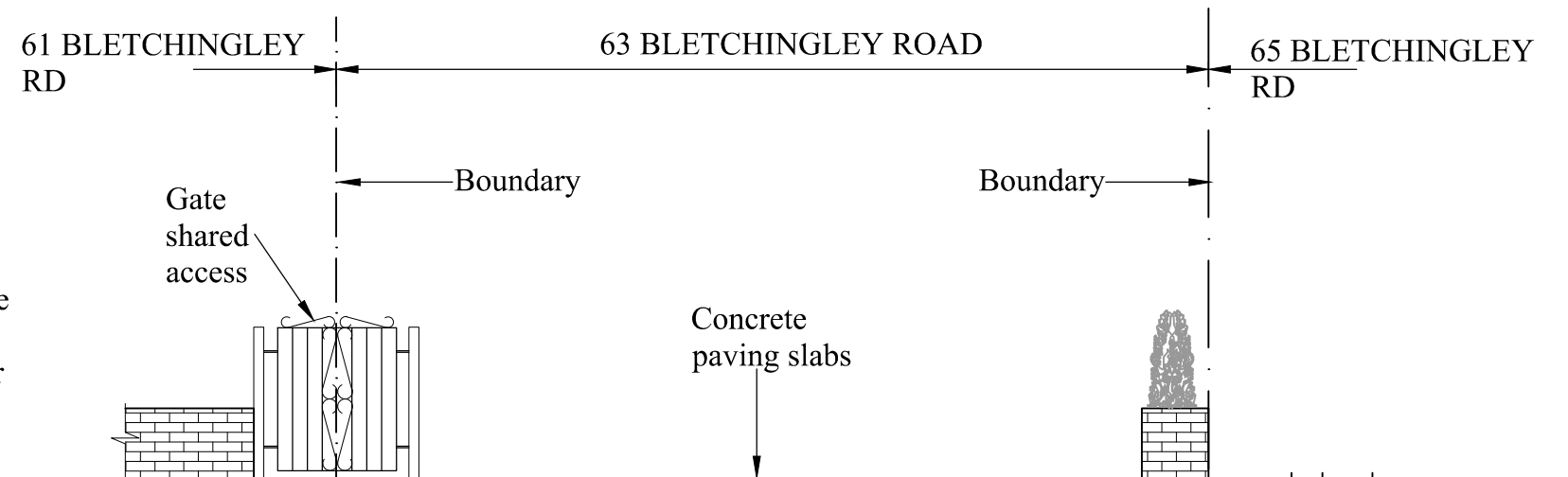


SCALE BAR 1:100



**EXISTING ELEVATION ON BACK  
OF FOOTPATH**

Scale 1:50



**PROPOSED ELEVATION ON BACK  
OF FOOTPATH**

Scale 1:50

REV	DATE		
Drawing			
PROPOSED VEHICULAR ACCESS HIGHWAY CROSSOVER sheet 2 of 2			
Project			
63 BLETCHINGLEY ROAD MERSTHAM, SURREY RH1 3JJ			
Client			
MR RAY BARTHOLOMEW			
Architect			
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<small>Michael S. Blacker C.Eng. F.I.Struct.E. Andrew Blacker B.Sc.(Hons) C.Eng. M.I.C.E.</small>			
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Scale	1:500 & 1:50 @ A3	Drawn	GG
Date	July 18	Drg. No.	4487
		Rev	02