

 Reigate & Banstead BOROUGH COUNCIL Banstead Horley Redhill Reigate	TO:	PLANNING COMMITTEE
	DATE:	28 September 2022
	REPORT OF:	HEAD OF PLANNING
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AGENDA ITEM:	7	WARD: Meadvale and St John's

APPLICATION NUMBER:	22/00640/F	VALID:	21/03/2022
APPLICANT:	Furzefield Homes Ltd	AGENT:	Chelmvale Ltd
LOCATION:	ISBELLS COTTAGE, COCKSHOT ROAD, REIGATE		
DESCRIPTION:	Demolition of existing two storey detached dwelling with attached garage blocks and construction of 1 detached dwelling and 2 semi-detached dwellings and associated access + associated works		
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.			

SUMMARY

The application is for the demolition of the existing dwelling on the site, along with the extensive garaging to the front and the erection two semi-detached dwellings fronting Cockshot Road with one detached house to the rear accessed by a driveway to the east of the new dwellings.

The resultant plot sizes would be commensurate with the surrounding area and the properties would be designed to the local Victorian / Edwardian vernacular, similar in design to the new dwellings recently approved and constructed to the east.

During the course of the application, the scale of the buildings has been reduced and the ridge heights have also been lowered. It is considered that there would not be a harmful increase to the amenity of the neighbouring properties due to the position of the buildings, the changes in land levels and the distances to the boundaries. In addition, a number of the boundaries have substantial hedging which is proposed to be protected by condition.

There would be sufficient car parking spaces to meet the DMP standards and hard and soft landscaping would be provided.

RECOMMENDATION(S)

Planning permission is GRANTED subject to conditions.

Consultations:

Highway Authority: No objections subject to conditions relating to the accesses, parking and turning, a construction transport management plan, and the provision of electrical charging points for cars.

Contaminated Land Officer: Recommends two informatives relating to the close proximity of a former landfill within 250m of the site.

Tree Officer: Due to the mature hedging to the boundaries, recommends conditions relating to tree protection and landscaping

Representations:

Letters were sent to neighbouring properties on 28 March 2022 and 15 August 2022. Twelve letters of representation from local residents have been received raising the following concerns:

Issue	Number	Response
Overlooking and loss of privacy	9	See paragraphs 6.11-6.15
Overbearing	9	See paragraphs 6.11-6.15
Out of character	8	See paragraphs 6.11-6.15
Poor design	2	See paragraphs 6.3- 6.7
Overdevelopment	7	See paragraphs 6.3 – 6.7
Inadequate parking	1	See paragraph 6.17
Noise and disturbance	5	See paragraphs 6.11-6.15
Loss of private view	4	Not a material planning consideration

Three letters of support have also been received.

1.0 Site and Character Appraisal

1.1 The site comprises a detached house with a number of garages located within a plot to the south of Reigate town centre. The house itself is of an individual design and is set back from the road with garaging in front and the amenity space to the side /rear of the house. The site has a number of changes in level and at the highest point includes the area adjacent to Orwell Gardens. This was part of a front garden to one of the properties in Orwell Gardens but is now under the applicant's ownership.

1.2 The surrounding area is residential in character with houses of a variety of ages and designs but with a fairly tight knit grain. Some dwellings are able to offer off street parking but there is a high level of on street parking around this site.

2.0 Added Value

- 2.1 Improvements secured at the pre-application stage: None
- 2.2 Further improvements could be secured: Materials, landscaping, tree protection condition, broadband condition, water and energy efficiency condition, highways condition, construction transport management plan, bin storage

3.0 Relevant Planning and Enforcement History

- 3.1 74P/0417 - Outline permission for the erection of 1 pair of semi detached houses and one detached house - approved (not implemented).
- 3.2 19/02032/F - Extension of first floor office at rear and addition of a flat above - refused and dismissed on appeal.
- 3.3 20/02468/F - Extension to first floor office at rear to form a self contained unit of residential accommodation – approved with conditions.

4.0 Proposal and Design Approach

- 4.1 The proposal is for the demolition of the existing dwelling on the site, along with the extensive garaging to the front and the erection two semi-detached dwellings fronting Cockshot Road with one detached house to the rear accessed by a driveway to the east of the new dwellings.
- 4.2 The proposed scheme has been amended during the course of the application to reduce the amount of built form on site by changing to the two detached dwellings to the front to be semi-detached. In addition, there has been changes and reductions to the amount of hard standing and the plots reduced in height by between 250mm (plots 1 and 3) and 500mm (plot 2).
- 4.3 The design of the properties reflects the largely Victorian / Edwardian properties in the vicinities with bay windows and traditional materials with tiled roofs and brickwork.
- 4.4 Parking has been provided for each property with two off road car parking spaces per property.
- 4.5 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.
- 4.6 Evidence of the applicant's design approach is set out below:

Assessment	The proposal seeks to provide extra housing in an existing urban area with no impact on surrounding green areas or fabric. The character and density of the design and its location to local services and transport links has been carefully considered.
Involvement	No community consultation took place.
Evaluation	The statement states how the design has evolved from the original pre-application response and an additional statement was provided showing the amended site layout and the reduction in built form.
Design	The proposal has been designed to respect the character of the surrounding buildings and areas by adopting a similar design to many of the buildings in the local area.

4.7 Further details of the development are as follows:

Site area	0.14 hectares
Proposed parking spaces	8 (6 plus 2 visitor spaces)
Parking standard	7 (6 plus 1 visitor space)
Net increase in dwellings	2

5.0 Policy Context

5.1 Designation

Urban Area

5.2 Reigate and Banstead Core Strategy

CS1(Sustainable Development)
CS4 (Valued Townscapes and Historic Environment)
CS10 (Sustainable Development),
CS11 (Sustainable Construction),
CS15 (Affordable Housing)

5.2 Reigate & Banstead Development Management Plan 2019

Natural Environment	NHE3
Design, Character, and amenity	DES1, DES5, DES8
Transport, Access, and parking	TAP1
Climate Change resilience	CCF1
Infrastructure to support growth	INF3

5.3 Other Material Considerations

National Planning Policy Framework

Supplementary Planning Guidance

Surrey Design

Local Distinctiveness Design Guide

Householder Extensions and Alterations

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 and where the principle of such development is acceptable in land use terms.

6.2 The main issues to consider are:

- Impact on local character
- Neighbour amenity
- Highway and parking matters
- Trees and landscaping
- CIL
- Affordable housing
- Sustainability and Climate Change
- Other matters

Impact on local character

6.3 The application is for the demolition of the existing detached dwelling and associated extensive garaging and the erection of two semi-detached dwellings facing Cockshot Road and one detached dwelling to the rear accessed by a new driveway to the east of the semi-detached dwellings. There is no objection to the demolition to the existing dwelling which is believed to have been a chauffeur's cottage and the existing garaging has not been used for around twenty years. The house itself is of little architectural merit and sits well away from the street. The garaging is utilitarian in style and is an incongruous addition to the street scene which is largely residential.

6.4 The proposed dwelling to the rear would be in a similar position to the existing dwelling (albeit set further back into the plot) and the two semi-detached properties would be in a similar position to the existing garaging towards the front of the property facing Cockshot Road. Policy DES2 refers to development within residential garden land. It is considered that the sub-division of the plot as proposed would comply with policy DES2 as the plots would be similar in size to the properties recently constructed or approved to the rear of 16-18 Smoke Lane. In addition, the plot sizes would be similar to the properties in Orwell Gardens, the road to the west of the site.

6.5 It is noted that the immediate area does not have any tandem developments such as that proposed. However, it is noted that there is extensive built form already on the site and the quantum of footprint is similar to the existing dwelling

and garages on site. In addition, plot 3, the house to the rear is in a similar position to the existing dwelling and whilst it is larger in scale due to its position, would have a neutral impact on the character of the area. It would be designed in a similar style to the Victorian architecture seen on both Cockshot Road and Smoke Lane. In addition, the rear gardens of the adjacent properties on Smoke Lane have been subdivided for new dwellings facing Cockshot Road and plots 1 and 2 therefore would form part of the established character on that road.

- 6.6 The proposed dwellings are designed as Victorian / Edwardian in character and would be similar in design to the new dwellings approved to the east and the majority of the dwellings within Cockshot Road. They would have a featured two storey bay window to the front and would be constructed out of traditional materials. The materials will be secured by condition to ensure that the materials are in keeping with the surrounding area.
- 6.7 The semi-detached dwellings step up slightly to the west so that plot 2 is slightly higher to allow for the increased height to the west. A street scene has been provided and this shows that the semi detached properties (plots 1 and 2) are commensurate in height with the adjoining property to the east. A further street scene has been provided with the view from Orwell Gardens and this shows that the detached property (plot 3) would have a lower ridge than the properties to the front and due to differing land levels and the distance to Orwell Gardens would not make a significant impact to the character of that road.
- 6.8 There would be new dwarf boundary walls to the front of plots one and two in keeping with other properties within the road.
- 6.9 The three dwellings exceed the minimum sizes as stated within the nationally prescribed space standards and complies with policy DES5.
- 6.10 It is considered therefore when assessing alongside the existing buildings to be demolished and the density of the surrounding area that the quantum of development and the design of the buildings are appropriate on this site and the proposal complies with policy DES1 in this regard.

Neighbour amenity

- 6.11 The proposal would increase the bulk and quantum of development on the site. A site visit has been undertaken and a number of visits to neighbouring properties were also undertaken to assess the impact of the new dwellings on neighbouring properties. It is considered that the impact to the properties to the north, at 45-61 Cockshot Road are limited as they are on the opposite side of the road, and this would be a typical street layout.
- 6.12 Turning to the new property to the east, at 44 Cockshot Road, the semi-detached houses would be built adjacent to the boundary, albeit set away due to the new access road. It is considered expedient to impose a condition requiring the first and second floor side facing windows to be obscure glazed and fixed shut, in order to mitigate against any overlooking to that property. Plots 1 and 2 would not exceed the depth of no.44 and therefore it is not

considered that there would be significant or material overshadowing or dominance to that property. It is noted that there would be a new access road along the boundary. However, the plans show that there would be sufficient space for some planting and there is a 2m high close boarded fence along the boundary. Furthermore, the driveway only serves one house so the amount of noise and disturbance would be relatively minimal and would not harm the amenity of that property so greatly as to warrant refusal on this ground.

- 6.13 Turning to the properties to the south, in Smoke Lane, these could be impacted by Plot 3, the detached dwelling to the rear of the site. The applicant has provided plans that show a 25 degree line taken from the rear windows of the properties in Smoke Lane and this would not be impacted by the proposed new dwelling. In addition, the distance from plot 3 to nos 20 and 22 Smoke Lane is 12.89m and there is a substantial hedge along the boundary (which would be protected under a tree protection condition, please see the section under trees and landscaping) that would further mitigate against any significant overshadowing or loss of light to those properties. Any first and second floor windows to the side of plot 3 will also be secured by condition to be obscure glazed and fixed shut.
- 6.14 Concern has been raised from overlooking from some of the residents of Orwell Gardens, the road to the west of the site. The closest property is no.7 Orwell Gardens and this property faces South East (away from the front plots but towards the rear of Plot 3). Due to differing levels, Orwell Gardens is higher than Plot 3 and its garden which helps to minimise any significant impact. In addition, plot 3 is around 24m from 7 Orwell Gardens and this is an adequate distance between the two properties to avoid overlooking and any material overshadowing etc. Whilst it is noted that there would be a change of outlook to some of the windows of properties in Orwell Gardens, it is not considered to cause rise to a harmful loss of amenity.
- 6.15 Consequently, it is considered that the proposal would not cause significant or material harm to the amenity of neighbouring properties and therefore, the proposal complies in this regard with policy DES1.

Highway and Parking Matters

- 6.16 The County Highways Authority has assessed the proposed development on safety, capacity and policy grounds and have recommended that conditions should be imposed on the permission relating to the new accesses, parking and turning, a construction transport management plan, and the provision of electrical charging points for cars.
- 6.17 DMP policy TAP1 states that new residential development should: "Include car parking and cycle storage for residential and non-residential development in accordance with adopted local standards (see Annex 4). The applicant has stated that each dwelling would include two car parking spaces within the development and this is considered compliant with policy.

Trees and Landscaping

- 6.18 Whilst there are no mature trees on the site, there is significant and substantial boundary planting along the southern and western boundaries. The council's tree officer has been consulted and recommends a tree protection condition in order that the existing trees and hedging along the boundary are retained and maintained.
- 6.19 In addition, a landscaping condition will be added to the permission to ensure that hard and soft landscaping proposed is of a suitable standard and will enhance the character of the area. Subject to these conditions being complied with, it is considered that the proposal complies in this regard with policy NHE3.

CIL

- 6.20 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

- 6.21 Development Management Plan DES6 states that on developments providing 11 or more homes, 30% of the homes on site should provide affordable housing. This supersedes the Core Strategy policy CS15 in its entirety.
- 6.22 In view of this, the Council is not presently requiring financial contributions from applications such as this resulting in a net gain of 10 units or less.

Sustainability and Climate Change

- 6.23 Policy CCF1 of the Council's Development Management Plan 2019 seeks to ensure that all new development contributes to reducing carbon emissions. However, the policy's requirement for not less than a 19% improvement in the Dwelling Emission Rate (DER) over the Target Emission Rate (TER) as defined in Part L1A of the 2013 Building Regulations has been superseded by the new 2022 Building Regulations which exert a 30% improvement, thus superseding this aspect of the policy. However, in the event that planning permission is granted, conditions requiring demonstration that it will meet the national water efficiency standard of 110litres/person/day would be required.

Other Matters

- 6.24 Electronic communication networks: Policy INF3 criteria 1 states that "The Council will require all new development to be connected with high speed and reliable broadband". A condition has been added to the permission to this effect.

CONDITIONS

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

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.

Note: Should alterations or amendments be required to the approved plans, it will be necessary to apply either under Section 96A of the Town and Country Planning Act 1990 for non-material alterations or Section 73 of the Act for minor material alterations. An application must be made using the standard application forms and you should consult with us, to establish the correct type of application to be made.

Plan Type	Reference	Version	Date Received
Proposed Plans	2021/ISBELLS/P/05	A	12.08.2022
Proposed Plans	2021/ISBELLS/P/06	A	12.08.2022
Proposed Plans	2021/ISBELLS/P/09	A	12.08.2022
Site Layout Plan	2021/ISBELLS/P/10	B	15.09.2022
Site Layout Plan	2021/ISBELLS/P/01	B	15.09.2022
Site Layout Plan	2021/ISBELLS/P/04	D	15.09.2022
Block Plan	UNNUMBERED		15.09.2022
Proposed Plans	2021/ISBELLS/P/07	C	15.09.2022
Site Layout Plan	2021/ISBELLS/P/03	D	15.09.2022
Existing Plans	2021/ISBELLS/P/02		17.03.2022
Proposed Plans	2021/ISBELLS/P/05		17.03.2022
Section Plan	2021/ISBELLS/P/08		17.03.2022
Location Plan	UNNUMBERED		21.03.2022

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

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

3. No development shall take place 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. The first and second floor windows in the side elevations of the development hereby permitted shall be glazed with obscured glass and shall be non-opening

unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed and shall be maintained as such at all times.

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

5. 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 and existing hedging (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.

6. The development shall not be occupied until a scheme for the landscaping of the site including the retention of existing landscape features has been submitted to and approved in writing by the local planning authority. Landscaping schemes shall include details of hard and soft landscaping, including any tree removal/retention, planting plans, written specifications (including cultivation and other operations associated with tree, shrub, and hedge or grass establishment), schedules of plants, noting species, plant sizes and proposed numbers/densities and an implementation and management programme.

All hard and soft landscaping work shall be completed in full accordance with the approved scheme, prior to first occupation or within the first planting season following completion of the development hereby approved or in accordance with a programme agreed in writing with the local planning authority.

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

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

Reason: To ensure good arboricultural and landscape practice in the interests of the maintenance of the character and appearance of the area and to comply with Reigate and Banstead Borough Development Management Plan 2019 policies NHE3, DES1 and DES3, and the recommendations within British Standards including BS8545:2014 and British Standard 5837:2012.

7. No part of the development shall be first occupied unless and until the proposed vehicular modified accesses to Cockshot Road have been constructed and provided with visibility zones in accordance with the approved plans and thereafter the visibility zones shall be kept permanently clear of any obstruction over 1.05m high.

Reason: The above conditions are required in order that the development should not prejudice highway safety nor cause inconvenience to other highway users and to accord with the NPPF and Reigate and Banstead Development Management Plan policy TAP1.

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

Reason: in order that the development should not prejudice highway safety, nor cause inconvenience to other highway users, and to accord with the National Planning Policy Framework 2019, Reigate and Banstead Core Strategy 2014 Policy CS17 and Reigate and Banstead Development Management Plan 2019 policies TAP1 and DES8.

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

Reason: The above conditions are required in order that the development should not prejudice highway safety nor cause inconvenience to other highway users and to accord with the NPPF and Reigate and Banstead Development Management Plan policy TAP1.

10. 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 requirement: 7kw Mode 3 with Type 2 connector - 230 v AC 32 amp single phase dedicated supply) in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority and thereafter retained and maintained for their designated purpose.

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 of the Development Management Plan.

11. The development hereby approved shall not be first occupied unless and until the following facilities have been provided in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority for the storage of bins and thereafter the said approved facilities shall be provided, retained and maintained to the satisfaction of the Local Planning Authority.

Reason: In order that the residential development hereby permitted has suitable storage for bins and to comply with policy DES1 of the Development Management Plan 2019.

12. 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.

13. The development hereby approved shall not be first occupied unless and until an Energy and Water Efficiency Statement has been submitted to and approved in writing by the Local Planning Authority. The Statement shall detail how the development will:
 - a) Ensure that the potential water consumption by occupants of each new dwelling does not exceed 110 litres per person per day,

- b) Achieve not less than a 19% improvement in the Dwelling Emission Rate (DER) over the Target Emission Rate (TER) as defined in Part L1A of the 2013 Building Regulations.

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

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

INFORMATIVES

1. 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.

2. 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.
3. The applicant is advised that the Borough Council is the street naming and numbering authority and you will need to apply for addresses. This can be done by contacting the Address and Gazetteer Officer prior to construction commencing. You will need to complete the relevant application form and

upload supporting documents such as site and floor layout plans in order that official street naming and numbering can be allocated as appropriate. If no application is received the Council has the authority to allocate an address. This also applies to replacement dwellings. If you are building a scheme of more than 5 units please also supply a CAD file (back saved to 2010) of the development based on OS Grid References. Full details of how to apply for addresses can be found http://www.reigate-banstead.gov.uk/info/20277/street_naming_and_numbering

4. The applicant is advised that prior to the initial occupation of any individual dwelling hereby permitted, to contact the Council's Neighbourhood Services team to confirm the number and specification of recycling and refuse bins that are required to be supplied by the developer. All developer enquires on recycling and refuse bin ordering, collections and discussing waste matters is via our department email address RC@reigate-banstead.gov.uk . Please also note our website area for developers https://www.reigate-banstead.gov.uk/info/20062/recycling_and_refuse/392/fees_for_recycling_and_refuse_services/3.
5. The applicant is encouraged to provide renewable technology within the development hereby permitted in order to reduce greenhouse gas emissions. Further information can be found on the Council website at : [Climate Change Information](#).
6. The developer is advised that as part of the detailed design of the highway works required by the above condition(s), 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.
7. The permission hereby granted shall not be construed as authority to carry out any works on the highway. The applicant is advised that prior approval must be obtained from the Highway Authority before any works are carried out on any footway, footpath, carriageway, or verge to form a vehicle crossover or to install dropped kerbs. Please see <https://www.surreycc.gov.uk/roads-and-transport/permits-and-licences/vehicle-crossovers-or-dropped-kerbs>.
8. The permission hereby granted shall not be construed as authority to carry out any works (including Stats connections/diversions required by the development itself or the associated highway works) on the highway or any works that may affect a drainage channel/culvert or water course. The applicant is advised that a permit and, potentially, a Section 278 agreement must be obtained from the Highway Authority before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway. All works (including Stats connections/diversions required by the development itself or the associated highway works) on the highway will require a permit and an application will need to be submitted to the County Council's Street Works Team up to 3 months in advance of the intended start date, depending on the scale of the works proposed and the classification of the road. Please see:

<https://www.surreycc.gov.uk/roads-and-transport/permits-and-licences/traffic-management-permit-scheme> . The applicant is also advised that Consent may be required under Section 23 of the Land Drainage Act 1991.

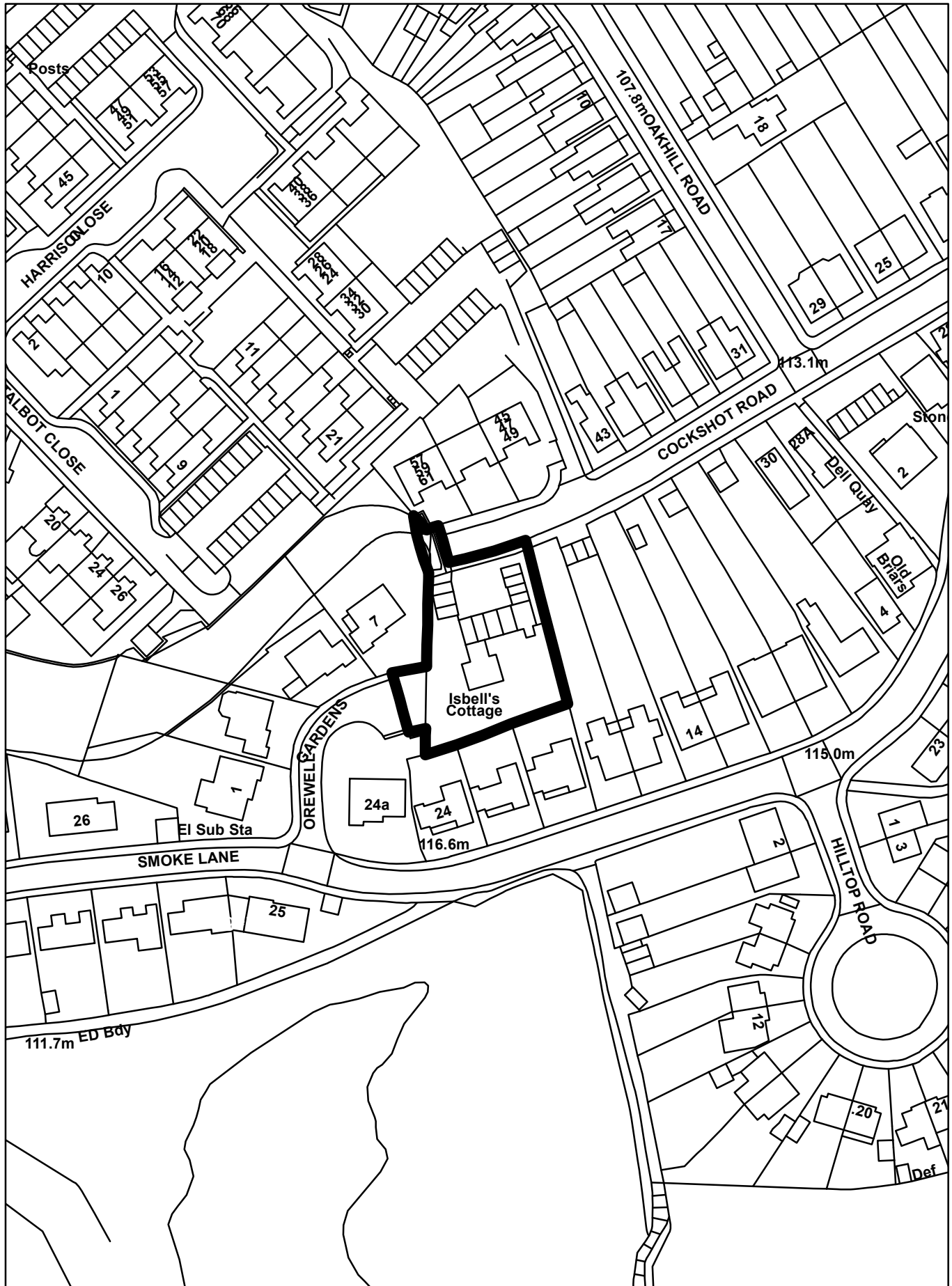
9. The developer is reminded that it is an offence to allow materials to be carried from the site and deposited on or damage the highway from uncleaned wheels or badly loaded vehicles. The Highway Authority will seek, wherever possible, to recover any expenses incurred in clearing, cleaning or repairing highway surfaces and prosecutes persistent offenders. (Highways Act 1980 Sections 131, 148, 149).
10. It is the responsibility of the developer to ensure that the electricity supply is sufficient to meet future demands and that any power balancing technology is in place if required. Please refer to: <http://www.beama.org.uk/resourceLibrary/beama-guide-to-electric-vehicle-infrastructure.html> for guidance and further information on charging modes and connector types.
11. The applicant site is situated on or in close proximity to land that could be potentially contaminated by virtue of previous historical uses of the land. As a result there is the potential of ground contamination to be present beneath part(s) of the site. Groundworkers should be made aware of this so suitable mitigation measures and personal protective equipment measures (if required) are put in place and used. Should significant ground contamination be identified the Local Planning Authority should be contacted promptly for further guidance.

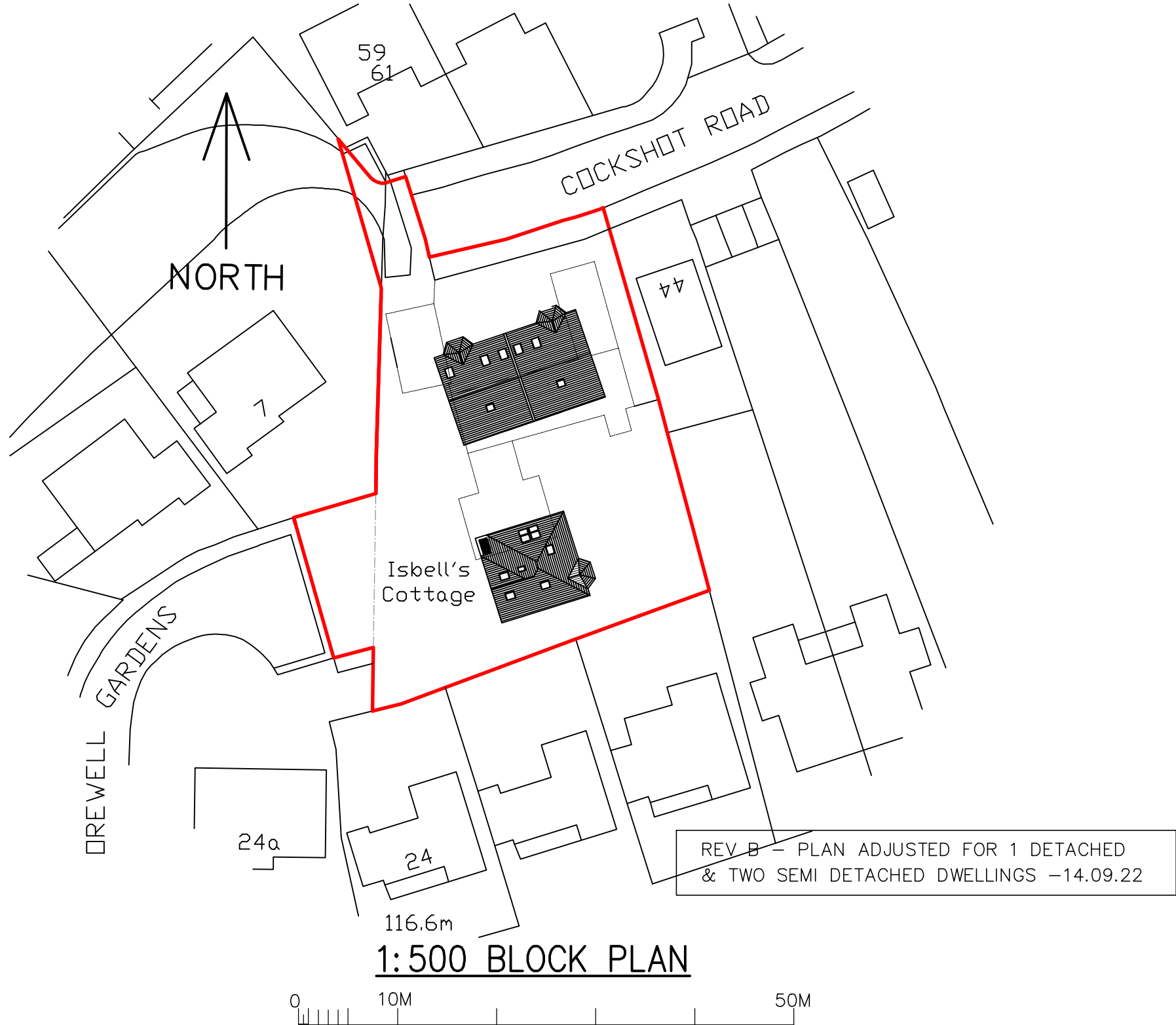
REASON FOR PERMISSION

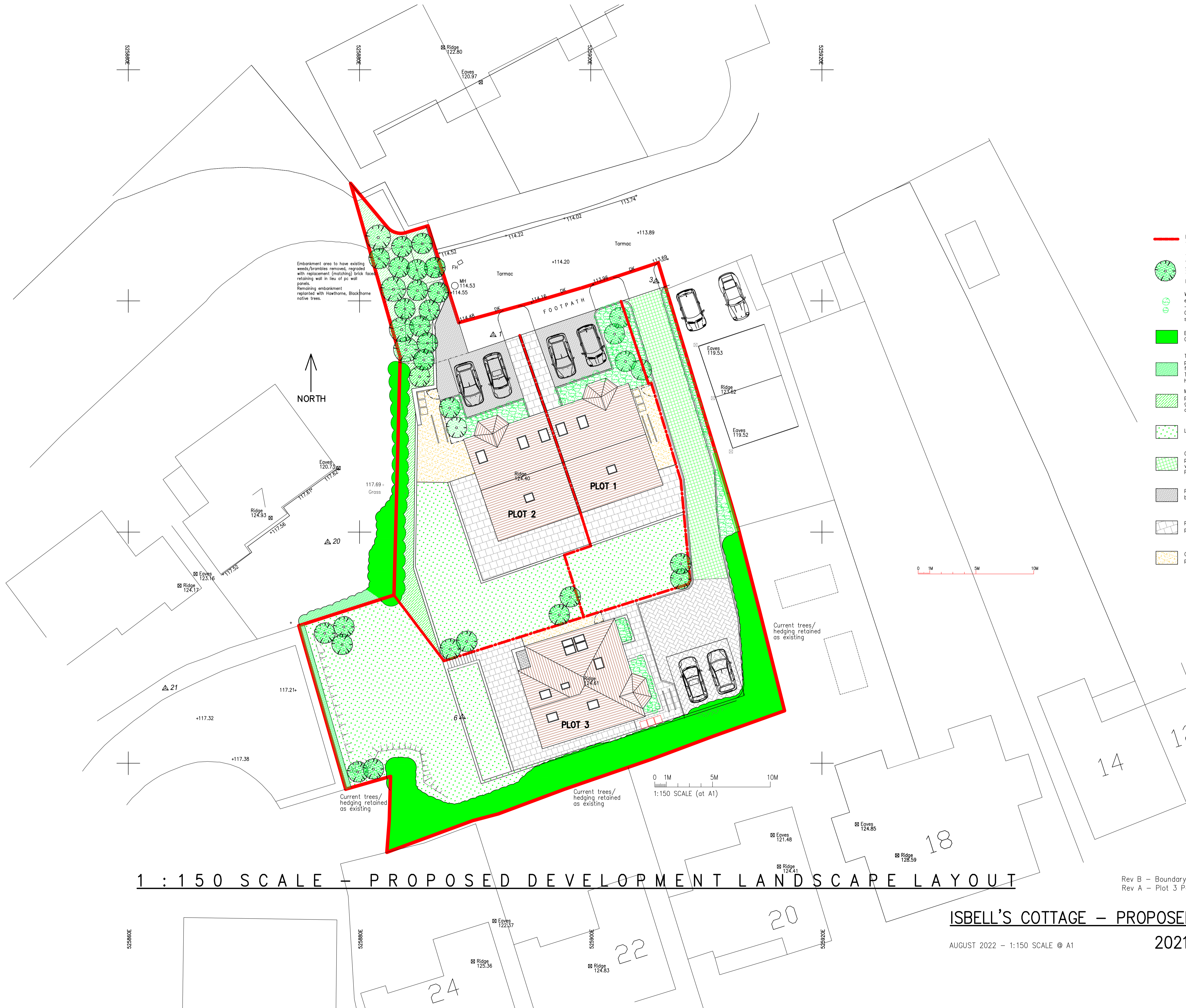
The development hereby permitted has been assessed against development plan policies DES1, DES2, DES5, DES8, TAP1, NHE3, CCF1, INF3, and material considerations, including third party representations. It has been concluded that the development is in accordance with the development plan and there are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

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.

22/00640/F Isbells Cottage Cockshot Road
Reigate Surrey RH2 7HB







- Boundary Plot close boarded timber fencing – 2.0M max
- Tree Planting within Development Within dwelling plots/development Silver Birch & Beech. To embankment native species – Hawthorne, Blackthorn & Holly
- Within defined planting areas evergreen shrubs and grassed – assume subject to planting Condition for final species and size/density agreement
- Existing high Boundary Conifer hedging – retained
- To Orwell Gardens, hedge planted adjacent to new fence. To No 7 return – evergreen hedge/tree planting (existing)
- Margins adjacent to conifers planted with grasses and evergreen ground cover (low water demand)
- Lawn/turfed within each dwelling
- Grass blocks – grass finish with proprietary blocks/grid to support vehicles. Permeable surfacing.
- Permeable block paving – brindle with grey edging/bay markers
- Paving Slabs (India Stone) with permeable gravel perimeter
- Gravel surface finish = permeable area

1 : 150 SCALE – PROPOSED DEVELOPMENT LANDSCAPE LAYOUT

Rev B – Boundary Definition Adjustment – 14.09.2022
 Rev A – Plot 3 Parking Adjustments – 09.09.2022

ISBELL'S COTTAGE – PROPOSED DEVELOPMENT

AUGUST 2022 – 1:150 SCALE @ A1

2021/ISBELL'S/P/10^B

CLIENT
FURZEFIELD HOMES LTD

Chelmvale Limited
Design, Construction & Planning Consultant
Tel: 01737 243193

PROJECT
ISBELL'S COTTAGE, COCKSHOT ROAD, REIGATE RH2 7HB
PROPOSED DEVELOPMENT SITE - 3 DETACHED DWELLING

DRAWING
SITE SURVEY WITH EXISTING DWELLING &
OUTBUILDINGS

REV	NO.	DESCRIPTION	DATE	APPROVED
B	1	2021/ISBELL'S/P/01	DEC 2021	
		REV B - BOUNDARY DEFINITION ADJUSTMENT - 14.09.2022		



1:100 SCALE - SITE SURVEY WITH SURROUNDING LAYOUT

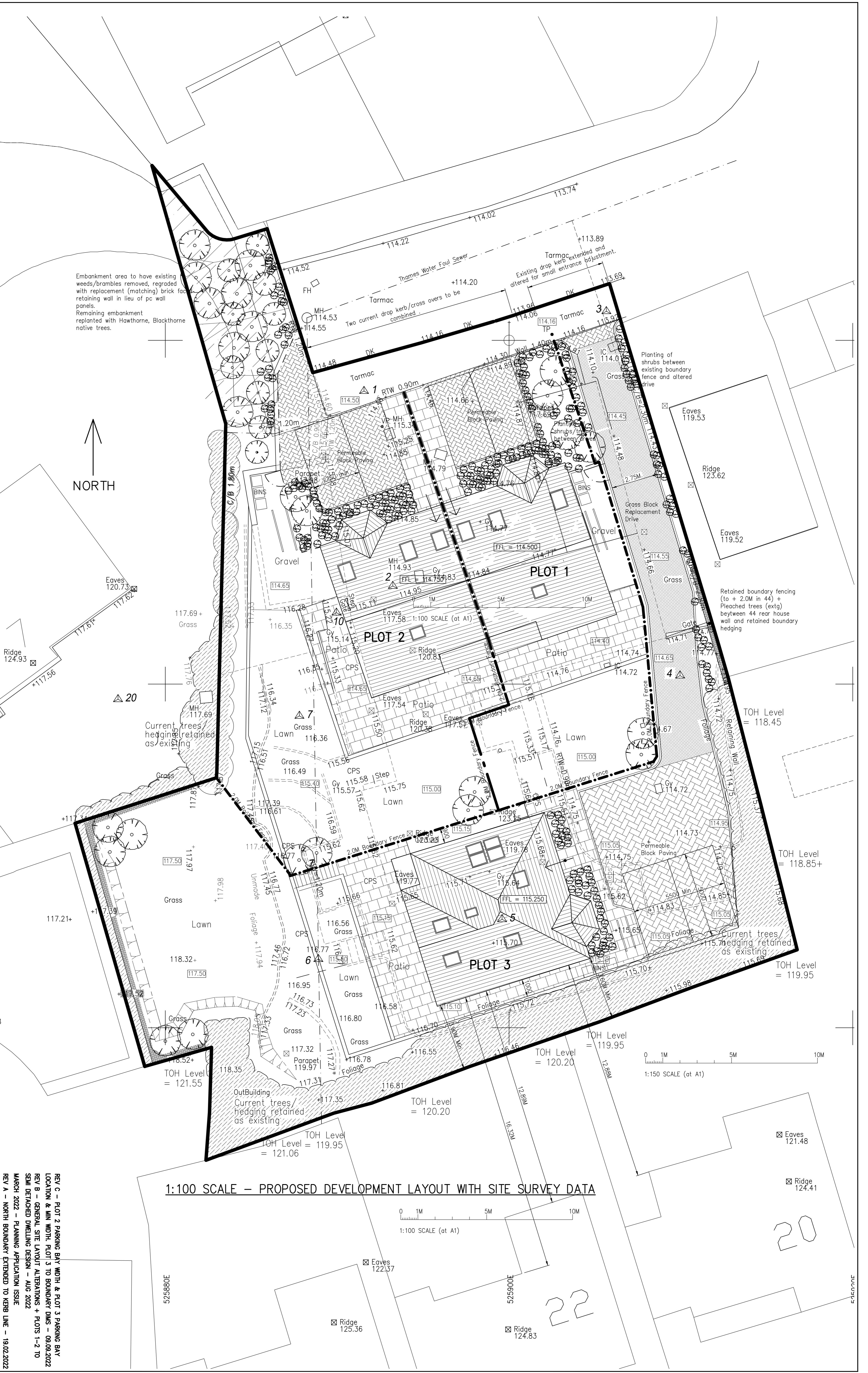
REV A - NORTH BOUNDARY EXTENDED TO KERB LINE - 19.02.2022
MARCH 2022 - PLANNING APPLICATION ISSUE

CLIENT
FURZEFIELD HOMES LTD

Chelmvale Limited
Design, Construction & Planning Consultant
Tel: 01737 243193

PROJECT
ISBELL'S COTTAGE, COCKSHOT ROAD, REIGATE RH2 7HB
PROPOSED DEVELOPMENT SITE - 3 DETACHED DWELLING

DRAWING
SITE PLAN WITH PROPOSED BUILDING & LANDSCAPE
+ PROPOSED LEVELS



1:100 SCALE - PROPOSED DEVELOPMENT LAYOUT WITH SITE SURVEY DATA

REV C - PLOT 2 PARKING BAY WIDTH & PLOT 3 PARKING BAY LOCATION & MIN WIDTH, PLOT 3 TO BOUNDARY DIMS - 09.09.2022
 REV B - GENERAL SITE LAYOUT ALTERATIONS + PLOTS 1-2 TO SEMI DETACHED DWELLING DESIGN - AUG 2022
 MARCH 2022 - PLANNING APPLICATION ISSUE
 REV A - NORTH BOUNDARY EXTENDED TO KERB LINE - 19.02.2022

REV	DATE	APPROVED	CHECKED	SCALE
D	DEC 2021			1:100
DRAWING NO. 2021/ISBELL'S/P/04				
REV D - BOUNDARY DEFINITIONS ADJUSTED AND ADDITIONAL PLOT OFFSET DIMENSIONS ADDED - 14.09.2022				

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Design, Construction & Planning Consultant
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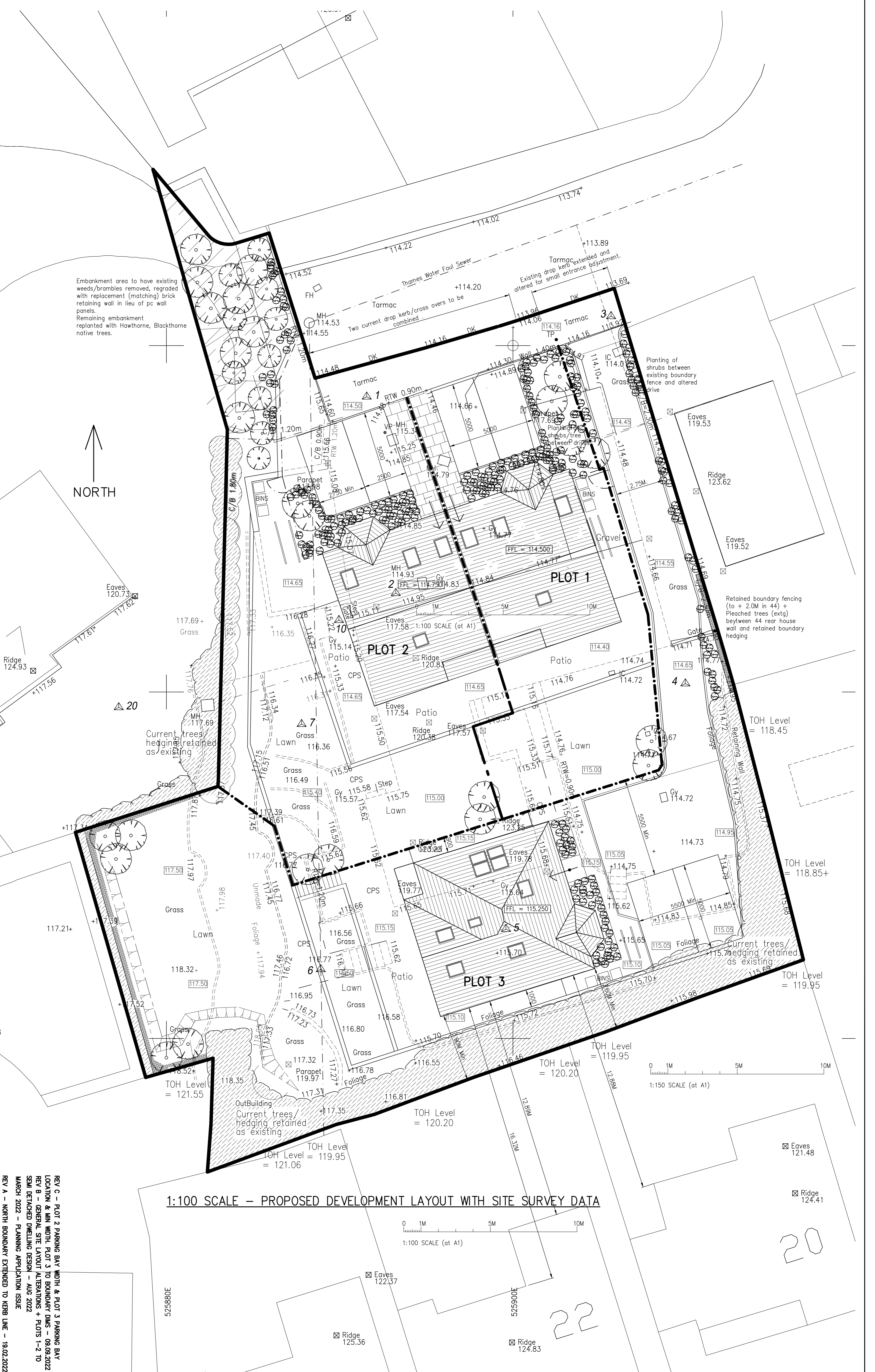
PROJECT
ISBELL'S COTTAGE, COCKSHOT ROAD, REIGATE RH2 7HB
PROPOSED DEVELOPMENT SITE - 3 DETACHED DWELLING

DRAWING
SITE PLAN WITH PROPOSED BUILDING & SITE LAYOUT
+ SURVEY OVERLAY & INDICATIVE NEW LEVELS

REV	DESCRIPTION	DATE	APPROVED
D	REV D - BOUNDARY DEFINITIONS ADJUSTED AND ADDITIONAL PLOT OFFSET DIMENSIONS ADDED - 14.09.2022		

2021/ISBELL'S/P/03

DATE DEC 2021



1:100 SCALE - PROPOSED DEVELOPMENT LAYOUT WITH SITE SURVEY DATA

REV C - PLOT 2 PARKING BAY WIDTH & PLOT 3 PARKING BAY LOCATION & MIN WIDTH, PLOT 3 TO BOUNDARY DIMS - 09.09.2022
REV B - GENERAL SITE LAYOUT ALTERATIONS + PLOTS 1-2 TO SEMI DETACHED DWELLING DESIGN - AUG 2022
MARCH 2022 - PLANNING APPLICATION ISSUE
REV A - NORTH BOUNDARY EXTENDED TO KERB LINE - 19.02.2022



PROPOSED FRONT (NORTH) ELEVATION

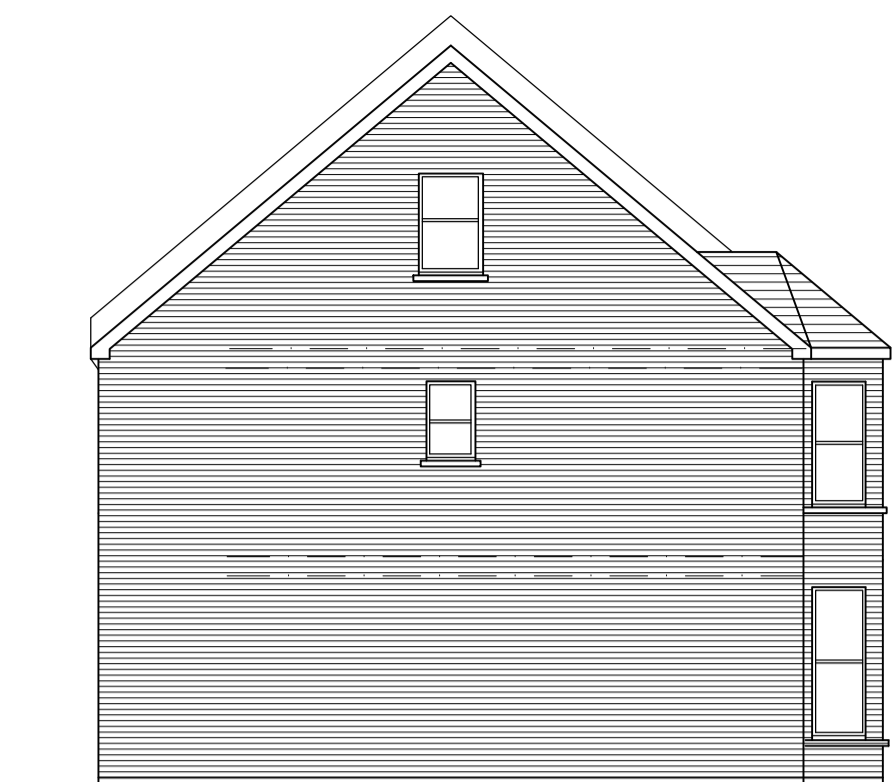
MATERIALS:
 Plain clay tiles –
 Brickwork – Red Stock bricks
 main elevation quoin bricks to
 replicate other dwellings in
 Cockshot Road.
 Windows – Painted h/w timber –
 sash style.
 Doors – Painted h/w timber.



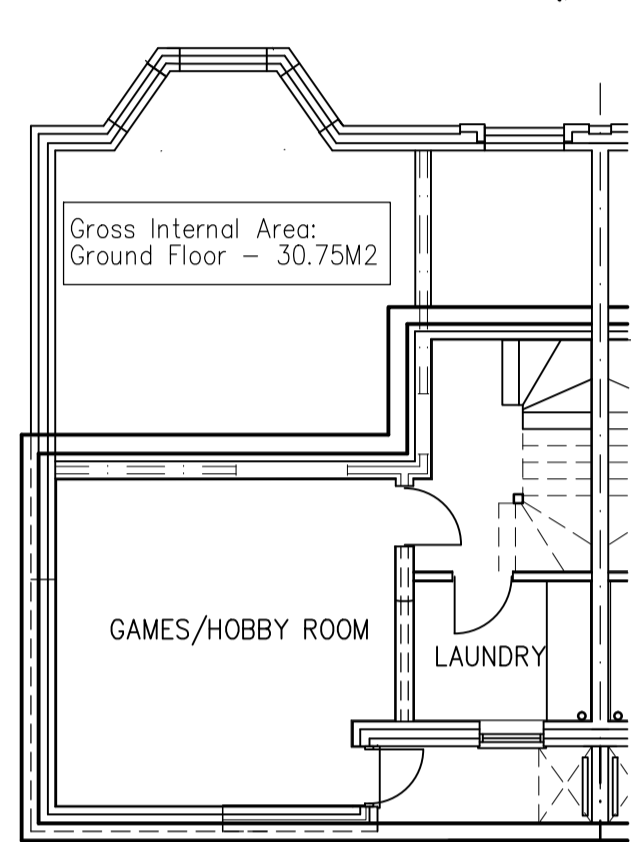
PROPOSED SIDE (WEST) ELEVATION



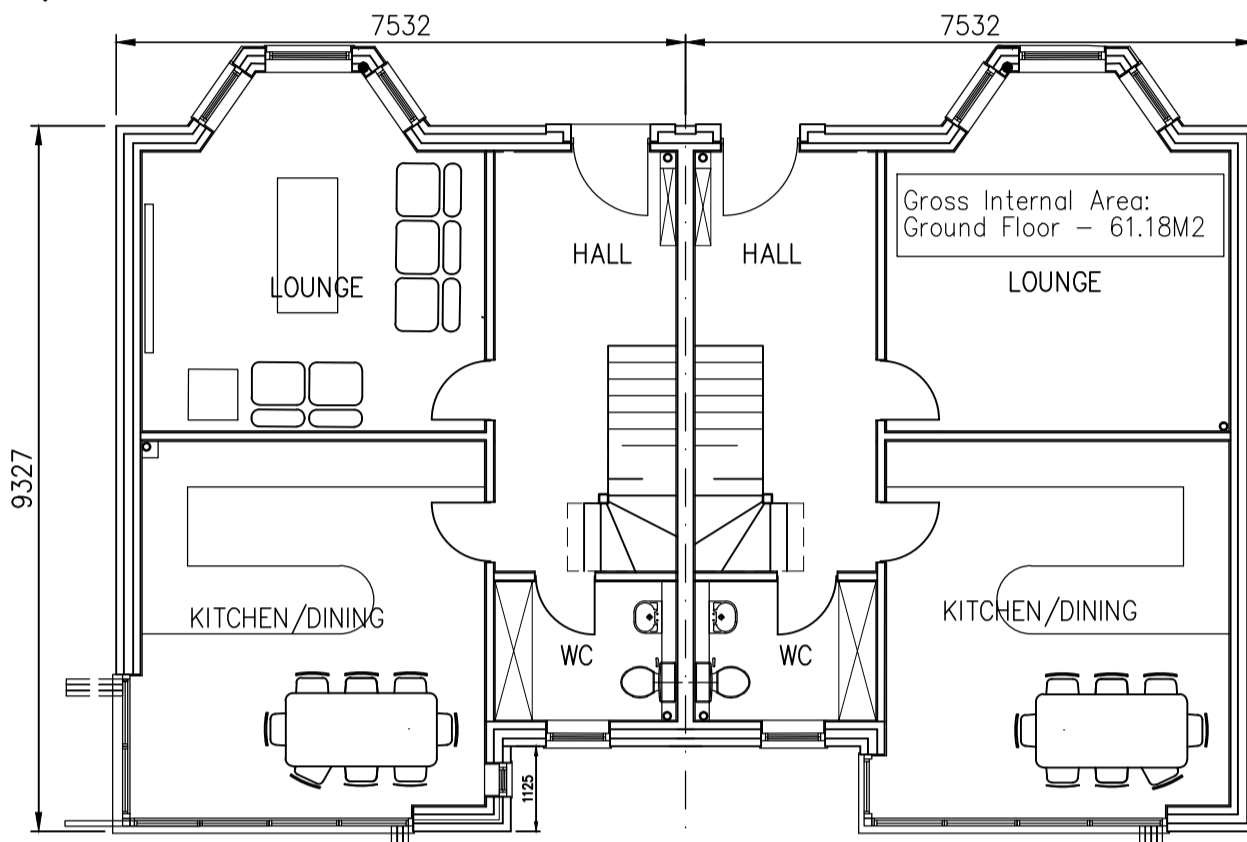
PROPOSED REAR (SOUTH) ELEVATION



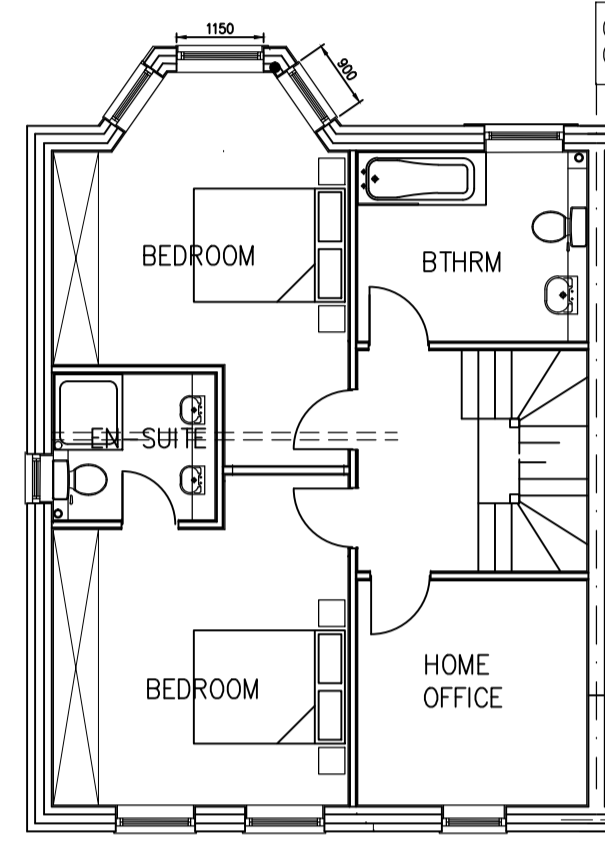
PROPOSED SIDE (EAST) ELEVATION



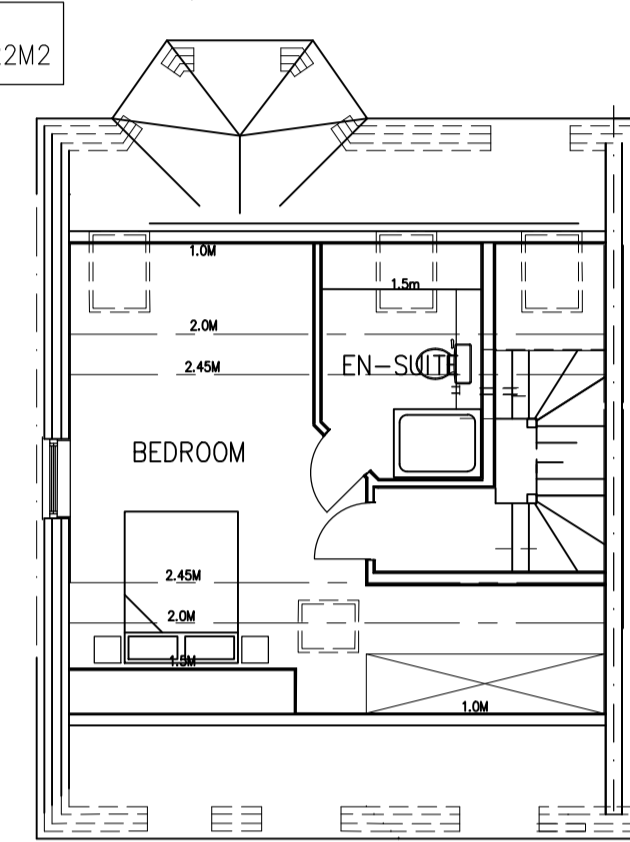
SEMI BASEMENT PLAN



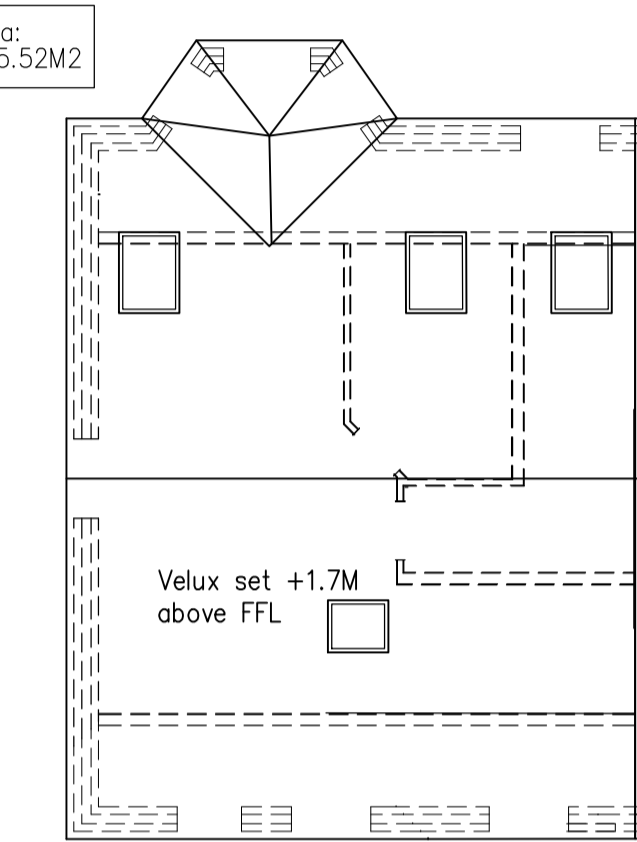
PROPOSED GROUND FLOOR LEVEL PLAN



PROPOSED FIRST FLOOR PLAN



PROPOSED SECOND FLOOR PLAN



PROPOSED ROOF PLAN

PLOTS 1 & 2 PLANS & ELEVATIONS



PROPOSED FRONT (EAST) ELEVATION

MATERIALS:
 Plain clay tiles –
 Brickwork – Red Stock bricks
 main elevation quoin bricks to
 replicate other dwellings in
 Cockshot Road.
 Windows – Painted h/w timber –
 sash style.
 Doors – Painted h/w timber.

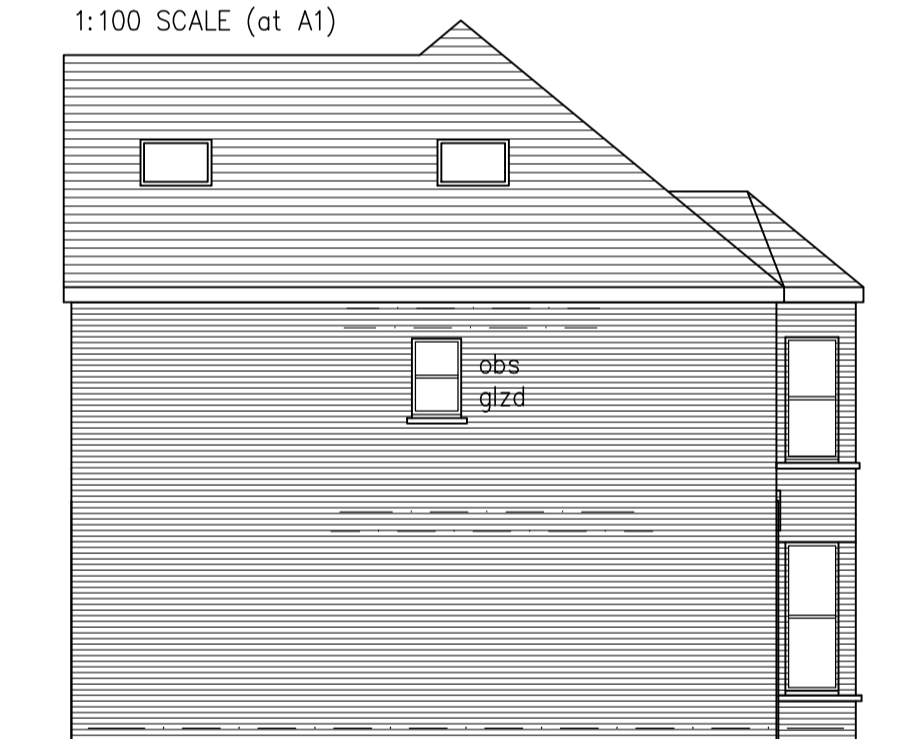


PROPOSED SIDE ELEVATION

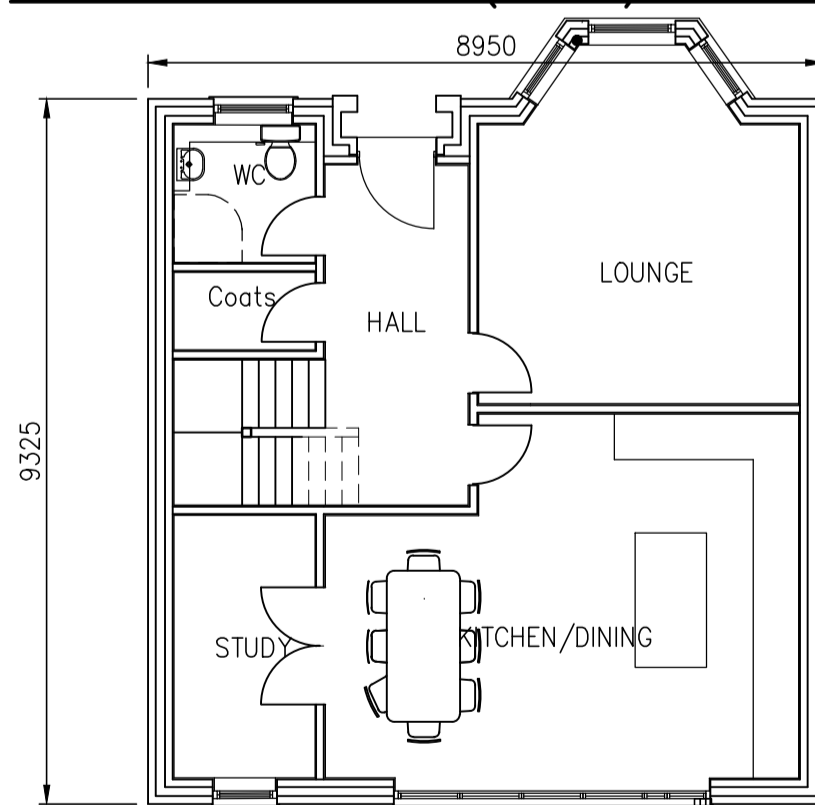
NOTE: Cills to Velux/Roof slope
 windows located with cill +1.7M
 above FFL in rooms.
 To multiple units located above
 staircase – at high level



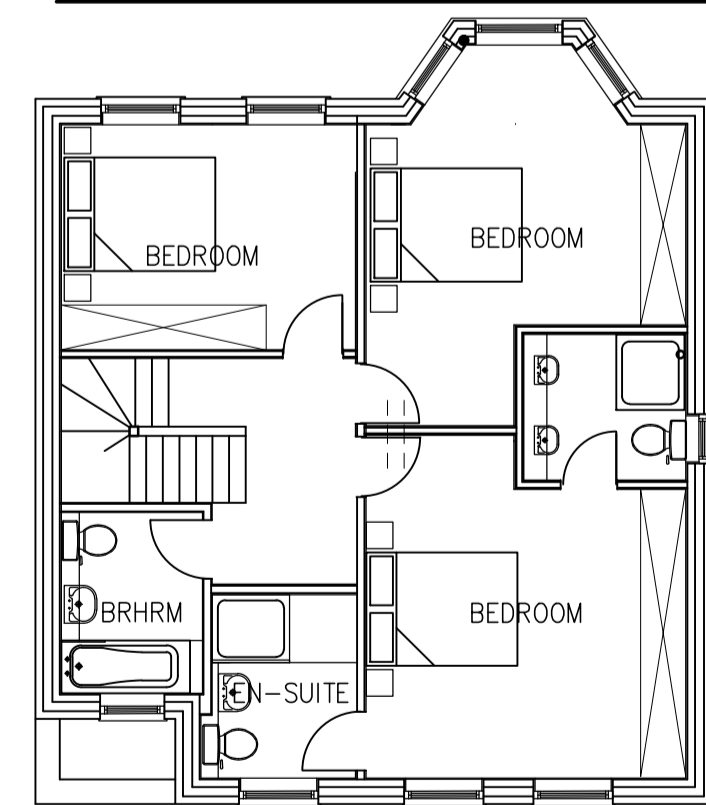
PROPOSED REAR (WEST) ELEVATION



PROPOSED SIDE ELEVATION

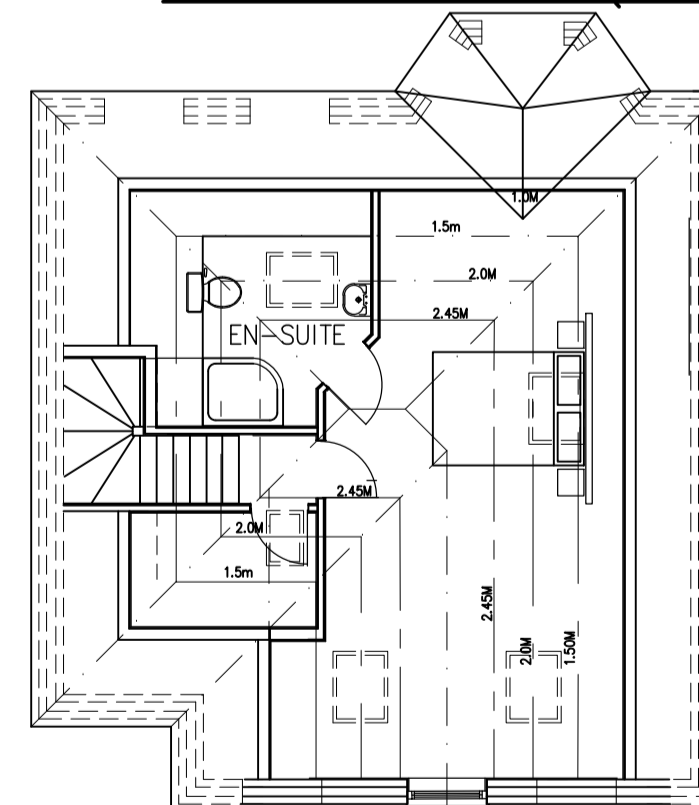


PROPOSED GROUND FLOOR LEVEL PLAN



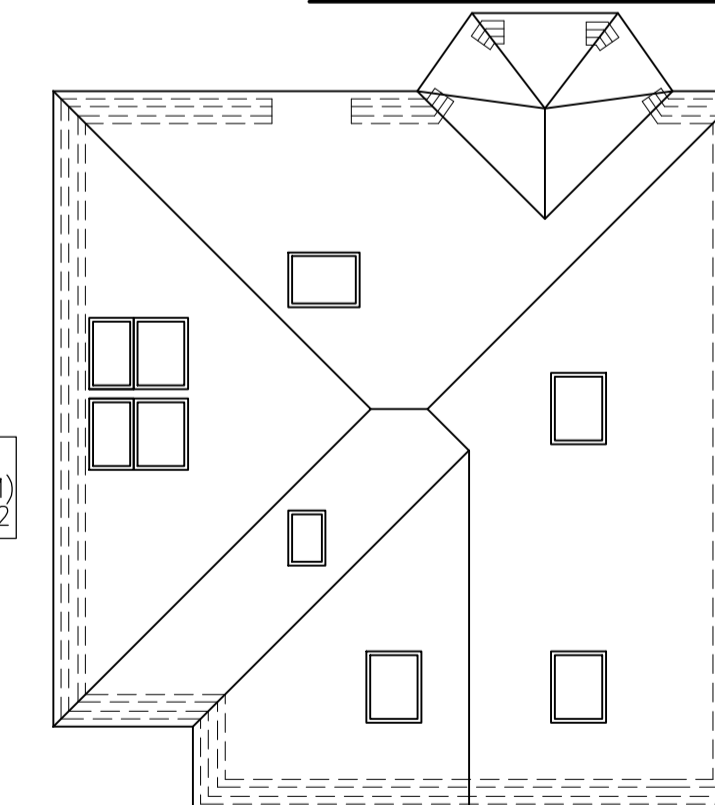
PROPOSED FIRST FLOOR LEVEL PLAN

GIA (inclg stairs):
 First Floor – 71.52M²



PROPOSED SECOND FLOOR LEVEL PLAN

GIA (inclg stairs &
 where headroom + 1.5M)
 Second Floor – 33.29M²



PROPOSED ROOF LEVEL PLAN

PLOTS 3 PLANS & ELEVATIONS

CLIENT
 FURZEFIELD HOMES LTD

Chelmvale Limited

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PROJECT
 ISBELL'S COTTAGE, COCKSHOT ROAD, REIGATE RH2 7HB
 PROPOSED DEVELOPMENT SITE – 3 DETACHED DWELLING

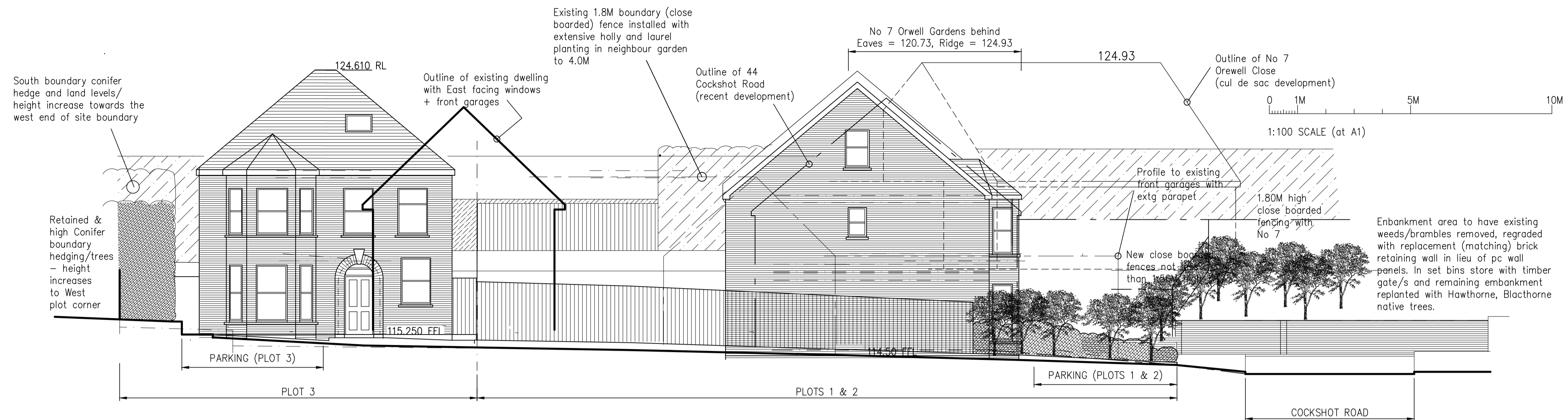
DRAWING
 TYPICAL DWELLING PLANS & ELEVATIONS

MARCH 2022 – PLANNING APPLICATION ISSUE

DRAWN	CL	CHECKED	APPROVED
TRACED	SCALE	1:100	DATE
			DEC 2021

DRAWING No.	REV
2021/ISBELL'S/P/05	A

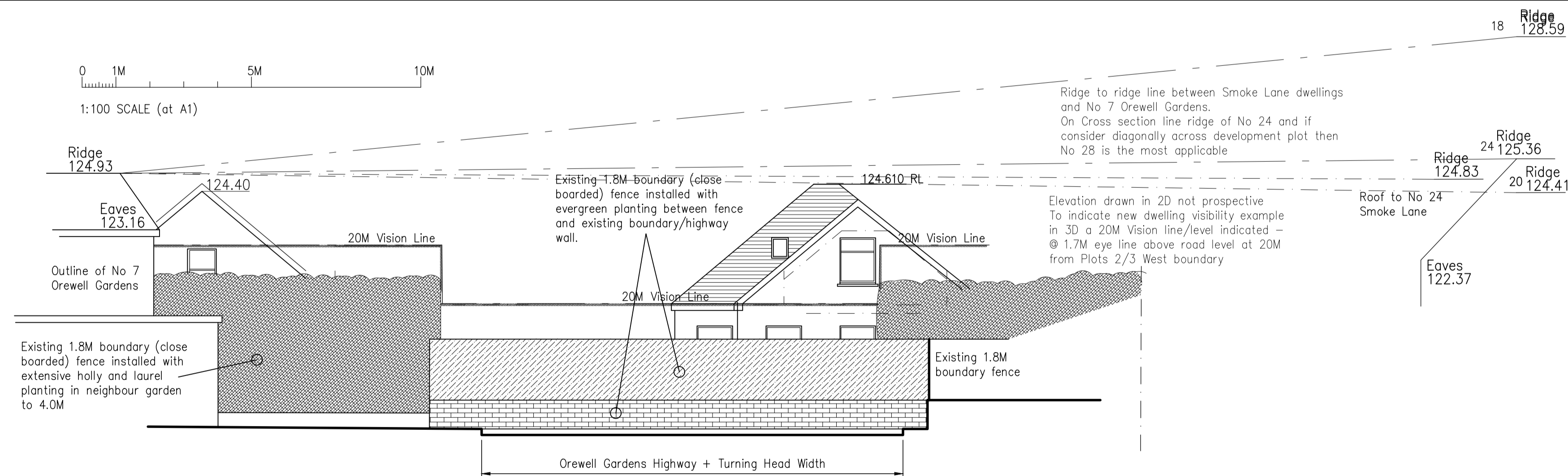
REV A – GENERAL SITE LAYOUT ALTERATIONS + PLOTS 1-2 TO
 SEMI DETACHED DWELLING DESIGN – AUG 2022



PROPOSED FRONT TO REAR - SECTION / ELEVATION ON PLOTS 3 & 1



PROPOSED PLOTS 1 & 2 FRONT ELEV'N & DEVELOPMENT STREET SCENE



PROPOSED VIEW / ELEVATION FROM OREWELL GARDENS

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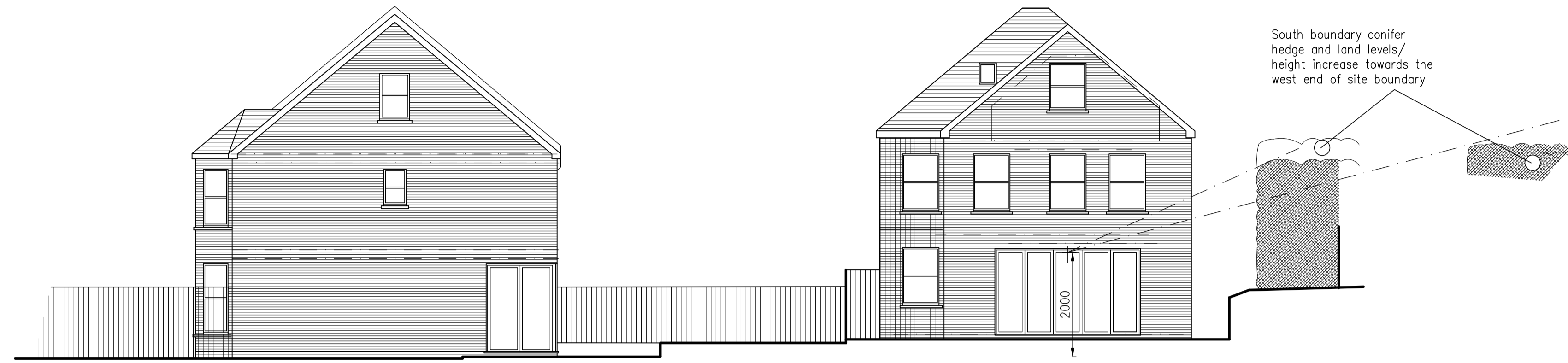
PROJECT
ISBELL'S COTTAGE, COCKSHOT ROAD, REIGATE RH2 7HB
PROPOSED DEVELOPMENT SITE - 3 DETACHED DWELLING

DRAWING
TYPICAL NEW DEVELOPMENT ELEVATIONS -
STREET SCENE, EAST ELEVATION & FROM
OREWELL GARDENS (CUL DE SAC)

MARCH 2022 - PLANNING APPLICATION ISSUE

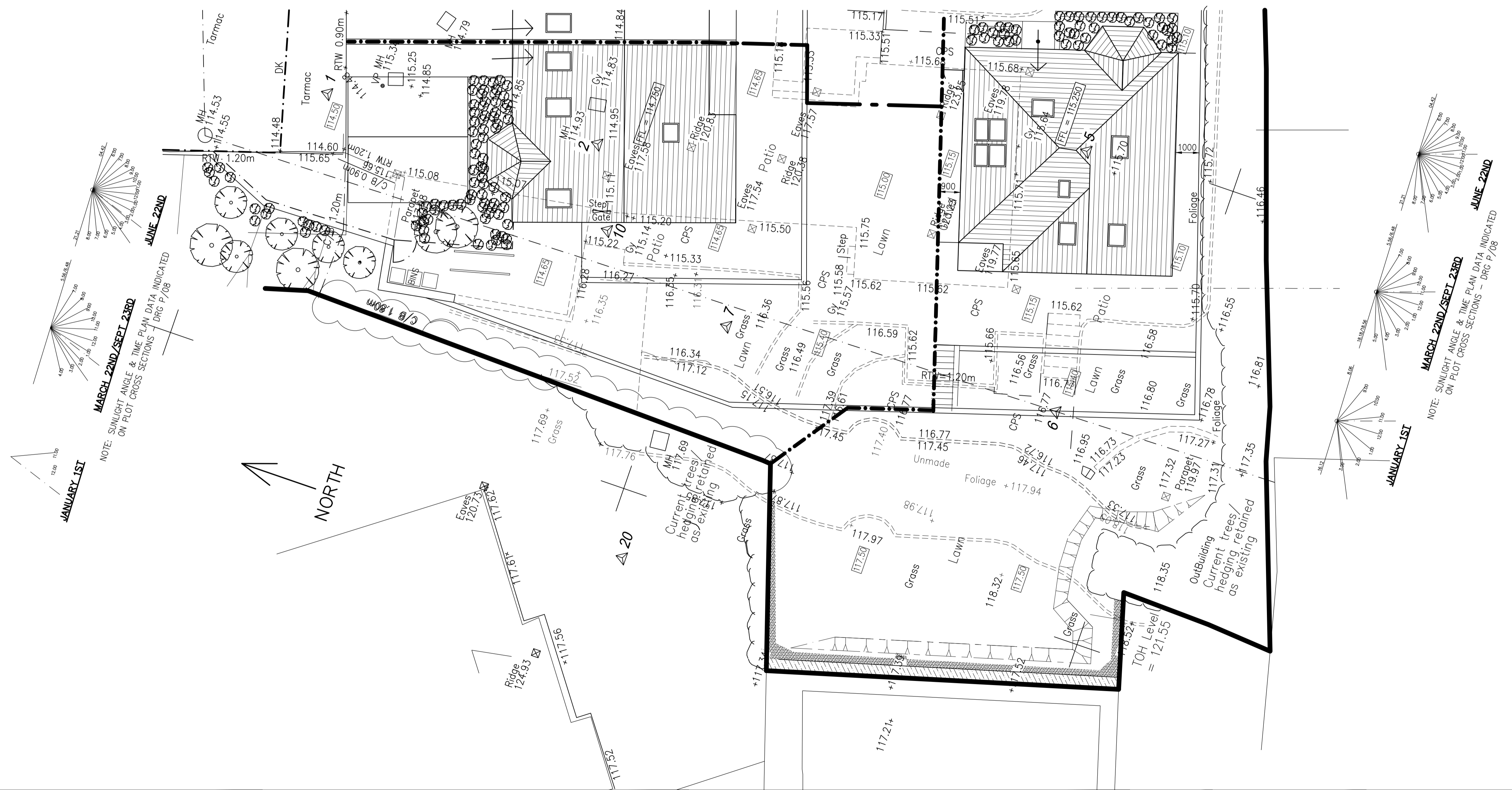
DRAWN	CL	CHECKED	APPROVED
TRACED	SCALE	1:100	DATE
DRAWING No.			REV
2021/ISBELL'S/P/06			A
REV A - GENERAL SITE LAYOUT ALTERATIONS + PLOTS 1-2 TO SEMI DETACHED DWELLING DESIGN - AUG 2022			

A1 Plot Scale 1m
DWG



South boundary conifer hedge and land levels/ height increase towards the west end of site boundary

REAR/SIDE ELEVATION ON PLOTS 2 TO 3



NOTE: SUNLIGHT ANGLE & TIME PLAN DATA INDICATED ON PLOT CROSS SECTIONS - DRG P/08

NOTE: SUNLIGHT ANGLE & TIME PLAN DATA INDICATED ON PLOT CROSS SECTIONS - DRG P/08

REV B - SIDE PATH WIDTH & FRONT BAY ADJUSTMENT - MINOR ADJUSTMENTS - 09.09.2022
 REV A - GENERAL SITE LAYOUT ALTERATIONS + PLOTS 1-2 TO SEMI DETACHED DWELLING DESIGN - AUG 2022
 MARCH 2022 - PLANNING APPLICATION ISSUE

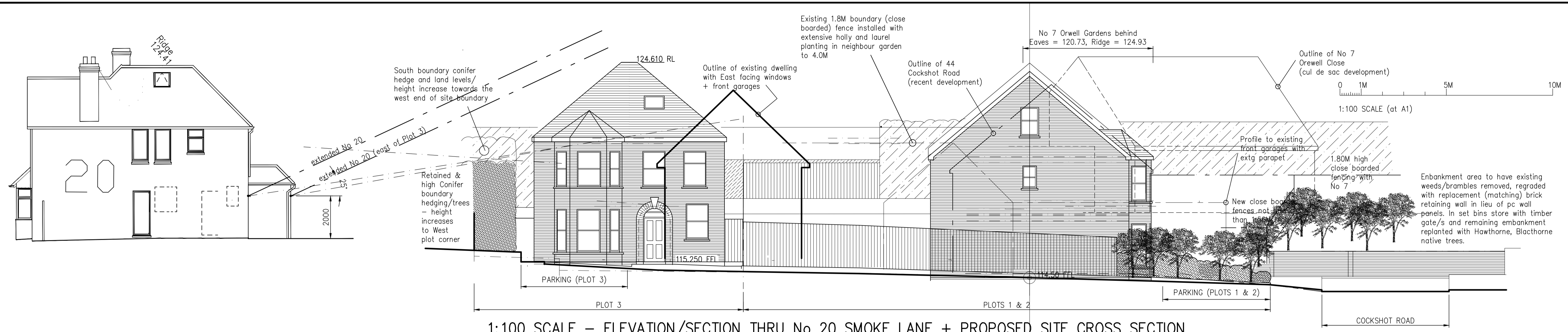
CLIENT
 FURZEFIELD HOMES LTD

Chelmvale Limited
 Design, Construction & Planning Consultant
 Tel: 01737 243193

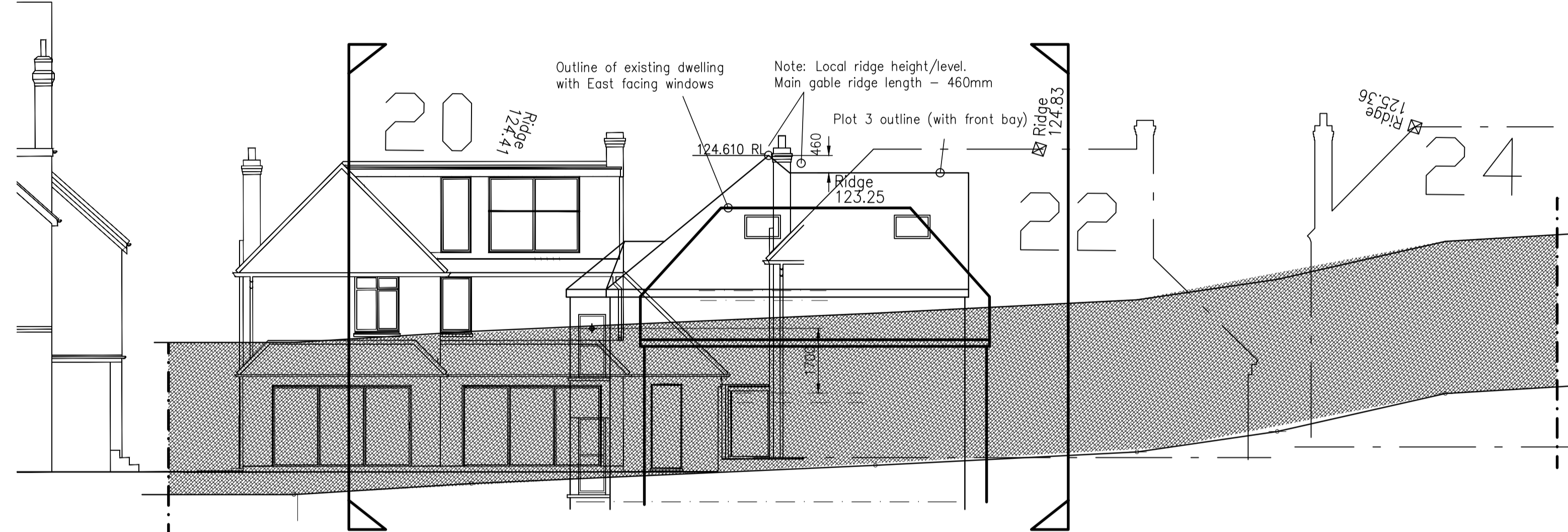
PROJECT
 ISBELL'S COTTAGE, COCKSHOT ROAD, REIGATE RH2 7HB
 PROPOSED DEVELOPMENT SITE - 3 DETACHED DWELLING

DRAWING
 HOUSE REAR ELEVATION, PLANS & ASSOCIATED LIGHT ANGLES/TIMES

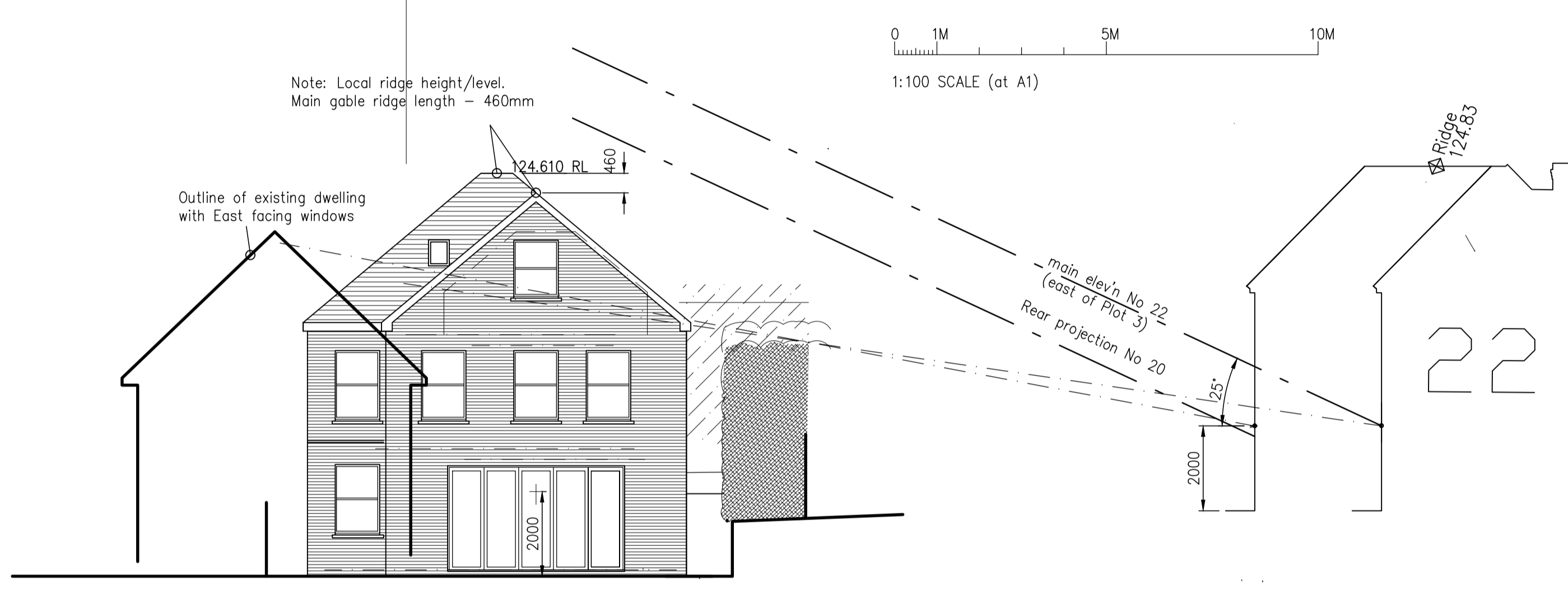
DRAWN	CL	CHECKED	APPROVED
TRACED	SCALE	1:100	DATE
DRAWING No.			REV
2021/ISBELL'S/P/07			C
REV C - BOUNDARY PLOT DEFINITION ADJUSTMENTS - 14.09.2022			



1:100 SCALE - ELEVATION/SECTION THRU No 20 SMOKE LANE + PROPOSED SITE CROSS SECTION



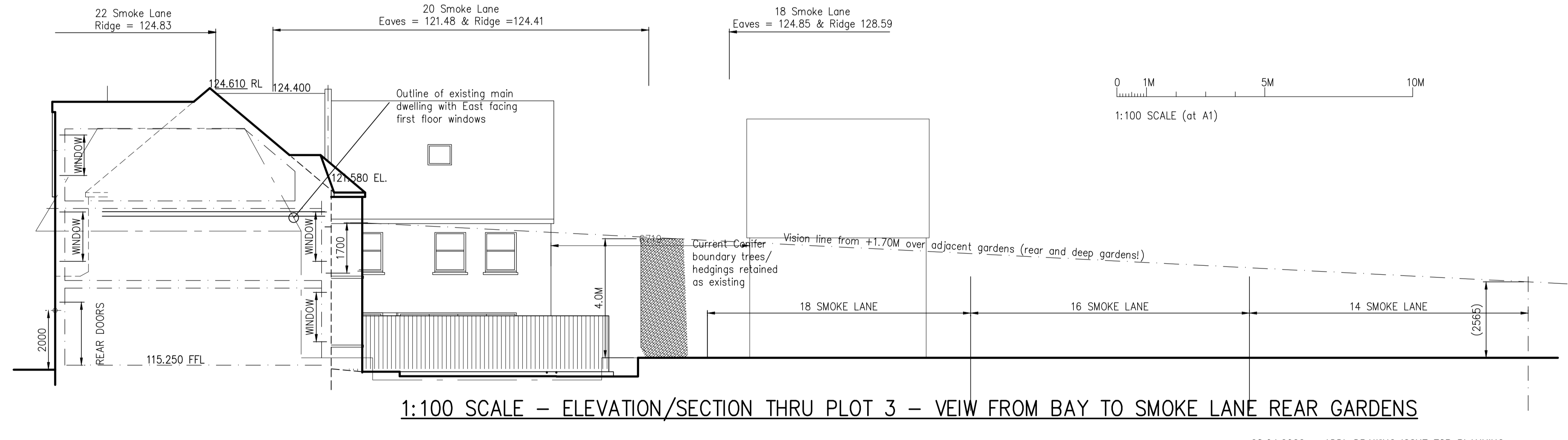
1:100 SCALE - ELEVATION/SECTION ON 18-24 SMOKE LANE + RETAINED LAND LEVELS WITH SOUTH BOUNDARY HEDGING



1:100 SCALE - ELEVATION/SECTION THRU No 22 SMOKE LANE + PART SITE CROSS SECTION



1:500 SCALE - ELEVATION LOCATIONS



1:100 SCALE - ELEVATION/SECTION THRU PLOT 3 - VIEW FROM BAY TO SMOKE LANE REAR GARDENS

CLIENT
FURZEFIELD HOMES LTD

Chelmvale Limited
Design, Construction & Planning Consultant
Tel: 01737 243193

PROJECT
ISBELL'S COTTAGE, COCKSHOT ROAD, REIGATE RH2 7HB
PROPOSED DEVELOPMENT SITE - 3 DETACHED DWELLING

DRAWING
ADDITIONAL SUPPORT CROSS SECTIONS WITH
SIGHT LINE. LEVEL AND LOCATION DATA.

28.04.2022 - ADDL DRAWING ISSUE FOR PLANNING

DRAWN	CL	CHECKED	APPROVED
TRACED		SCALE 1:100/500	DATE DEC 2021
DRAWING No. 2021/ISBELL'S/P/09			REV A
REV A - GENERAL SITE LAYOUT ALTERATIONS + PLOTS 1-2 TO SEMI DETACHED DWELLING DESIGN - AUG 2022			

A1 Plot Scale 1m
CAD Filename