 Reigate & Banstead BOROUGH COUNCIL Banstead Horley Redhill Reigate	TO:	PLANNING COMMITTEE
	DATE:	28 th September 2022
	REPORT OF:	HEAD OF PLANNING
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AGENDA ITEM:	8	WARD: Meadvale and St Johns

APPLICATION NUMBER:	22/01517/F	VALID:	5 th July 2022
APPLICANT:	Mr and Mrs Mark and Deborah Waters	AGENT:	Colin Smith Planning Ltd
LOCATION:	LAKERS CHURCH ROAD REDHILL SURREY RH1 6QA		
DESCRIPTION:	Demolition of existing bungalow and erection of a new three bedroom dwelling, access and landscaping.		
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 by Cllr Kulka.

SUMMARY

This is a full application for the demolition of the existing bungalow and the erection of a new three bedroom, two storey dwelling, access and landscaping. The design of the house would be contemporary and would include a split pitched/split ridged roof (maximum height 8.6m). The walls would be largely finished in white render with brick slips used on part of the first floor, front elevation. The roof would be finished in slate coloured, interlocking clay tiles. It is proposed to lower the existing ground levels for the new dwelling by approximately 1m – 1.2m by excavating the front half of the application site.

Policy NHE9 of the Development Management Plan is pertinent to the application. In this case the site lies opposite (to the east of) St Johns Conservation Area and Grade I listed St Johns Church and plays a role in the setting of these heritage assets. The proposed house is located within a group of hipped roof and brown plain tile arts and crafts houses to the east of the Conservation Area (in the current Conservation Area boundary review, this group has been identified for potential inclusion in the St Johns Conservation Area as part of the common settlement). These provide a relatively subdued backdrop at present. It is considered the disjointed roof form of the proposal would be a disruptive element within the group, visible with the increase in scale and at odds with the local distinctiveness elements within the group. The finishing materials being slate coloured roof tiles would exacerbate this issue. The proposal is considered to result in an incongruous and

disruptive building which would be harmful to the setting of the Conservation Area, listed buildings and character of the group of arts and crafts houses.

Weighing against this harm is the fact that the proposed dwelling would have high sustainability credentials. Schemes which would provide benefits in terms of sustainability and tackling climate change are supported by the Council's planning policies, however, the sustainable attributes of the current scheme are not considered to be so exceptional that they can be afforded any significant weight to overcome the view that the design of this house would be at odds with, and harmful to, the setting of the Conservation Area. This is particularly as similar sustainability benefits are considered to be achievable through an alternative, less prominent and disruptive design solution.

RECOMMENDATION(S)

Planning permission is **REFUSED** for the follow reason:

1. The proposed replacement dwelling, by virtue of; the disjointed and non-traditional roof form; the slate-coloured roof tiles; the position and visibility relative to the Conservation Area and listed buildings; and the position amongst a locally distinctive group of arts and crafts houses, would result in an incongruous and disruptive building which would be harmful to the setting of the Conservation Area, listed buildings and harmful to the character of the group of arts and crafts houses. The development is thereby contrary to policies DES1 and NHE9 of the Reigate and Banstead Development Management Plan 2019, policy CS4 of the Core Strategy 2014, and Local Character & Distinctiveness Design Guide 2021.

Consultations:

Highway Authority: The County Highway Authority has assessed the application on safety, capacity and policy grounds and has raised no objection subject to condition.

Housing: No response

Sutton and East Surrey Water Company: No response

Conservation officer: Raises objection, see para 6.6

Representations:

Letters were sent to neighbouring properties on 8th July 2022

6 responses have been received raising the following issues:

Issue	Response
Overlooking and loss of privacy	See paragraph 6.9 – 6.12
Existing and proposed levels not clear	See paragraph 6.12
Party wall/structure issues	Not a material planning consideration/matter for Building Regulations
Request for conditions to ensure screening installed, permitted development rights removed for extensions, a construction transport management plan	See paragraph 6.11
Appearance will be an improvement on the bungalow	See paragraph 6.6
Noted that solar panels positioned so not visible to the front	See paragraph 6.6
Application should be considered at Planning Committee to ensure thorough consideration of the change to the environs of St John's Church	Application is to be determined at Planning Committee
Overshadowing	See paragraph 6.8
Out of character with surrounding area but no worse than the existing bungalow	See paragraph 6.4 – 6.7
Loss of private view	Not a material planning consideration
Loss of/harm to trees, and resultant loss of privacy	See paragraph 6.17 – 6.20, 6.9 – 6.12 (loss of privacy)
Support for a replacement dwelling on the site but with some concerns	See above

as per list above

1.0 Site and Character Appraisal

- 1.1 The site comprises a detached 2-bedroom bungalow which was built on garden land to the side of 'Ridgecrest' (the house next door) in the late 1950s. The single garage to the left-hand-side of the bungalow's driveway is still in the same ownership as Ridgecrest. Despite being an infill property, the plot size and width of Lakers is not narrower than the average for the properties fronting Church Road and the Common. The bungalow is founded at a slightly elevated position relative to the houses either side and Church Road. The land slopes down towards the rear of the back garden. Along the frontage of the plot the band of vegetation and trees which previously made the bungalow hard to see from the street view has largely been cleared.
- 1.2 The surrounding area is characterised by the Conservation Area and Grade I listed St John's Church which is directly opposite the site, on the other side of Church Road. There are many other locally and statutory listed buildings surrounding the Church. The properties alongside Lakers, which are on the east side of Church Road are not within the current Conservation Area but as a collection have their own attractive arts and crafts identity. The Conservation Officer is considering recommending an extension of the Conservation Area boundary to include these properties because they form part of the settlement around the Common and they frame the church.
- 1.3 The edge of the Common at the front boundary of the application site is also the boundary between Metropolitan Green Belt and the urban area. The site lies in the urban area. The Common has 'Site of Nature Conservation Importance' and 'Local Nature Reserve' designations.

2.0 Added Value

- 2.1 Improvements secured at the pre-application stage: The applicant did seek pre-application advice. The main advice given was that the 'Huf Haus'-like design would not respond to its location, and so would be considered out of character and harmful to the setting of the Conservation Area. The application includes brick slips to the front elevation rather than timber cladding in an attempt to be more in keeping with locally distinctive materials.
- 2.2 Improvements secured during the course of the application: Improvements have not been possible as this is the applicants' preferred design.
- 2.3 Further improvements to be secured through the use of conditions or legal agreement: Improvements cannot be sought in this way because it has been concluded that permission should be refused.

3.0 Relevant Planning and Enforcement History

- 3.1 56/0032 Erection of detached bungalow and Approved

garage on land on the east side of Church Road, St Johns, Redhill, forming part of the curtilage of Ridgecrest

4.0 Proposal and Design Approach

- 4.1 This is a full application for demolition of the existing bungalow and the erection of a new three bedroom dwelling, access and landscaping. The replacement dwelling would be a two storey house, to be built and supplied by a German house builder 'Baufritz' and would have high sustainability credentials.
- 4.2 The design of the house would be contemporary and would include a split pitched/split ridged roof (maximum height 8.6m). The walls would be largely finished in white render with brick slips used on part of the first floor, front elevation. The roof would be finished in slate coloured, interlocking clay tiles and the southern face of the roof would include photovoltaic panels. To the rear of the building a first floor balcony is proposed with steps down along the side elevation providing access to the rear garden.
- 4.3 It is proposed to lower the existing ground levels for the new dwelling by approximately 1 – 1.2m. The replacement dwelling would occupy a similar position within the plot to that of the existing bungalow and the existing vehicular access into the site is to be retained.
- 4.4 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.
- 4.5 Evidence of the applicant's design approach is set out below:

Assessment	<p>The character of the surrounding area is assessed as part of a Conservation Area, on the other side of Church Road. There are many other locally listed buildings surrounding the Church. The properties alongside Lakers, which are on the east side of Church Road are not within the current Conservation Area.</p> <p>There are larger two- to 2.5-storey properties with roof space accommodation (and therefore larger than the application building) to be found in the wider area. The surrounding properties show the use of a variety of external materials, with render, brick and tile hanging, and</p>
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	<p>the use of clay or concrete tiles and slates on roofs. The surrounding buildings are generally of an older age than the application property.</p> <p>There are however also modern and contemporary buildings to be found in the wider area.</p> <p>No site features worthy of retention were identified.</p>
Involvement	The Applicant states 'Prior to submitting the scheme for planning the applicant has presented the proposal to the future neighbours for their review and discussed the submitted planning application in person.'
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 in order to provide a good healthy contemporary living, whilst respecting the surrounding context.

4.6 Further details of the development are as follows:

Site area	0.09hectares
Proposed parking spaces	2
Parking standard	2 (minimum)

5.0 Policy Context

5.1 Designation

Urban Area
Setting of St John's Conservation Area
Setting of Grade I listed St John's Church

5.2 Reigate and Banstead Core Strategy

CS1(Sustainable Development)
CS4 (Valued Townscapes and Historic Environment)
CS10 (Sustainable Development),

5.3 Reigate & Banstead Development Management Plan 2019

Design, Character and Amenity (including housing)	DES1, DES5, DES8
Landscape & Nature Conservation	NHE3
Heritage	NHE9
Transport, Access and Parking	TAP1
Climate change	CCF1
Infrastructure	INF3

5.4 Other Material Considerations

National Planning Policy Framework
National Planning Practice Guidance
Supplementary Planning Guidance

Surrey Design
Local Distinctiveness Design Guide
Vehicle and Cycle Parking
Guidance 2018
Householder Extensions and
Alterations

Other

Human Rights Act 1998
Community Infrastructure Levy
Regulations 2010
Conservation of Habitats and
Species Regulations 2010

6.0 **Assessment**

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

6.2 The proposed scheme is supported by a detailed Design and Access Statement and a detailed Planning Statement, which includes a Heritage Statement. The proposed house is to be built and supplied by a German house builder 'Baufritz' and would have high sustainability credentials. .

6.3 The main issues to consider are:

- Design appraisal
- Neighbour amenity
- Highway matters
- Impact on trees
- Protecting and enhancing biodiversity
- Amenity for future occupants
- Sustainable construction
- Drainage
- Affordable Housing and Community Infrastructure Levy
- Conclusion

Design appraisal

6.4 The scale of the proposed house is considered appropriate within the plot and the quantum of built form would not appear cramped or oversized or be too

close to the boundaries. The maximum height and the eaves heights would strike a balance between those of the two adjacent properties. The proposal would be set into the existing ground level by approximately 1.0m because the bungalow sits on ground which is artificially higher than its neighbours, and this would help to prevent the proposed house from appearing out of step with its neighbours and suit the general fall in levels towards the south.

- 6.5 Whilst the general scale of the proposal would be acceptable, the proposed architectural design is considered not to respond to its location.
- 6.6 The Conservation Officer's comments explain the issues:

"The site is adjacent to St Johns Conservation Area and the setting is a material consideration. The proposed house site is located within a group of hipped and brown plain tile arts and crafts houses to the east of the Conservation Area (In the current Conservation Area boundary review this group has been identified this area for potential inclusion in the St Johns Conservation Area as part of the Common settlement.) The problem with the new building is the disjointed roof form that would be a disruptive element within the group, visible with the increase in scale and at odds with the local distinctiveness elements within the group. There is no reason why a sustainable eco passive house could not be provided with a more traditional balanced, cohesive and symmetrical roof form of equal roof planes on each side and with a more traditional pitch and Baufritz do make such houses. My concern is therefore the harm to the setting of the Conservation Area and impact on local distinctiveness of the arts and crafts group. The Council's Local Distinctiveness SPD does raise the issue of harm from slate coloured clay tiles and interlocking tiles would also be out of character with the more traditional plain tiles found on the more positive examples in the area.

In terms of screening whilst the proposed trees are pleasant choice of native tree species, the street elevation shows trees of 6 metres height or more whilst the specification states 2 to 3 metres. It may take a Strawberry Tree a hundred years to reach such a height and three of the trees are deciduous so would give limited winter cover. It therefore be assumed that the proposed house would be visible, and views would be from the side as well as the front.

In this case, the proposed building with its mono-pitched roofs would appear prominent as the site is exposed and sits between more traditional arts and crafts style dwellings. The choice of mono roof forms seem more an aesthetic preference. There is no reason why a more traditional symmetrical roof form could not be used and these would be equally suitable for photovoltaics and appear to be available from the company. I can see no reason why an eco-build with the same level of sustainability couldn't be achieved with a design more in keeping with its surroundings. I would therefore recommend refusal from a conservation and local distinctiveness viewpoint due to the avoidable harm to the Conservation Area, the setting of the Listed Buildings as well as the local distinctiveness of the arts and crafts group"

- 6.7 I share many of the Conservation Officer's concerns and consider a more traditional design approach could achieve the same sustainability benefits whilst offering a more subdued, less jarring and more complimentary backdrop to the setting of the church and Conservation Area and be more in keeping within the group. NPPF para 199 directs that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). The weight is applied irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.
- 6.8 Para 202 of the NPPF directs that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal. In this case there are limited public benefits to the scheme (given that sustainability benefits could be achieved by a alternative design approach) and so these are not considered to outweigh the harm to heritage assets identified or the policies of the statutory development plan.
- 6.9 It follows therefore, that the proposed development would not be acceptable in terms of its design and impact upon the character of the wider area, and is contrary to policies CS4, DES1 and NHE9 of the statutory development plan.

Neighbour amenity

- 6.10 The proposed new house would be positioned such that there would be large gaps to the side boundaries, and so it would be well separated from the two adjacent houses (Ridgecrest and St John's Vicarage). The depth of the new house footprint would be significantly less than the existing bungalow, and the position of the rear wall would not be dissimilar from the rear walls of the conservatory at Ridgecrest or the rear of St John's Vicarage. Consequently, even though the house would be taller than the bungalow, there would be no adverse impacts in terms of loss of light, loss of outlook, overshadowing or a sense of overbearing for either Ridgecrest or the Vicarage.
- 6.11 The proposed scheme features living accommodation on the first floor with a balcony to the rear and staircase to the north side to give access to the garden (and fire escape according to the plans). It is acknowledged that first floor windows would allow better views into neighbouring gardens than the rear aspect windows of the bungalow, however, views into neighbouring gardens from upper floor windows is an ordinary circumstance of housing in urban areas. Consequently, the proposed upper floor windows, even taking account that they would serve main living accommodation, would not be considered to result in a harmful loss of privacy for neighbouring properties. Furthermore, the sideways distances to the side boundaries from the centres of the nearest first floor rear windows would be 7.1m and 4.8m approximately, which illustrates that the oblique sideways views from the rear windows would be at a greater distance than is typical in residential areas, even for detached houses.

- 6.12 The properties fronting the A23 Brighton Road which lie beyond the rear garden boundary of the application site are at a lower elevation. The rear facing windows of the new house would afford greater views of these properties compared to the bungalow, however, the distance from the proposed windows to the back garden boundary is significant (33.0m approx.) and so despite difference in levels, I do not consider the views would be harmfully intrusive for the Brighton Road properties.
- 6.13 The proposed balcony, however, is considered differently to the rear facing windows, because this could provide vantage points with direct sideways views, and it is usual to seek a method of preventing these views to afford privacy to adjoining neighbours. The proposed scheme shows obscure-glazed screens to a height of 1.8m on both far sides of the balcony. These would be an acceptable solution to prevent sideways overlooking. It is considered the screen on the north side would need to be extended some way down the staircase to ensure full sideways screening to the Vicarage. Details showing relative levels and an appropriate point to terminate the screening could be secured by condition.
- 6.14 There are no first-floor side facing windows proposed in the new house. The ground floor side facing windows would be lower than the existing windows in the bungalow due to the lower proposed elevation of the building and so would not be a concern from a privacy viewpoint. Similarly, the proposal to lower the building into the site would result in a lower driveway, paths and patios, and so even though the detail of this is not provided in the application, there would not be a concern from a neighbour amenity viewpoint, and in any case, full landscaping details with levels could be secured by condition.
- 6.15 In summary, while giving rise to a degree of change in the relationship between buildings, the proposed scheme would not adversely affect the amenity of neighbouring properties and complies with policy DES1.

Highway matters

- 6.16 Highway Authority have assessed the application on safety, capacity and policy grounds and have no objection subject to a condition ensuring the parking spaces and bike storage are implemented and maintained, and that an electric vehicle charging point is provided.
- 6.17 The site is classed a 'Medium Accessibility' location, and this means that the minimum parking standard would be 2 parking spaces (for a 3-bed house). This would be comfortably achieved by the proposed driveway area. The existing site entrance and dropped kerb/crossover would not need to be altered.
- 6.18 In summary, the proposed scheme is therefore considered acceptable in terms of access, parking, servicing and overall highway safety, and would comply with policy TAP1.

Impact on trees

6.19 The site is understood to have been quite overgrown with vegetation and trees which had been unmanaged for some years. Some trees and vegetation have been cleared from the site, but it is understood that due to the absence of management, these were not high-quality specimens. Nonetheless, this has opened-up views of the site, particularly to the front. The proposed scheme includes outline proposals to re-plant to the front which is welcomed. There is opportunity for replanting not only to the front but in the reasonably large rear garden. A full landscaping scheme could be secured by condition if the application were to be approved, and this would be an important part of achieving an acceptable appearance, particularly as the Common fronting properties and the Conservation Area opposite have a verdant character.

6.20 The Tree Officer's comments are as follows:

"This all looks pretty straightforward. The new planting scheme will improve upon the previous landscaping at the front. The only further thing to think about would be an element of tree protection fencing at the rear to ensure there is no unnecessary disruption to the trees and/or rooting area of the vegetation in the rear garden and adjacent properties. It is difficult to estimate the need for this as there is no information provided in the application - an aerial photograph of the site suggests this may not be a significant matter. It would be worth clarification though"

6.21 It is considered that the trees and vegetation remaining on the plot would not warrant formal tree protection. There are two more significant trees; one within St John's Vicarage back garden and one within the garden of Ridgecrest. However, these are a reasonable distance from the boundaries and from the new house itself, and so it is not considered these would be likely to be affected by construction activity, or tree protection fencing would be required.

6.22 In summary, the proposal would be acceptable in a trees and landscaping viewpoint and hence would comply with policies DES1 and NHE3.

Protecting and enhancing biodiversity

6.23 On a site such as this where a single replacement dwelling is proposed and the garden is not overly large and has been cleared of a lot of vegetation, the existing biodiversity value is unlikely to be especially high. It has therefore not been considered necessary to require the applicant to carry out an ecology appraisal prior to determination of the planning application. Nonetheless, if planning permission were to be approved, it would be considered reasonable to add a condition to secure biodiversity enhancements, in conjunction with new planting as part of the landscaping scheme. This approach would be considered proportionate given the current local policy position (see policy NHE2) and the national planning policy position on biodiversity.

Amenity for future occupants

- 6.24 The proposed dwelling would be a 2 Storey, 3-bed, 5-person unit for the purposes of the Nationally Described Space Standards (NDSS). The NDSS requirement for this size unit would be 93 sqm, and 152 sqm approximately is provided, and so this is comfortably achieved. The proposal would therefore comply with the National minimum space standards and the Council's policy DES5 on delivering quality homes.
- 6.25 All habitable rooms would be served by front or rear facing windows, providing light and outlook. The dwelling would be served by a rear garden approximately 30m in depth, giving access to outdoor space. Overall, the proposal would provide good living conditions for future occupants.

Sustainable construction

- 6.26 DMP Policy CCF1 relates to climate change mitigation and requires new development to meet the national water efficiency standard of 110litres/person/day and to 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.
- 6.27 The Application notes '*This project has been designed as an eco-friendly, low energy house for healthy living. It will be constructed by Baufritz using Modern Methods of Construction (MMC), using offsite prefabricated closed wall and roof panels, which will be erected in approximately 5 days...site wastage is significantly reduced... Thermal insulation values are roughly twice current UK standards and all windows are triple-glazed.*'
- 6.28 If the application were to be approved, a condition would be attached to make the scheme compliant with the climate change mitigation policy CCF1 which requires water efficiency targets to be met. Efficiency targets for the building fabric and energy use are now controlled to a higher level (than local planning policy) by Building Regulations and so there is no longer a need for a planning condition for the building efficiency.
- 6.29 A condition could also be attached to ensure the new dwelling has a high speed broadband connection to accord with policy INF3.

Affordable Housing and Community Infrastructure Levy

- 6.30 The development will not result in the net gain of residential dwellings and as such there is no requirement for affordable housing provision.
- 6.31 The Community Infrastructure Levy (CIL) is a fixed charge which the Council has been 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 and the applicant may be eligible to claim self-build exemption if they plan to continue living within the property as their main residence.

Conclusion

- 6.32 The main starting point for the consideration is that the proposal is within the urban area and a redevelopment of the site to provide a residential development would be acceptable in principle. Schemes which would provide benefits in terms of sustainability and tackling climate change are supported by the Council's planning policies, however, the sustainable attributes of the current scheme are not considered to be so exceptional that they can be afforded any significant weight to overcome the view that the design of this house would be at odds with, and harmful to, the setting of the Conservation Area and wider area.
- 6.33 There is no reason why a sustainable eco passive house could not be provided with a more traditional balanced, cohesive and symmetrical roof form of equal roof planes on each side and with a more traditional pitch and Baufriz are understood to make such houses.
- 6.34 The development is considered contrary to the development plan and the adverse impacts are considered to outweigh the benefits significantly and demonstrably when assessed against the Policy Framework; accordingly, for the reasons set out above it is considered that this application should be refused.

RECOMMENDATION

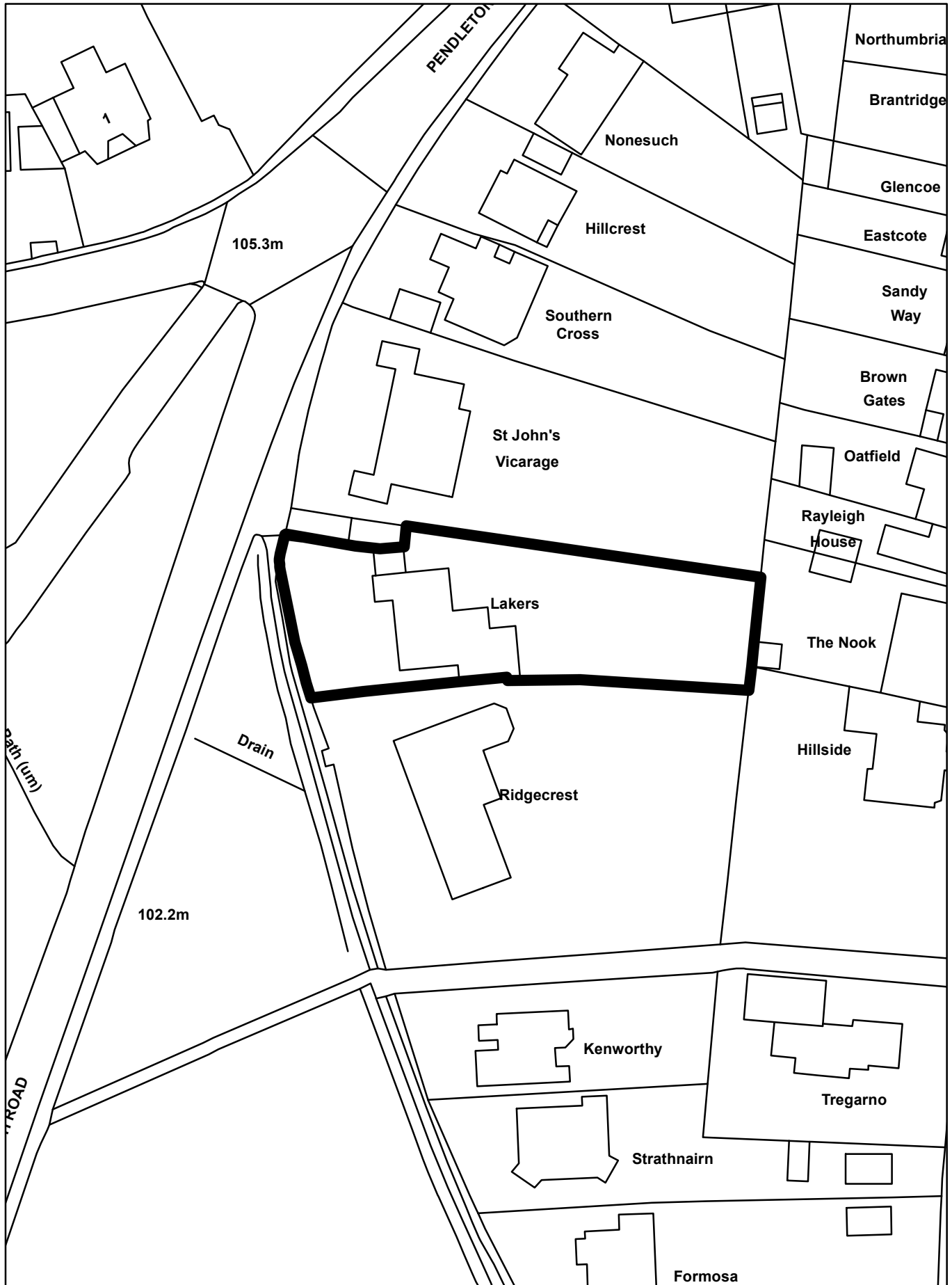
Planning permission is **REFUSED** for the following reasons:

1. The proposed replacement dwelling, by virtue of; the disjointed and non-traditional roof form; the slate-coloured roof tiles; the position and visibility relative to the Conservation Area and listed buildings; and the position amongst a locally distinctive group of arts and crafts houses, would result in an incongruous and disruptive building which would be harmful to the setting of the Conservation Area, listed buildings and harmful to the character of the group of arts and crafts houses. The development is thereby contrary to policies DES1 and NHE9 of the Reigate and Banstead Development Management Plan 2019, policy CS4 of the Core Strategy 2014, and Local Character & Distinctiveness Design Guide 2021.

Pro-active Statement:

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 whilst planning permission has been refused regard has been had to the presumption to approve sustainable development where possible, as set out within the National Planning Policy Framework.

22/01517/F Lakers Church Road
Redhill Surrey RH1 6QA



Site Plan Proposed (Ground Floor)

35 sqm of permeable paving, comprising of Geocellular crates with a 95% void ratio, to a depth of 0.5 m

Existing Site Entrance to be retained

New Trees and Planting (See Tree & Shrub Plan)

Existing Drainage to be retained

CHURCH ROAD

Electric Vehicle Charging Point

Parking (2 spaces)

Bicycle Storage

Refuse / Recycle

ST JOHN'S VICARAGE

Bird Box
Pile of Logs
Hedgehog Habitat

Proposed New-build

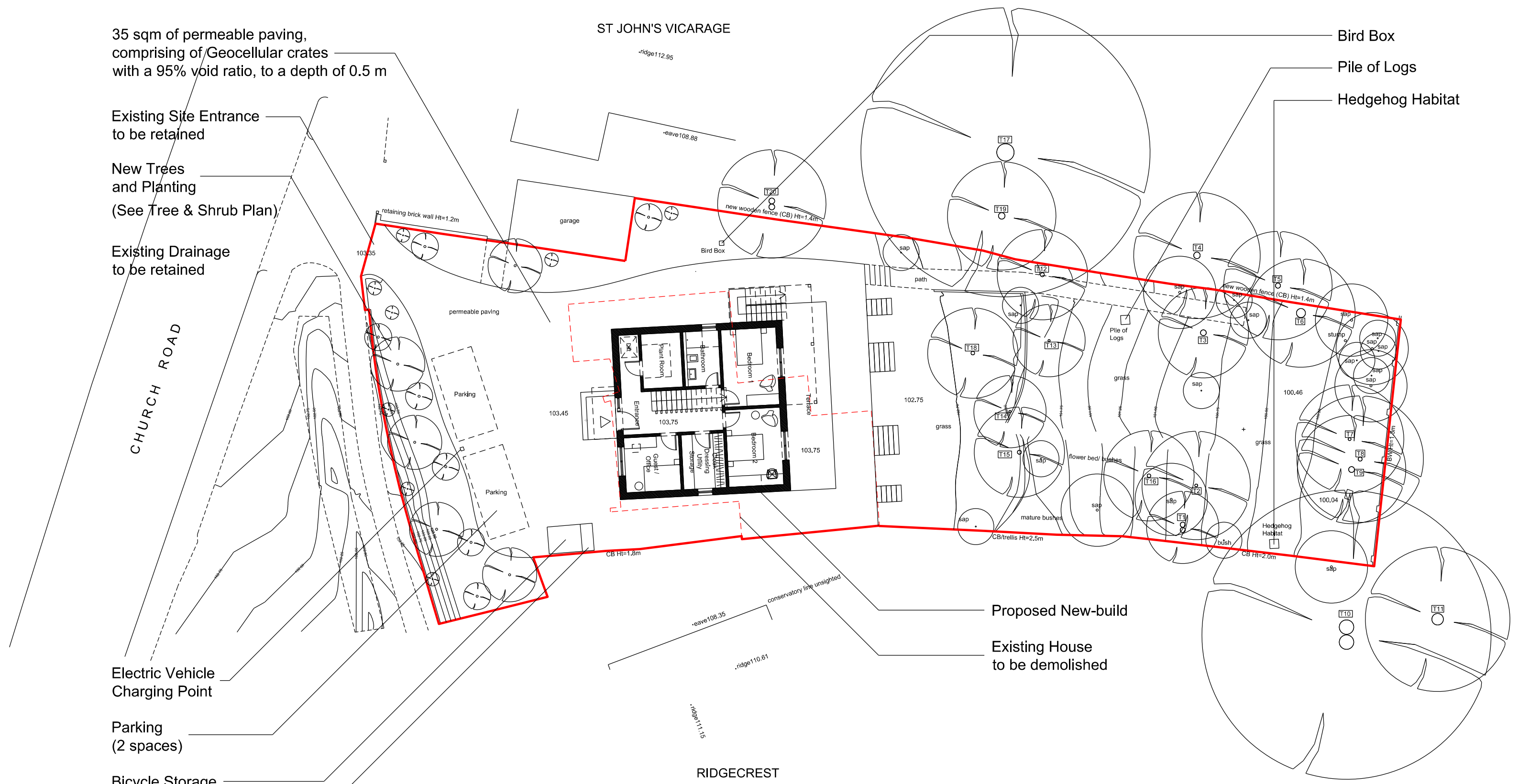
Existing House to be demolished

RIDGECREST

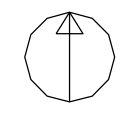
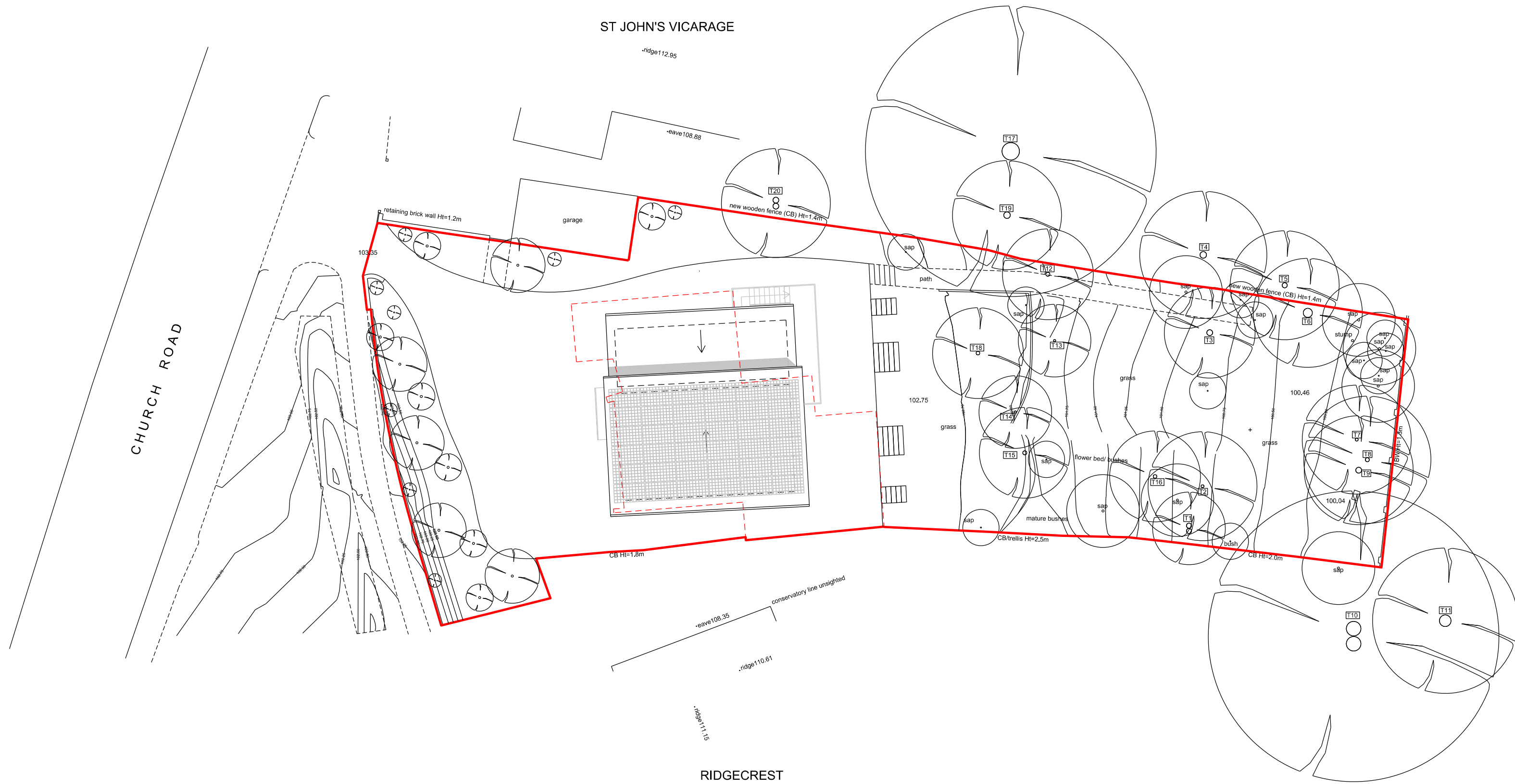


N-P
Pflugfelder

Project	Lakers Church Road Redhill RH1 6QA
Client	Waters
Date	28.06.2022
Scale/Format	1:200 @ A3
Drawing	Proposed Site Plan (Ground Floor)
Drawing No.	A02.02
Issue	Planning Application



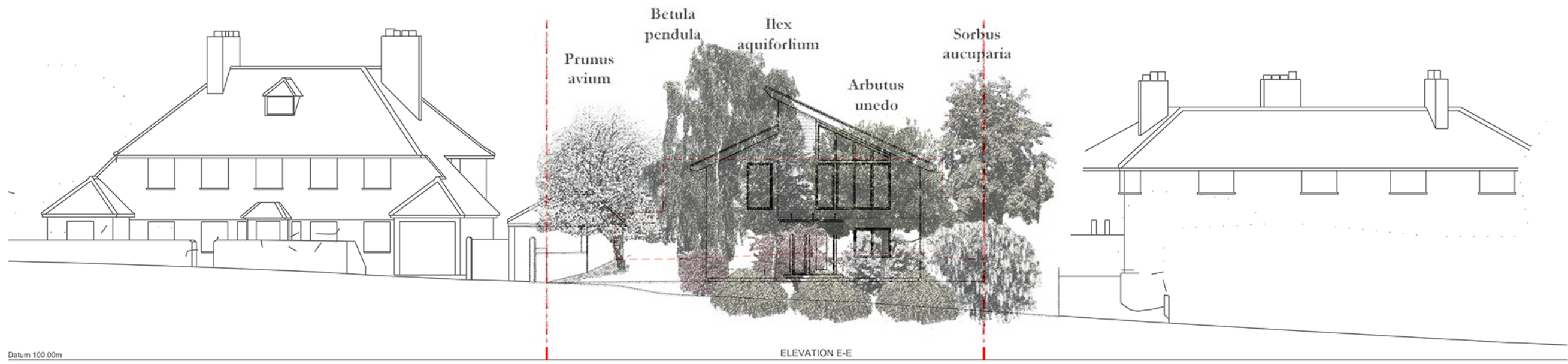
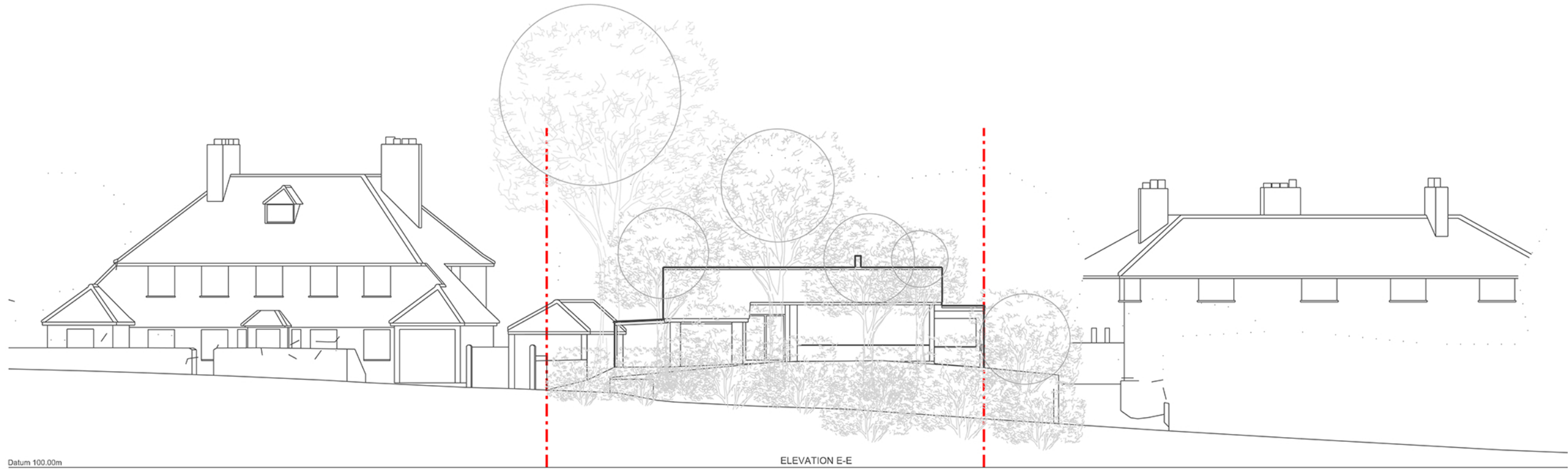
Site Plan Proposed (Roof Plan)



N-P
Pflugfelder

Project	Lakers Church Road Redhill RH1 6QA
Client	Waters
Date	28.06.2022
Scale/Format	1:200 @ A3
Drawing	Proposed Site Plan (Roof Plan)
Drawing No.	A02.01
Issue	Planning Application

Street Elevation Existing vs Proposed

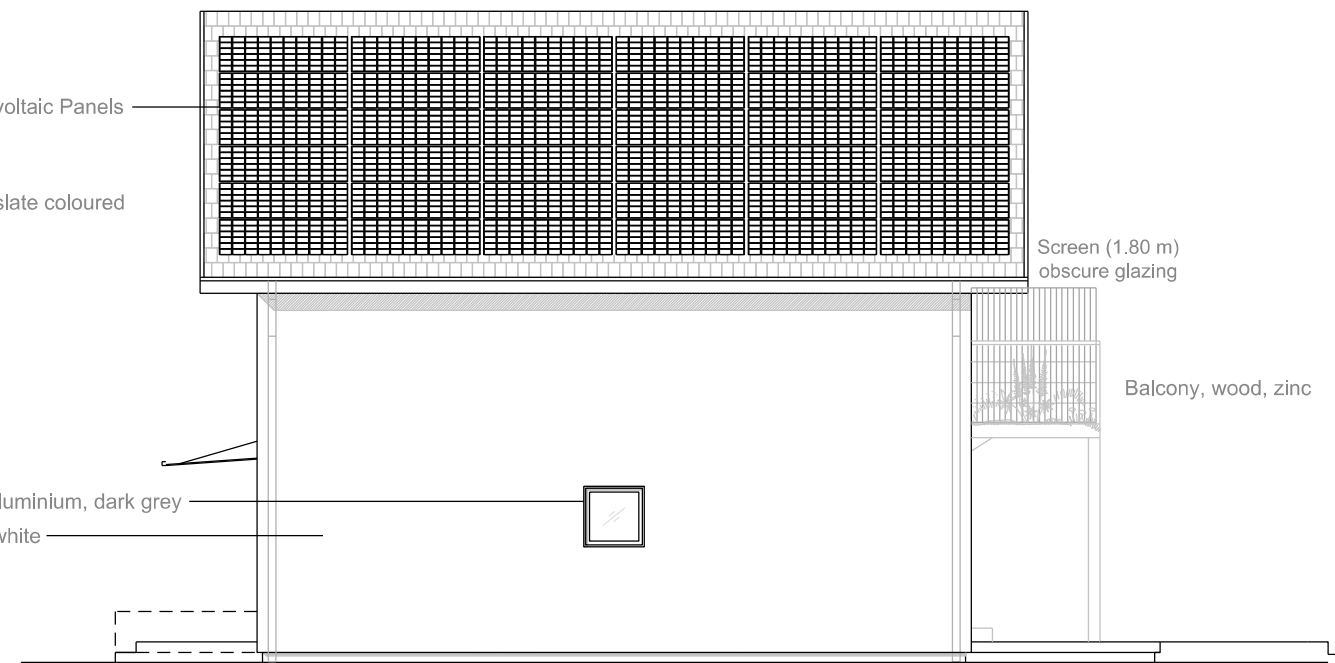
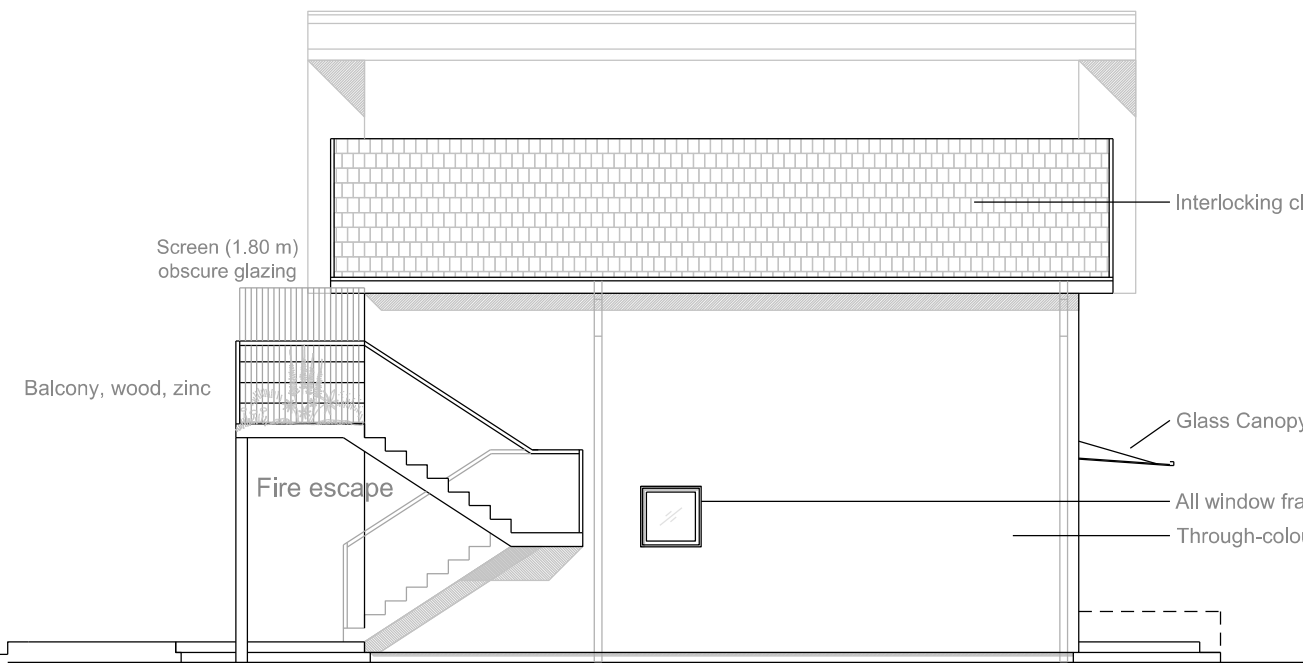


N—P
Pflugfelder

Project	Lakers Church Road Redhill RH1 6QA
Client	Waters
Date	28.06.2022
Scale/Format	1:200 @ A3
Drawing	Existing vs Proposed Street Elevation
Drawing No.	A02.40
Issue	Planning Application

North Elevation Proposed

South Elevation Proposed



Screen (1.80 m)
obscure glazing

Balcony, wood, zinc

Fire escape

Interlocking clay roof tiles, slate coloured

Glass Canopy

All window frames timber/aluminium, dark grey

Through-coloured render, white

Photovoltaic Panels

Screen (1.80 m)
obscure glazing

Balcony, wood, zinc

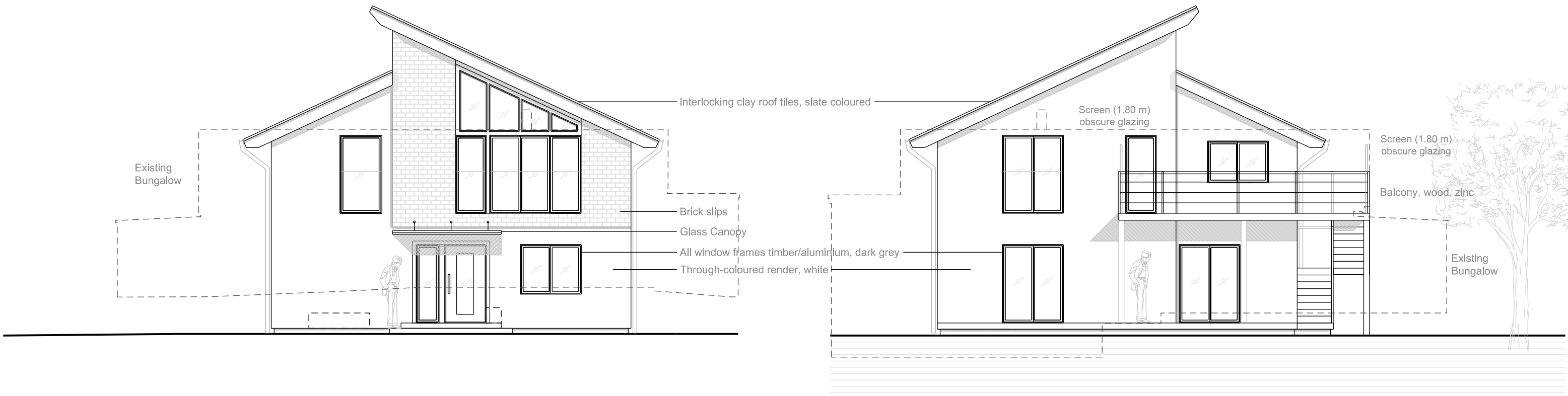


N—P
Pflugfelder

Project	Lakers Church Road Redhill RH1 6QA
Client	Waters
Date	28.06.2022
Scale/Format	1:100 @ A3
Drawing	Proposed North & South Elevations
Drawing No.	A02.31
Issue	Planning Application

West (Street) Elevation Proposed

East (Rear) Elevation Proposed



Interlocking clay roof tiles, slate coloured

Screen (1.80 m) obscure glazing

Screen (1.80 m) obscure glazing

Balcony, wood, zinc

Existing Bungalow

Existing Bungalow

Brick slips

Glass Canopy

All window frames timber/aluminium, dark grey

Through-coloured render, white



N—P
Pflugfelder

Project	Lakers Church Road Redhill RH1 6QA
Client	Waters
Date	28.06.2022
Scale/Format	1:100 @ A3
Drawing	Proposed West & East Elevations
Drawing No.	A02.30
Issue	Planning Application