 Reigate & Banstead BOROUGH COUNCIL Banstead Horley Redhill Reigate	TO:	PLANNING COMMITTEE
	DATE:	2nd November 2022
	REPORT OF:	HEAD OF PLANNING
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AGENDA ITEM:	6	WARD: KTW - Lower Kingswood Tadworth And Walton

APPLICATION NUMBER:	22/01232/F	VALID:	27/06/2022
APPLICANT:	Mr Richard Spiers	AGENT:	Blacksand Asset Management
LOCATION:	FARM CORNER 15 THE AVENUE TADWORTH SURREY KT20 5AY		
DESCRIPTION:	Construction of two detached houses with associated garages, parking and turning areas.		
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

This is a full application for the erection of two detached dwellings to the rear of Farm Corner, 15 The Avenue, Tadworth. The site is located within The Avenue Residential Area of Special Character (RASC), which is typified largely by detached properties of traditional 1930s suburban character, set within good sized plots characterized by soft, leafy landscaping.

The proposed dwellings would reflect the character of properties within the RASC with respect to their design, form and palette of materials. They would be set within plots that are sufficiently spacious, both exceeding 0.1ha in area, which would be commensurate with other developments within the RASC, including Bishops Grove and Bramber Close to the west. Each dwelling would exceed national standards for living space and would have access to a rear garden that would be appropriate for dwellings of this size. The donor property and its surrounding plot would continue to be reflective of the RASC in terms of spaciousness.

The relationship with neighbouring properties is considered to be acceptable and would not give rise to a significant level of harm to residential amenity. There would be sufficient distance between the dwellings and Spindlewoods to the north to avoid being overbearing. Whilst noting the change in ground levels the properties have been designed and positioned so as not to give rise to unacceptable levels of overlooking.

Each dwelling would comply with the Councils parking standards and the development would continue to utilise the same access point as the existing dwelling. The County Highway Authority (CHA) has reviewed the scheme and is satisfied that there would not be harm to highway safety.

A small number of low quality trees are to be removed which will not have a detrimental impact on the character of the locality. Replacement planting can be secured by condition. There would be further conditions related to ecology and biodiversity net gain.

RECOMMENDATION(S)

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

Consultations:

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

Surrey Wildlife Trust: No objections subject to conditions and informatives.

Tadworth and Walton Residents Association: Do not object to the application however concern raised with regard to surface water flooding. Share concerns raised by residents with respect to traffic congestion and parking issues. Concerns raised with regard to the impact of the development on the amenity of neighbouring properties, particularly 9 and 11 Spindlewoods.

RBBC Conservation officer: No objections with regards Conservation Area on the basis that the proposal would help retain the existing donor property, considers the proposal to just be acceptable with regards plot sizes within the RASC and offered detailed design comments regarding plot 2.

Representations:

Letters were sent to neighbouring properties on 28th June 2022. A total of 10 responses were received.

Issue	Paragraph
Poor design	Paragraph 6.3-6.5
Overdevelopment	Paragraph 6.3-6.5
Out of character with surrounding area	Paragraph 6.3-6.5
No need for the development	Paragraph 6.3-6.5
Harm to Conservation Area	Paragraph 6.3-6.5
Harm to listed building	Paragraph 6.3-6.5
Overbearing relationship	Paragraph 6.6-6.11
Overlooking and loss of privacy	Paragraph 6.6-6.11
Hazard to highway safety	Paragraph 6.6-6.11
Increase in traffic and congestion	Paragraph 6.16
Inconvenience during construction	Paragraph 6.16
Inadequate parking	Paragraph 6.16
Health fears	Paragraph 6.26-6.27
Loss of private view	Paragraph 6.38-6.27

1.0 Site and Character Appraisal

1.1 The site comprises a substantial detached house with attached annexe set within a very generous plot located on the northern side of The Avenue. The house is set back from the road and at an angle bridging the building line between the neighbouring Walden Cottage (no 17) to the west and Oaklands

(no 13) (previously known as Spindlewoods) to the east. Walden Cottage is a locally listed building.

- 1.2 The site (with the exception of the north-east corner) is set within The Avenue, Tadworth Residential Area of Special Character (RASC) as identified on the DMP Proposals Map. This area is designated as a result of its special residential character typified by mainly low density, substantial sized dwellings set in spacious grounds set back from the road, where landscaping is an integral part of the character of the area, with a predominance of trees and hedges over buildings and hardstanding. Whilst there are some exceptions to this, including both flatted development and more recent housing development where detached houses are sited closer together, in the main well-spaced houses / development predominates. It is acknowledged that the boundary of the RASC is somewhat disjointed. However, the properties that fall within the RASC tend to be larger and better spaced, where the landscape dominates the built form.
- 1.3 Development is typically 2 storeys with flatted development in the area increasing to 3 storeys with the 2nd floor of development set nearly entirely within the roof, with designs utilising dormer rooflights and gable windows. The exception to this being Oaklands, where the corner landmark turret element is a full 3 storeys.
- 1.4 The site is located in a predominantly residential area, although it is noted other uses exist within the locality, a nursing home, school and church. Tadworth local centre is approximately 0.5km from the site.
- 1.5 The site is well screened from the road by a close boarded fence with evergreen hedging behind. There is significant boundary hedging and trees, and parts of the site are covered by group and individual tree preservation orders (RE1223, RE914 and BAN36). In addition, there are TPOs on adjoining land which could potentially be affected by the proposed development. There is a change in levels within the site with land sloping away to the north.

2.0 Added Value

- 2.1 Improvements secured at the pre-application stage: formal pre-application advice was not sought from the Local Planning Authority prior to submission.
- 2.2 Improvements secured during the course of the application:
- 2.3 Further improvements could be secured: Further improvements could be secured by way of suitably worded conditions and informatives.

3.0 Relevant Planning and Enforcement History

	erection of three five bedroom detached dwellings with integral double garages, replacement double garage for No.15, provision of parking spaces and formation of access road. Appeal dismissed (for reasons of character and amenity) –	dismissed - 20 July 2000
19/00877/F	Demolition of existing dwelling house and annexe, and erection of a two and half storey apartment block comprising 20 dwellings and associated landscaping, refuse storage, and cycle and car parking.	R - Refused - Appeal dismissed
21/02439/F	Demolition of an existing annex and garage at number 15 The Avenue. Construction of three detached dwellings with associated access road, parking and turning areas..	Refused

4.0 Proposal and Design Approach

- 4.1 This is a full application for the construction of two detached dwellings to the rear of 15 The Avenue Tadworth. The donor property is to be retained along with the existing access to the east. The two dwellings would be traditional in their design and appearance however they would differ from one another. Each of the dwellings would provide five bedrooms.
- 4.2 Plot 1 would feature a large, hipped clay tile roof with prominent pitched roof gable to the principal elevation. Three hipped roof dormer windows would feature to the rear elevation with three rooflights above. Regarding materials this would comprise of red coloured brickwork to the ground floor with a mix of hanging tile and off-white render to the first floor. An attached garage would feature to the east side of the dwelling with steep sloping roof adjoining the eaves of the main house. An area of hardstanding for parking and turning would be sited to the front, accessed through a set of gates. The footprint of

the dwelling would be 6.5m from the rear (north) boundary with properties on Spindlewoods, and 1m from the east boundary with Oaklands.

- 4.3 Plot 2 would feature two prominent hipped roof gables to the principal elevation with two small, hipped roof dormer windows in between. Much like plot 1 the materials would comprise brick to the ground floor with render above however hanging tile would not feature. The footprint would be more angled within its plot with the principal elevation facing south-east. A detached pitched roof garage would feature to the north-east. The dwelling would be 4.5m from the north boundary, 3.7m from the west boundary with 17 The Avenue and 3.5m from the shared boundary with the donor property. There would be approximately 9m separating the two dwellings. Hardstanding for parking would again be located to the front of the dwelling accessed through gates similar to plot 1.
- 4.4 Externally each of the proposed new dwellings would be provided with private amenity space in the form of rear gardens that would wrap around the rear and side of dwellings. The plot for the donor property would be reduced in size however substantial private amenity space would remain around the dwelling. Access would be via the existing entrance to the south-east corner of the plot, adjacent to which would be the refuse storage facilities. Electric vehicle charging points are proposed to be installed to the front of each dwelling.
- 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	An assessment of the character of the surrounding area has not been made within the Design & Access Statement.
Involvement	No community consultation took place, though tenants have been notified of the proposed works.
Evaluation	Pre-application advice was not sought from the Council prior to the submission of the application. The application is stated as being a re-submission following the refusal of a previous application to develop the site to provide an additional 3 dwellings.

Design	The proposed scheme has been designed to overcome the reasons for refusal of previous application 21/02439/F. The plot size has been increased to be more reflective of the density of the RASC.
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4.7 Further details of the development are as follows:

Site area	0.2 Ha
Existing use	Residential (1 dwelling C3)
Proposed use	Residential (Class C3) 2x4/5 bedroom dwellinghouses
Proposed density	10dph
Parking standard	Medium Accessibility (4 spaces required, 2 per dwelling)
Existing parking provision	2 spaces
Proposed parking provision	6 spaces
Net increase in dwellings	2

5.0 Policy Context

5.1 Designation

Urban Area
The Avenue Residential Area of Special Character (RASC)
Adjacent to Tadworth Conservation Area
Adjacent to Locally Listed Building Walden Cottage, 17 The Avenue
Tree Preservation Order BAN36 T30 T31 G28 G2

5.2 Reigate and Banstead Core Strategy

CS1 (Sustainable Development)
CS4 (Valued townscapes and the historic environment)
CS5 (Valued People/Economic Development),
CS10 (Sustainable Development),
CS11 (Sustainable Construction),
CS14 (Housing Needs)

5.3 Reigate & Banstead Borough Local Plan 2005

Design	DES1, DES2, DES3, DES5, DES8 DES9
Housing Mix	DES4
Transport, access and parking	TAP1
Climate Change resilience and	CCF1

Infrastructure Trees, landscaping and ecology	INF1 NHE2, NHE3, NHE9
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5.4 Other Material Considerations

National Planning Policy Framework
2021

National Planning Practice Guidance

Supplementary Planning Guidance

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

Other

Human Rights Act 1998
Community Infrastructure Levy
Regulations 2010

6.0 **Assessment**

This is a full application for the construction of two detached houses with associated garages, parking and turning areas, to the rear of 15 The Avenue Tadworth.

6.1 The main issues to consider are

- Principle of development
- Design and character assessment.
- Impact on neighbouring residential amenity.
- Amenity of future occupiers
- Highway matters.
- Trees and landscaping.
- Sustainability, infrastructure and climate change.
- Affordable Housing.
- Community Infrastructure Levy (CIL).
- Surface Water Drainage
- Other Matters

Principle of the development

- 6.2 The site is located within the urban area where there would not be an in principle objection to the introduction of new residential development. The development would provide a net gain of 2 residential units and as such the development would help the Council meet some of the Borough's identified housing need and furthermore would be welcomed as a contribution to housing supply. The principle in this case rests upon

considering the scheme against national and local policy with regard to design and impact on the character of the area, impact on neighbouring amenity, highway matters, trees, landscaping and ecology, drainage, and any other material planning considerations relevant to the scheme.

Design and character assessment

- 6.3 The design of the development would need to satisfy the requirements of Policy DES3 of the Development Management Plan (DMP), which seeks to control development within RASCs. Specifically, this policy requires new development to be individually designed, and makes a positive contribution to the character of the area, respecting the identified level of spaciousness between properties, being of a height, depth and with a level of bulk and massing that reflects the form of neighbouring buildings. There should remain a pre-dominance of tree cover, with the ratio of hard to soft landscaping carefully considered to ensure this verdant character remains.
- 6.4 It is considered that the proposed dwellings would be of a design that would be appropriate within the context of the RASC and the adjacent conservation area. They would both have a traditional appearance as reflected in their form and palette of materials. The two dwellings would be different in their appearance, which is appropriate within a RASC where dwellings are typically individually designed. Whilst there would be some element of flat roof to both dwellings these would be modest and they would be hidden by the roofs, which would be hipped on all sides. The proposed dormer windows to the rear elevation of plot would be larger in width than the Councils' Householder Extensions and Alterations SPG advises, the dwelling proposed is large and within the context of the roof would be acceptable. The roof slope is steep, and the dormers would be positioned over the eaves, which serves to reduce the amount of bulk and mass to the roof.
- 6.5 The existing plot is very large, even by RASC standards. The introduction of two dwellings to the rear of the site would reduce the plot size of the donor property, however within the current context of The Avenue RASC the plot sizes for all three dwellings would be acceptable. The current scheme follows a previously refused application ref: 21/02439/F, which proposed three additional dwellings. The application was refused on the grounds of overdevelopment, with the addition of three dwellings appearing cramped with inadequate plot sizes. Each of the proposed dwellings would be situated within a plot that exceeds 0.1Ha in area. This would be similar to other developments, particularly those of Bishops Grove and Bramber Close to the west. As with these developments, the proposed scheme would retain the appearance of single dwellings within their own plots. The arts and crafts donor property has been retained and resulting in little change to the character of the street scene, minimising impact on the setting of the locally listed building to the locally listed building to the west. The Conservation Officer has been consulted on the application and is satisfied that the development would not result in harm to the setting of either the listed building or adjacent conservation area. On this basis the

application is deemed to be acceptable in terms of design and impact on character, complying with Policies DES1, DES3 and NHE9 of the DMP 2019.

Impact on neighbouring residential amenity

- 6.6 The nearest neighbouring residential properties adjoining/within the vicinity of the site are properties along Spindlewoods to the north, Oaklands to the east and Walden Cottage to the west. The impact on these properties will be dealt with in turn.
- 6.7 Number 9 Spindlewoods would be located in closest proximity to the application site, though plots 1 and 2 would be visible from the rear of other properties given the proximity of the rear elevations and the higher ground level of the application site. The dwelling occupying plot 1 would be 4m from the shared boundary with 9 Spindlewoods and 11m between dwellings at the closest point. The application site is at a higher ground level than Spindlewoods. The rear elevations and gardens of Spindlewoods face south-west. Plot 1 would feature three upper floor dormer windows to the rear elevation that would serve a bedroom each and a bathroom. The proposed rear windows would face the north, away from the rear of neighbouring properties along Spindlewoods, instead overlooking the road beyond. Whilst some view would be afforded of the front of 1 Milstead Close this would be at a distance in excess of 35m, and in any case this property is more overlooked by 2 Milstead Close opposite. The nearest dormer window to 9 Spindlewoods would serve the bathroom, which would be obscure glazed, thus mitigating against overlooking. Whilst the proposed dwelling would be visible from the rear of these properties the distance between the dwellings would be sufficient to avoid being overbearing.
- 6.8 Plot 2 would feature an upper floor side window that serves a bathroom that would face towards 9 Spindlewoods, which would be conditioned to be obscure glazed, thus avoiding harm with regards to overlooking. The proposed rear windows would face the north-west away from the rear of neighbouring properties. Whilst some views may be afforded of the very rear portion of 9,11 and 13 Spindlewoods, this would not be to a level that would be harmful. This would not be dissimilar to the level of view afforded between neighbours along Spindlewoods. Whilst the proposed dwelling would be visible from the rear of these properties the distance between the dwellings would be sufficient to avoid being overbearing.
- 6.9 Plot 1 would be in closest proximity to Oaklands to the east, a flatted development with a separation distance of approx.. 22m at the closest point. Given the level of separation it is not considered that there would be harm with regard to overlooking, loss of privacy or loss of light. The separation distance would be sufficient to avoid there being any overbearing impact. The two sites would benefit from a level of visual screening provided by boundary hedging, which would be supplemented by additional planting. Plot 2 would be in excess of 30m from Oaklands.

Whilst some views may be afforded from front facing windows these would be minimal and not result in harmful overlooking.

- 6.10 Turning to Walden Cottage to the west, this is a locally listed building that would be in closest proximity to the donor property, maintaining a distance of approx.. 17.5m. The relationship between these two dwellings would remain unchanged. Whilst plot 2 would feature a single, small side facing window to the upper floor serving a dressing room, this would be angled away from neighbours' rear elevation, thus avoiding harm.
- 6.11 In light of the above considerations it is considered that the proposed development of two dwellings would not give rise to undue harm to the amenity of neighbouring residential properties. The development is therefore deemed to comply with Policy DES1 of the DMP in this regard.

Amenity for future occupants

- 6.12 It is a fundamental objective of planning policy and stated within the National Planning Policy Framework 2021 that we provide high quality housing that is well designed and built to a high standard. The advice is amplified further by policies DES2 and DES5 of the Development Management Plan, which requires developments to demonstrate that dwellings have been designed to ensure that a good standard of amenity for all existing and future occupants and meet the minimum relevant nationally described space standards and be arranged to ensure that habitable rooms are arranged to have an acceptable outlook and where possible receive direct sunlight. Policy DES2 requires developments to be designed to ensure a good standard of amenity for all existing and future occupants.
- 6.13 Each of the proposed dwellings would provide 4 to 5 bedrooms, including a bedroom within the roof space. Plot 1 is shown on the drawings to contain a 5th bedroom/games room within the roof space, indicating that could be implemented. National Space Standards for living space would require between 110 and 128sqm of floor space to be provided depending on the number of occupants. Plot 1 would total 278.2sqm and plot 2 would total 278.4sqm. These standards would therefore be significantly exceeded.
- 6.14 Each dwelling would have a traditional arrangement, with living room and kitchen/ dining area occupying the ground floor, with bedrooms on the upper floors. Each dwelling would be appropriately laid out and spacious, avoiding awkwardly shaped rooms, and habitable rooms would be well served by windows providing light and outlook. Externally each dwelling would be provided with a garden that is of an appropriate size for a three bedroom dwelling and would be comparable in this regard to other properties on The Avenue, many of which are large dwellings.
- 6.15 On the basis of the above considerations the proposed dwellings are considered to provide an appropriate living environment for future

occupants, in line with Nationally Described Space Standards and the requirements of Policies DES2 and DES5 of the DMP.

Highway Matters

- 6.16 The site is located within an area of medium accessibility as defined within the Annex 4 of the DMP. In accordance with these standards each dwelling would need to be provided with 2 parking spaces. The proposed garages would not meet the minimum size requirements for the parking of a vehicle however there would be ample space in front of each dwelling for two or more vehicles to be accommodated. The proposed parking requirements would be met. The County Highway Authority (CHA) has been consulted on the application and raised no objection subject to conditions and informatives. The existing access point to the south-east corner of the site would continue to be utilised and it is not the view that the addition of two dwellings would generate a level of vehicle movements that would give rise to harm to the safe operation of the highway. In light of these considerations the scheme would comply with Policy TAP1 of the DMP.

Trees, Landscaping and Ecology

- 6.17 There are a number of trees to the boundaries of the site, some of which are located within the curtilage of neighbouring properties. A mixed species Tree Preservation Order (TPO) is located to the east of the existing dwelling. The Councils' Tree Officer has been consulted on the proposed development and has made the following comments:

'My comments are based on a desk top assessment of the arboricultural report reference AS/CS/0821. The trees identified to be removed are low quality specimens and will not have a detrimental impact on the character of the local landscape. The retained off site trees will not be directly affected by the development and there is adequate space for them to mature and contribute to the local green infrastructure.'

- 6.18 The site would be well landscaped and there would be an appropriate balance between hard and soft landscaping, thus maintaining the characteristics of the RASC in this regard. Subject to appropriate conditions the existing trees can be suitably protected during the course of development and details of landscaping will be secured by a further condition. The proposal is therefore deemed to comply with Policies NHE3 and DES3 of the DMP2019 in regard to trees and landscaping matters.
- 6.19 On ecology matters, and ecological report/ walk over site assessment has been submitted and reviewed by Surrey Wildlife Trust (SWT), who advised that the development would be acceptable with regard to impact on the existing ecology subject to a condition requiring the submission of a construction environmental management plan (CEMP) prior to commencement of development. Further informatives relating to ensuring the control of external lighting, ensuring clearance works and any demolition take place outside of breeding bird season, works to be undertaken in a

precautionary manner and under an ecological watching brief. Further information was requested to confirm that trees proposed to be removed, as well as the existing shed and greenhouse, are not suitable for bat roosting. The applicant's ecologist confirmed that the suitability for bat roosting is negligible. Biodiversity enhancement features including those for bats, birds, reptiles, badgers and hedgehogs. These enhancements would be secured through conditions, with details to be provided prior to commencement of development, including within any landscaping conditions.

The proposed development is considered to comply with Policy NHE2 of the DMP with regard to ecology.

Sustainability, infrastructure and climate change

- 6.20 Policy CCF1 of the Councils Development Management Plan 2019 seeks to ensure that all new development contributes to reducing carbon emissions and water usage. However the new Part L Building Regulations, which came into effect in June 2022, require greater energy efficiencies and carbon savings than was required by this Policy and this aspect of the Policy is therefore superseded. In order that the proposed development contributes to achieving water efficiency aims however a condition requiring demonstration that it will meet the national water efficiency standard of 110litres/person/day is imposed. A further condition requiring the provision of broadband connection, in accordance with Policy INF3 of the DMP 2019, would also be attached to any grant of planning permission.

Affordable Housing

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

CIL

- 6.24 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.

Surface Water drainage

- 6.25 The proposal does not constitute major development whereby the lead local flood authority would assess proposals with regards their surface water flood risk. However, the local area is known to suffer from some surface water flooding issues and this has been raised as a concern by third parties. The Council's maps show the site is outside the areas most susceptible to surface water flooding, which occurs primarily within the highway extent in this location. Nevertheless, in recognition of these issues and the concerns raised, a condition is suggested to require details of surface water attenuation to be submitted for approval prior to commencement of development and a verification report thereafter.

Other Matters

- 6.26 It is noted that objection has been raised on the grounds of increased noise and disturbance and inconvenience during the construction phase. Whilst development can cause disturbance this is temporary in nature. Separate noise legislation is in place to deal with excessive disturbance, and it would be expected that works would be carried out with the hours outlined in informative 3 below. A condition requiring the submission of a construction transport management plan to be submitted would be included in the event of planning permission being granted.
- 6.27 Concern has been raised that the development would result in the loss of private view. Whilst impact on immediate outlook can be considered, there is no right to a view that can be protected within planning.
- 6.28 It is not considered that the proposed development would give rise to health impacts.

CONDITIONS

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
Reason:
To comply with Section 91(1) of the Town and Country Planning Act 1990 as amended by Section 51 (1) of the Planning and Compulsory Purchase Act 2004.

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

Plan Type	Reference	Version	Received
Location Plan	15/TAS/HH/01		27.05.2022
Block Plan	15/TAS/HH/02		27.05.2022
Block Plan	15/TAS/HH/03		27.05.2022
Site Layout Plan	15/TAS/HH/04		27.05.2022
Site Layout Plan	15/TAS/HH/05		27.05.2022
Floor Plan	15/TAS/HH/06		27.05.2022
Proposed Plans	15/TAS/HH/07		27.05.2022
Elevation Plan	15/TAS/HH/08		27.05.2022
Elevation Plan	15/TAS/HH/09		27.05.2022
Floor Plan	15/TAS/HH/14		27.05.2022
Proposed Plans	15/TAS/HH/15		27.05.2022
Elevation Plan	15/TAS/HH/16		27.05.2022
Elevation Plan	15/TAS/HH/17		27.05.2022
Elevation Plan	15/TAS/HH/18		27.05.2022
Other Plan	15/TAS/HH/11		27.05.2022
Other Plan	15/TAS/HH/12		27.05.2022
Landscaping Plan	15/TAS/HH/13		27.05.2022
Arboricultural Plan	AS/CS/0821	B	27.05.2022
	TSP		
Arboricultural Plan	AS/CS/0821	B	27.05.2022
	TCP		
Arb / Tree Protection Plan	AS/CS/0821	B	27.05.2022
	TPP		
Elevation Plan	15/TA/HH/19		27.06.2022

Reason:

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

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

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

4. No development shall commence including demolition and or groundworks preparation until a detailed, scaled finalised Tree Protection Plan (TPP) and the related finalized Arboricultural Method Statement (AMS) is submitted to and approved in writing by the Local Planning Authority (LPA). These shall

include details of the specification and location of exclusion fencing, ground protection and any construction activity that may take place within the Root Protection Areas of trees (RPA) shown to scale on the TPP, including the installation of service routings, type of surfacing for the entrance drive and location of site offices. The AMS shall also include a pre commencement meeting, supervisory regime for their implementation & monitoring with an agreed reporting process to the LPA. All works shall be carried out in strict accordance with these details when approved.

Reason: To ensure good arboricultural practice in the interests of the maintenance of 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 policies NHE3, DES1 and DES3 of the Reigate and Banstead Development Management Plan 2019 and the recommendations within British Standard 5837:2012 Trees in relation to design, demolition and construction.

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

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

Reason: To ensure good landscape practice in the interests of the maintenance of the character and appearance of the area and to comply with policies NHE3, DES1 and DES3 of the Reigate and Banstead Development Management Plan 2019.

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

Reason: In order that the development should not prejudice highway safety

nor cause inconvenience to other highway users, and to accord with the National Planning Policy Framework (2021) as well as Policy TAP1 for Parking, Access, and Servicing and Policy DES8 Construction Management of the Reigate and Banstead Local Plan Development Management Plan September 2019.

7. 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) a communications plan

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 (2021) as well as Policy TAP1 for Parking, Access, and Servicing and Policy DES8 Construction Management of the Reigate and Banstead Local Plan Development Management Plan September 2019.

8. The development hereby approved shall not be occupied unless and until each of the proposed dwellings are provided with a fast charge socket (current minimum requirements - 7 kw Mode 3 with Type 2 connector - 230v AC 32 Amp single phase dedicated supply) and thereafter retained and maintained to the satisfaction of the Local Planning Authority.

Condition 3 is required in recognition of Section 9 'Promoting Sustainable Transport' in the National Planning Policy Framework (2021) and Policy TAP1 for Parking, Access, and Servicing.

9. 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.

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

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

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

11. Prior to the first occupation of the development full details (and plans where appropriate) of the waste management storage and collection points, including design and screening (and pulling distances where applicable), throughout the development shall be submitted to and approved in writing by the Local Planning Authority.

All waste storage and collection points should be of an adequate size to the bins and containers required for the dwelling(s) which they are intended to serve in accordance with the Council's guidance contained within Making Space for Waste Management in New Development.

Each dwelling shall be provided with the above facilities in accordance with the approved details prior to occupation of the relevant dwellings.

Reason: To provide adequate waste facilities in the interests of the amenities of the area and to encourage recycling in accordance with the Development Management Plan 2019 policy DES1.

12. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no extensions or roof enlargements permitted by Classes A, B, C and D of Part 1 of the Second Schedule of the 2015 Order (as amended) shall be constructed without the prior approval of the Local Planning Authority.

Reason: To control any subsequent enlargements in the interests of the visual and residential amenities of the locality with regard to Reigate and Banstead Development Management Plan 2019 policy DES1 (add NHE9 as appropriate).

13. The first floor windows in the side elevations of both dwellings 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.

14. No development above ground level shall commence until a scheme to provide positive biodiversity benefits, informed by a preliminary ecology appraisal, has been submitted to and approved in writing by the local planning authority (LPA). This should be designed alongside the soft landscaping proposals for the site. The biodiversity enhancement measures approved shall be carried out and maintained in strict accordance with these details or as otherwise agreed in writing by the LPA, and before occupation of this development.

Reason: To provide enhancements to the biodiversity of the site in accordance with the provisions of the National Planning Policy Framework and Reigate and Banstead Development Management Plan 2019 policy NHE2.

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

Reason: To preserve the visual amenity of the area and protect neighbouring residential amenities with regard to the Reigate and Banstead Development Management Plan 2019 policy DES1 and NHE3.

16. The development shall not be commenced until details of surface water attenuation have been submitted to and approved by the local planning authority and the development shall be implemented in accordance with the approved details and thereafter maintained.

Reason: To prevent increasing the surface water flood risk with regards Development Management Plan policy CCF1.

17. Prior to occupation of the development hereby approved, a verification report shall be submitted to demonstrate compliance with the surface water scheme submitted and approved under condition 16.

Reason: To prevent increasing the surface water flood risk with regards Development Management Plan policy CCF1.

INFORMATIVES

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

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

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

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

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

4. The developer is advised that as part of the detailed design of the highway works required by the above conditions, the County Highway Authority may require necessary accommodation works to street lights, road signs, road markings, highway drainage, surface covers, street trees, highway verges, highway surfaces, surface edge restraints and any other street furniture/equipment.
5. The developer is reminded that it is an offence to allow materials to be carried from the site and deposited on or damage the highway from uncleaned wheels or badly loaded vehicles. The Highway Authority will seek, wherever possible, to recover any expenses incurred in clearing, cleaning or repairing highway surfaces and prosecutes persistent offenders. (Highways Act 1980 Sections 131, 148, 149).

6. Section 59 of the Highways Act permits the Highway Authority to charge developers for damage caused by excessive weight and movements of vehicles to and from a site. The Highway Authority will pass on the cost of any excess repairs compared to normal maintenance costs to the applicant/organisation responsible for the damage.
7. It is the responsibility of the developer to ensure that the electricity supply is sufficient to meet future demands and that any power balancing technology is in place if required. Please refer to: <http://www.beama.org.uk/resourceLibrary/beama-guide-to-electric-vehicle-infrastructure.html> for guidance and further information on charging modes and connector types.
8. Notwithstanding any permission granted under the Planning Acts, no signs, devices or other apparatus may be erected within the limits of the highway without the express approval of the Highway Authority. It is not the policy of the Highway Authority to approve the erection of signs or other devices of a non-statutory nature within the limits of the highway.
9. The permission hereby granted shall not be construed as authority to obstruct the public highway by the erection of scaffolding, hoarding or any other device or apparatus for which a licence must be sought from the Highway Authority Local Highways Service.
10. The use of a suitably qualified arboricultural consultant is essential to provide acceptable submissions in respect of the arboricultural tree condition above. All works shall comply with the recommendations and guidelines contained within British Standard 5837.
11. The use of landscape/arboricultural consultant is considered essential to provide acceptable submissions in respect of the above landscaping condition. The planting of trees and native hedging shall be in keeping with the character and appearance of the locality. There is an opportunity to incorporate structural landscape trees into the scheme to provide for future amenity and long term continued structural tree cover in this area. It is expected that the replacement structural landscape trees will be of [Semi-Mature/Advanced Nursery] stock / [Extra Heavy Standard/Heavy Standard] size with initial planting heights of not less than [6m/4.5m/4m/3.5m] with girth measurements at 1m above ground level in excess of [20/25cm/16/18cm/14/16cm/12/14cm].
12. The applicant should take action to ensure that development activities such as demolition and vegetation or site clearance are timed to avoid the bird nesting season of early March to August inclusive.
13. The applicant should ensure that the proposed development will result in no net increase in external artificial lighting at the development site, in order to comply with above referenced legislation and the recommendations in "BCT & ILP (2018) Guidance Note 08/18. Bats and artificial lighting in the UK. Bats

and the Built Environment. Bat Conservation Trust, London & Institution of Lighting Professionals, Rugby”.

14. The applicant should be aware that suitable habitat for great crested newt exists within the development site and that should great crested newt be identified during works, all work should cease immediately, and advice sought from Natural England or a qualified specialist.
15. Measures should be taken to enhance the site for European hedgehog including:
 - Ensuring the species can move across the landscape by creating gaps into all close boarded fencing
 - Creating a wild corner with minimal habitat management
 - Incorporating hedgehog homes into the development.
16. This development offers opportunities to restore or enhance biodiversity and such measures will assist the LPA in meeting the above obligation and also help offset any localised harm to biodiversity caused by the development process. The development should progress in line with the Ecological Report and incorporate the following:
 - Bird and bat boxes erected on or integral within the new building and/or on mature trees
 - Hedgehog houses
 - Log piles
 - Gaps in any close-boarded fencing
 - Sensitive landscaping scheme including planting of additional trees and wildlife-friendly shrubs.
17. No development shall commence until an appropriately detailed Construction and Environment Management Plan (CEMP) detailing how habitats and species will be protected from any adverse impacts as a result of construction has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall include the following details:
 - Map showing the location of all of the ecological features
 - Risk assessment of the potentially damaging construction activities
 - Practical measures to avoid and reduce impacts during construction, including to trees considered to have bat roosting suitability, and to any badger setts
 - Location and timing of works to avoid harm to biodiversity features
 - Responsible persons and lines of communication
 - Use of protected fences, exclusion barriers and warning signs.

Reason: To ensure that the development does not result in harm to the existing biodiversity of the site and in the interests of retaining and enhancing other valued priority habitats and features of biodiversity importance with

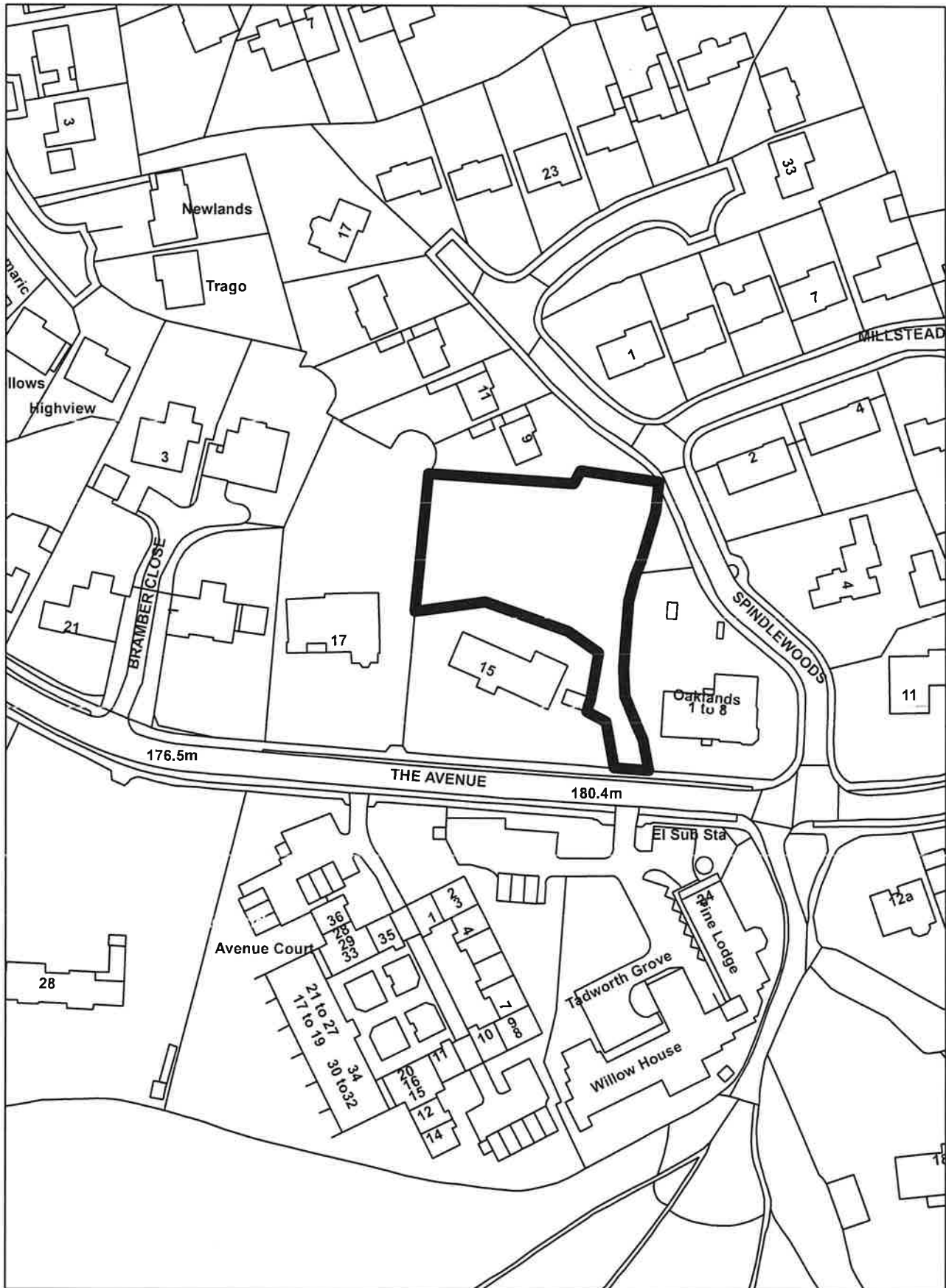
regard to Reigate and Banstead Development Management Plan 2019 policy NHE2.

REASON FOR PERMISSION

The development hereby permitted has been assessed against the NPPF 2021 and Development Management Plan policies DES1, DES2, DES3, DES4, DES5, DES8, DES9, NHE2, NHE3, NHE9, TAP1, CCF1, INF3 and material considerations, including third party representations. It has been concluded that the development is in accordance with the development plan and there are no material considerations that justify refusal in the public interest.

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

22/01232/F - Farm Corner, 15 The Avenue, Tadworth





Black Sand
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SITE
LAND R/O 15 The Avenue, Tadworth,
Surrey,
KT20 5AY

PROJECT
Proposed 2 new dwellings

PROPOSED BLOCK PLAN

SCALE
1:500@A3

DATE
May 2022

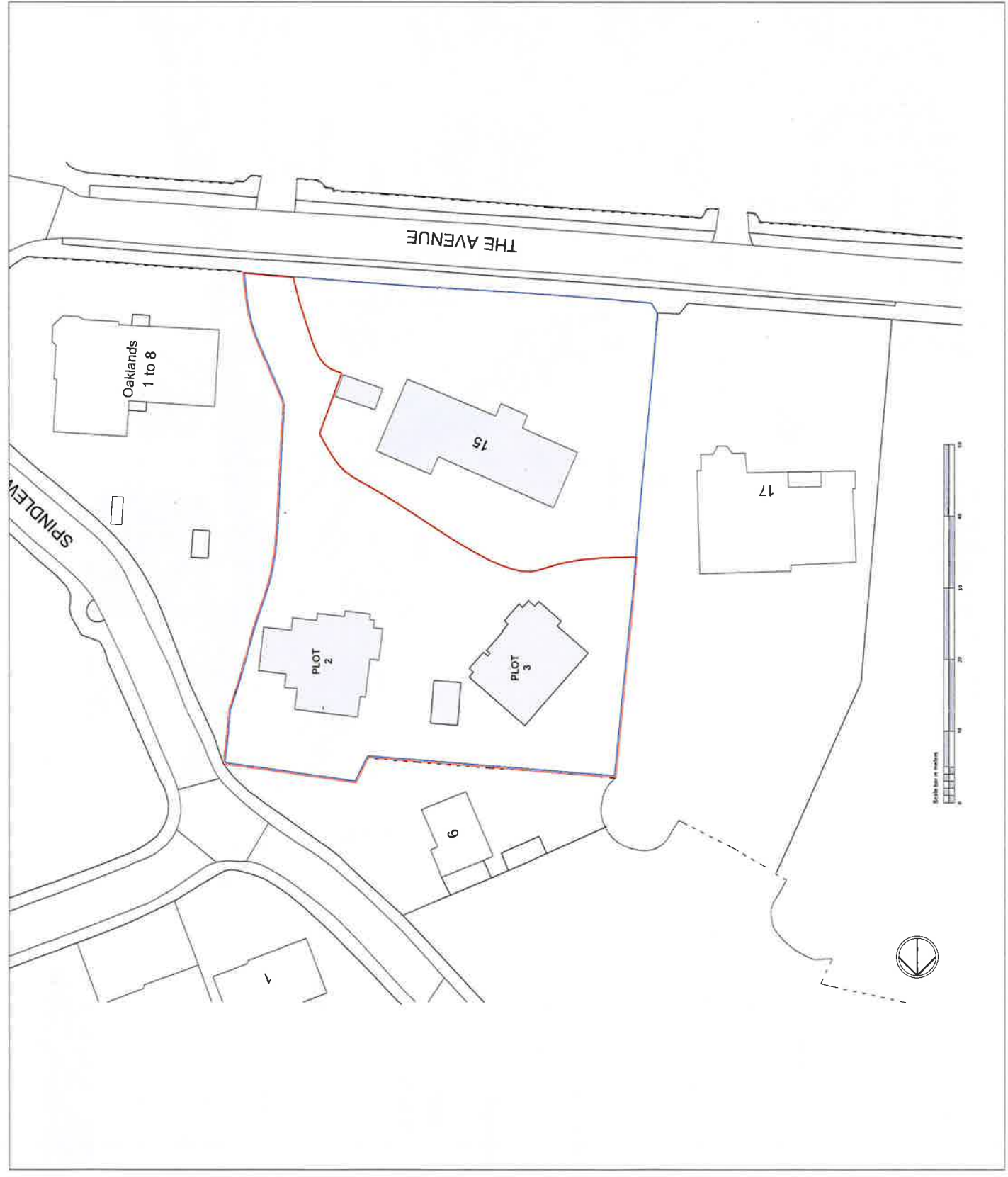
DRAWN BY
Harry / Tim

AMENDMENTS

DRAWING NO.
15/TA/HH/03

REVISION

H Hayler
harryhayler@gmail.com





Relieve and
Recycling Bin Store
for collection

New 1.8m close
boarded fence for
collection

Existing 5.5m
access

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blackandsand@gmail.com

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SITE
Land R10 15 The Avenue, Tadworth,
Surrey,
KT20 5AV

PROJECT
2 Proposed new dwellings

**PROPOSED
SITE PLAN**

SCALE	DATE	DRAWN BY
1:250@A3	May 2022	Henry / Tim

AMENDMENTS

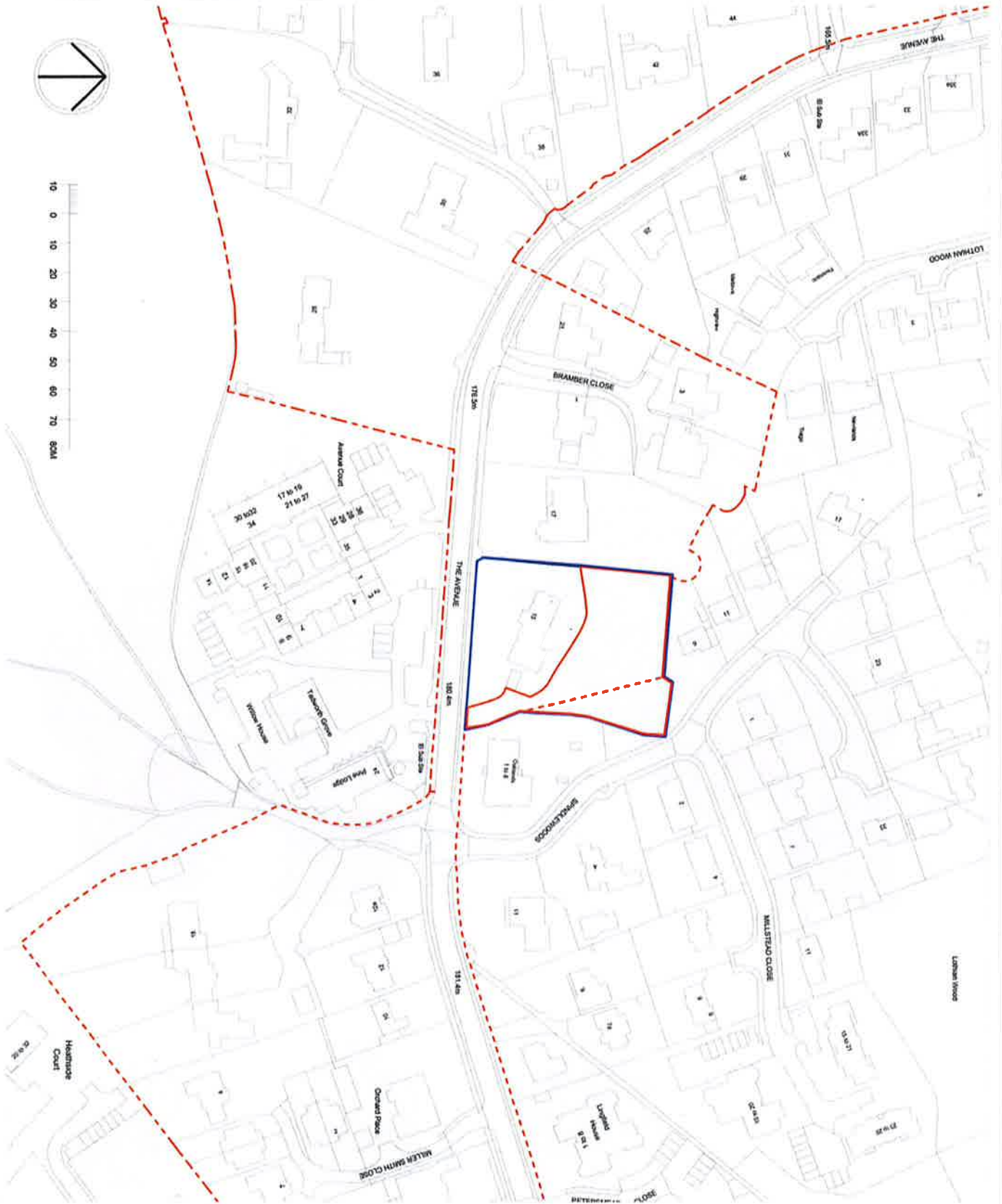
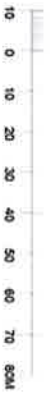
SUDS - Sustainable Underground Drainage System
— Indicative Drainage Layout

DRAWING NO.	REVISION
157AHW05	

NOTES
Site Area = 20300m²
(0.203Ha)

H Hayler
harryhayler@gmail.com





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 blacksanddm@gmail.com

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- RASC
- Application Site
- Extent of land in the ownership of the applicant

SITE
 Land PO 15 The Avenue, Teakworth,
 Salfrey,
 KT20 5AV

PROJECT
 Proposed 2 new dwellings

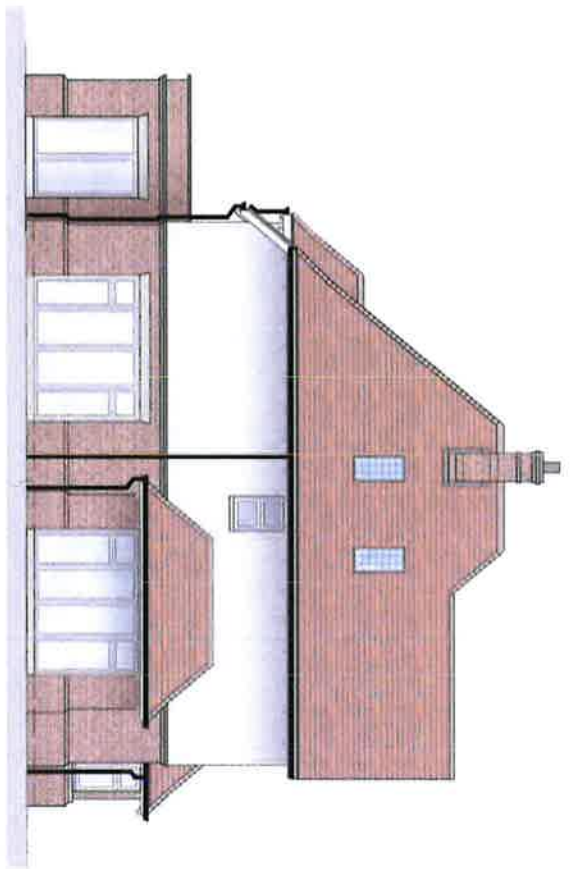
LOCATION PLAN

SCALE 1:1250@A3	DATE May 2022	DRAWN BY Henry
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AMENDMENTS

DRAWING NO. 1576A/HW01	REVISION /
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HLHayler
 henryhayler@gmail.com



WEST ELEVATION



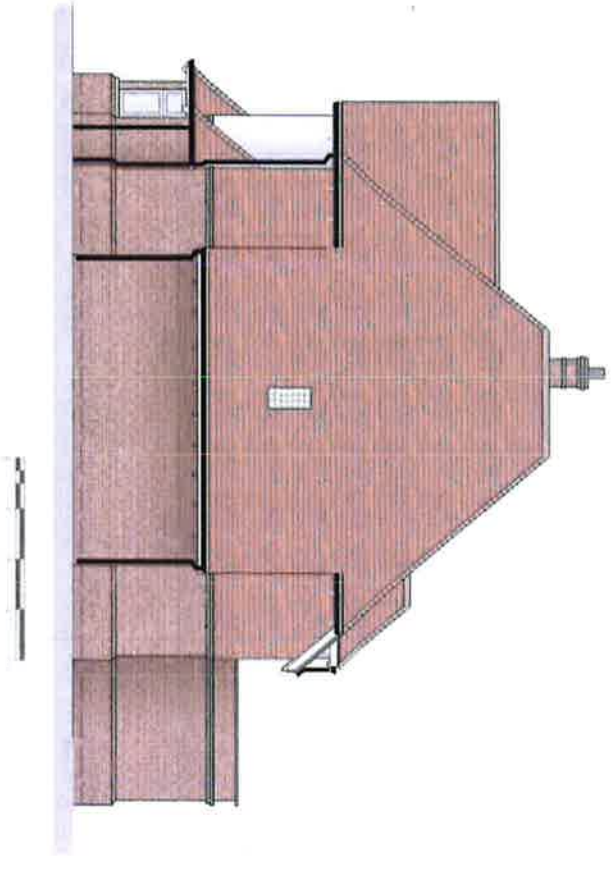
Vertical tiles - Abbeybury matt by Clay and stone



Columns and dormicos - Larches andtracis grey



Backwork - Hampton Rural Blend by Fortens



EAST ELEVATION

Black Sand
Asset Management Ltd

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SITE
LAND RD 15 The Avenue, Tadworth, Surrey,
KT20 5AY

PROJECT
Proposed 2 new dwellings

**PLOT 1
SIDE ELEVATIONS**

SCALE May 2022 **DRAWN BY** Harry & Tim
1:100@A3

AMENDMENTS

DRAWING NO.	REVISION
15/7245400	/

MATERIALS

- Vertical tiles - Abbeybury matt by Clay and stone - with decorative detailing as shown
- Roof tiles - Abbeybury matt by Clay and Stone
- Backwork - Hampton Rural Blend by Fortens
- Columns and dormicos - Larches andtracis grey
- Windows - White timber FAL 50110 pure white
- Render - OT white RAL 9003
- Open rafters and open profile gable ends boards - 50110 pure white
- Conservatory roof lights

H.Hayler
harryhayler@gmail.com



SOUTH ELEVATION



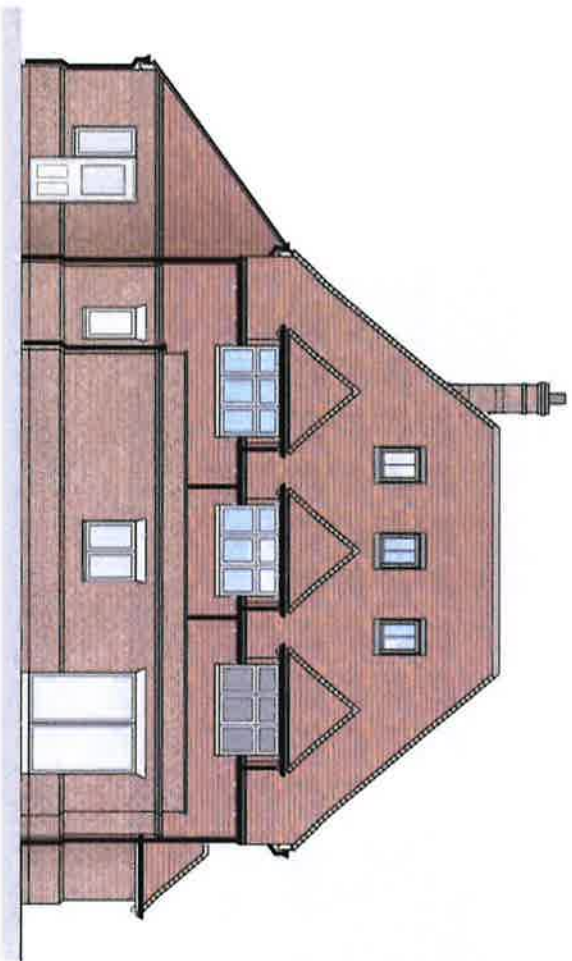
Vertical tiles - Ashbury made by Clay and Stone



Gutters and downpipes - Lindsab anthracite grey



Brickwork - Hampton Rural Blend by Forterra



NORTH ELEVATION



Lulu Field Barn, Bulken Road, Ryde
 blacksandam@gmail.com

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SITE
 LAND RIO 15 The Avenue, Tadworth, Surrey,
 KT20 5AV

PROJECT
 Proposed 2 new dwellings

PLOT 1 FRONT & REAR ELEVATIONS

SCALE DATE DRAWN BY
 1:100@A3 May 2022 Harry & Tim

AMENDMENTS

DRAWING NO.	REVISION
15774H105	1

MATERIALS

- Vertical tiles - Ashbury made by Clay and Stone - with decorative detailing as shown
- Roof tiles - Ashbury made by Clay and Stone
- Brickwork - Hampton Rural Blend by Forterra
- Gutters and downpipes - Lindsab anthracite grey
- Windows - White timber RAL 9010 pure white
- Render - Off white RAL 9003
- Open rafters and eaves profiles galvalume boards - 9010 pure white
- Conservation roof lights

H Hayler
 henryhayler@gmail.com

SITE
LAND R/O 15 The Avenue, Tadworth, Surrey,
KT20 5AY

PROJECT
Proposed 2 new dwellings

**PLOT 2 GARAGE
ELEVATIONS**

SCALE
1:100@A3

DATE
May 2022

DRAWN BY
Harry

AMENDMENTS

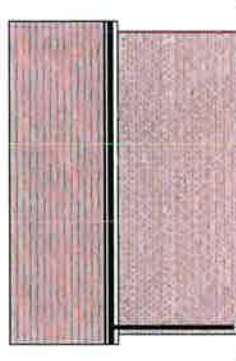
DRAWING NO.
15/TAHH/18

REVISION
/

MATERIALS

- Vertical tiles - Alderbury multi by Clay and slate - with decorative detailing as shown
- Roof tiles - Alderbury multi by Clay and Slate
- Brickwork - Hampton Rural Blend by Forterra
- Gutters and downpipes - Lindab anthracite grey

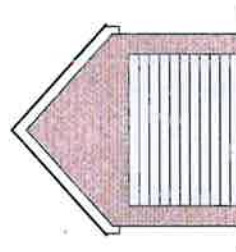
H.Hayler
harryhayler@gmail.com



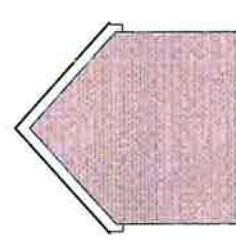
EAST ELEVATION



WEST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION





FRONT ELEVATION



REAR ELEVATION N.W



Vertical tiles - Allbury made by City and stone



Glazing and downpipes - Unidale external grey



Brickwork - Hargrave Rural Band by Foreman



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 blackstondom@gmail.com

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SITE
 LAND R/O 15 The Avenue, Tadworth, Surrey, KT20 5AY

PROJECT
 Proposed 2 new dwellings

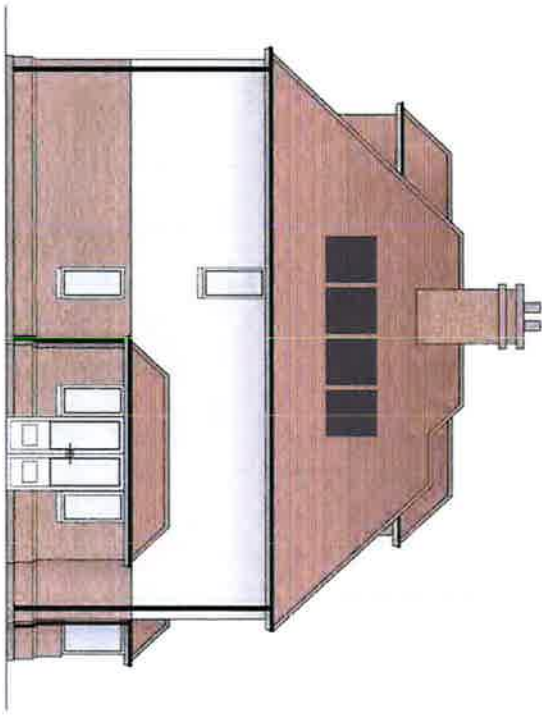
PLOT 2 ELEVATIONS

SCALE 1:100@A3
DATE May 2022
DRAWN BY Harry

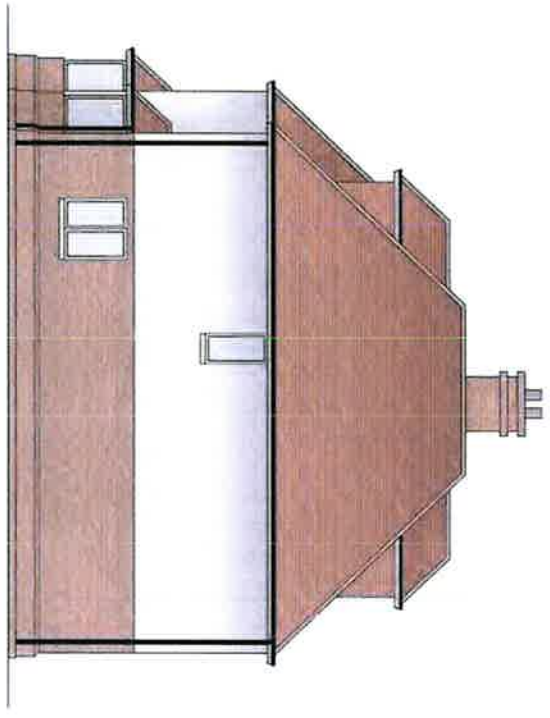
AMENDMENTS

DRAWING NO.	REVISION
157AHH/16	/

H. Heyler
 harryheyler@gmail.com



SIDE ELEVATION S.W



SIDE ELEVATION N.E



Vertical lines - Ashbury made by Clay and Sals



Gutters and downpipes - Lindsay asphalt grey



Brickwork - Hampton Rural Band by Fehlers

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Asset Management Ltd

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blackandsand@gmail.com

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SITE
LAND RIO, 15 The Avenue, Tedworth, Surrey, KT20 5AV

PROJECT
Proposed 2 new dwellings

PLOT 2 ELEVATIONS

SCALE	DATE	DRAWN BY
1:100@A3	May 2022	Harry

AMENDMENTS

DRAWING NO.	REVISION
157AH/17	/

H. Hayler
harryhayler@gmail.com