 <b>Reigate &amp; Banstead</b> <b>BOROUGH COUNCIL</b> Banstead   Horley   Redhill   Reigate	<b>TO:</b>	PLANNING COMMITTEE
	<b>DATE:</b>	2 November 2022
	<b>REPORT OF:</b>	HEAD OF PLANNING
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<b>AGENDA ITEM:</b>	7	<b>WARD:</b> <i>Meadvale and St Johns</i>

<b>APPLICATION NUMBER:</b>	22/00595/F	<b>VALID:</b>	24/03/2022
<b>APPLICANT:</b>	Modric Developments Ltd	<b>AGENT:</b>	Highgate Planning & Development Ltd
<b>LOCATION:</b>	<b>REDHILL AND REIGATE GOLF CLUB CLARENCE LODGE PENDLETON ROAD REDHILL SURREY RH1 6LB</b>		
<b>DESCRIPTION:</b>	<b>Demolition of existing buildings, erection of 10x dwellings with associated parking and landscaping. As amended on 12/05/2022, 05/08/2022, 26/08/2022, 14/09/2022, 07/10/2022 and on 13/10/2022.</b>		
<b>All plans in this report have been reproduced, are not to scale, and are for illustrative purposes only. The original plans should be viewed/referenced for detail.</b>			

## SUMMARY

This is a full application for the demolition of vacant golf club clubhouse and existing residential unit and erection of 10 dwellings.

The dwellings would be in the form of two pairs of semi-detached properties, which would consist of one pair of 2-bed units and one pair of 3-bed units, units and 6 detached 4-bed dwellings. The properties would be positioned along a central access road which would be broadly T-shaped. Four detached dwellings (plots 1,2,9 and 10) would be located fronting on to Pendleton Road at the top of the 'T'. The remaining 6 plots would face in to the site in a broadly straight line. The site would be served by one vehicular access which makes use of the existing access on to Pendleton Road. The parking would be provided as surface parking spaces. A total of 23 parking spaces are proposed for the dwellings and there are also two visitor spaces proposed near to the site entrance giving a total of 25 spaces.

The proposed dwellings would have a traditional form with a mix of gabled and fully hipped roofs. The materials would be a mixture of tile hanging, timber cladding and facing brickwork on the walls and red or grey clay tiles to the roofs.

The site comprises the former Redhill and Reigate Golf Club clubhouse adjacent to the golf course that lay on the Common to the south, but which no longer exists and

the use of the club house also has ceased. At present it is understood that the site accommodates a modest dwelling within part of the building but otherwise the site appears unused.

Apart from the former clubhouse it comprises a large tarmac parking area on the western part of the site and a number of modest single storey buildings to the rear of the site. In front of the former clubhouse and to the east of the building lies a grassed area.

The site slopes gently downhill towards the road and along the easternmost boundary is a somewhat steeper drop, approximately 1-2m's from the boundary with the garden of the adjacent dwelling Havering Patch. At the top of this slope lies a row of evergreen trees which screen the rear garden of the neighbouring house. The site has a number of trees along its southern and western boundaries, a number of which are subject to a Tree Preservation Order (TPO). There is a public footpath which runs along the western boundary.

The justification provided by the applicant regarding the loss of the existing community use of the site is accepted.

In terms of the proposed layout and overall quantum of development it is considered that the development does not appear overly cramped with the dwellings retaining adequate levels of separation to the boundaries and between plots, space for meaningful soft landscaping and tree planting throughout, and reasonably sized gardens (ranging from 9m to 12m deep).

The traditional form, design and materials of the proposed dwellings would reflect the local character. The different house types and layout add some character and interest to the scheme. The proposed streetscene drawings show that the height and scale of the dwellings which front on to Pendleton Road would be comparable to the adjoining properties. It is considered that the result is an acceptable quality design approach which would not appear incongruous within the site or be out of keeping with the character of the surrounding area. The acceptable layout and design and set back nature of the units facing Pendleton Road also adequately addresses the issue of transition to green belt. The existing boundary trees are proposed to be retained and additional planting is proposed to further screen the boundary. Further landscaping details can be provided by condition.

Overall, it is considered that the proposed development would be of appropriate scale and design and would not be unduly detrimental to the street scene or the character of the wider locality and would provide an acceptable level of amenity for future occupants. Conditions are recommended to secure further details of the proposed external materials, boundary treatments and means of enclosure and external lighting to ensure that the scheme is of an acceptable quality.

The proposal would not have a significant adverse effect upon existing neighbouring properties. The proposal would provide parking in line with the DMP parking standards and would, subject to conditions, be acceptable with regard to the impact on trees, ecology, drainage and sustainable construction.

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The proposal would make efficient use of this previously developed site for new housing without harming the amenities of neighbouring properties and are considered acceptable.

## **RECOMMENDATION**

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

**Consultations:**

Council's Environmental Protection officer: no concerns raised but recommends a contaminated land informative.

Surrey Wildlife Trust: no objection raised. Satisfied that the approach to bat mitigation is acceptable.

Surrey County Council Highway Authority (CHA): no objection subject to conditions securing implementation of access and parking, CTMP, travel information packs and electric charging points

Surrey County Council Lead Local Flood Authority (LLFA): satisfied that the proposed drainage scheme meets the national guidance and technical standards. Condition recommended to secure further finalised details of drainage strategy and implementation of drainage strategy.

Surrey County Council Mineral and Waste Planning Authority (MWPA): no objection

Surrey police: recommend a secure by design condition

Thames Water: no objection in relation to waste water network and sewerage treatment works infrastructure capacity

**Representations:**

To date 59 representations have been received, 55 objections and 4 neither objecting or supporting

<b>Issue</b>	<b>Response</b>
Alternative location/proposal preferred	See paragraph 6.1
Crime fears	See paragraph 6.59
Hazard to highway safety	See paragraph 6.33-6.37
Health fears	See paragraph 6.26-6.32 and 6.58
Harm to conservation area	Site is not within or close to a conservation area
Inadequate parking	See paragraph 6.33-6.37
Inconvenience during construction	See paragraph 6.57
Increase in traffic and congestion	See paragraph 6.33-6.37
Loss of/harm to trees	See paragraph 6.38-6.42

Noise and disturbance	See paragraph 6.26-6.32 and 6.57
Poor design	See paragraph 6.13-6.25
Harm to wildlife habitat	See paragraph 6.43-6.47
Out of character with surrounding area	See paragraph 6.13-6.25
Overdevelopment	See paragraph 6.13-6.25
Overshadowing and overbearing relationship	See paragraph 6.26-6.32
Loss of private view	This is not a material planning consideration
Overlooking and loss of privacy	See paragraph 6.26-6.32
Drainage/Sewerage capacity	See paragraph 6.48-6.50
Flooding	See paragraph 6.48-6.50
Concerns regarding rights of way	This is a separate legal issue
Impact on local services	See paragraph 6.55-6.56
Impact on openness of Green Belt	Site is not located within the Green Belt and there is no policy requirement to consider the setting of green belt or the impact on the openness from development outside the green belt

## **1.0 Site and Character Appraisal**

- 1.1 The site comprises the former Redhill and Reigate Golf Club clubhouse adjacent to the golf course that lay on the Common to the south, but which no longer exists and the use of the club house also has ceased. At present it is understood that the site accommodates a modest dwelling within part of the building but otherwise the site appears unused.
- 1.2 Apart from the former clubhouse it comprises a large tarmac parking area on the western part of the site and a number of modest single storey buildings to the rear of the site. In front of the former clubhouse and to the east of the building lies a grassed area.

- 1.3 The site slopes gently downhill towards the road and along the easternmost boundary is a somewhat steeper drop, approximately 1-2m's from the boundary with the garden of the adjacent dwelling Havering Patch. At the top of this slope lies a row of evergreen trees which screen the rear garden of the neighbouring house.
- 1.4 The site has a number of trees along its southern and western boundaries, a number of which are subject to a Tree Preservation Order (TPO). There is a public footpath which runs along the western boundary.
- 1.5 Of particular relevance to any development of this site is the single storey building (60- 62 Clarence Walk).that directly abuts the rear (northern) boundary and which has a number of windows overlooking the site. The surrounding character is one of residential development of a variety of types and characters with Earlswood Common to the south and south-east.

## **2.0 Added Value**

- 2.1 Improvements secured at the pre-application stage: Pre-application advice was provided under application PAM/21/00392, which proposed either a residential development of 10 dwellings, a block of 27 flats or a scheme with 44 flats. Concerns were raised regarding scale of development and potential impact on neighbouring properties and amount of parking required for the flatted schemes. In relation to the 10 unit scheme concern was raised in relation to the siting of a number of units, potential neighbouring amenity issues, layout approach and lack of individuality in design and parking. The applicant was also advised that they would have to justify the loss of the community use
- 2.2 Improvements secured during the course of the application: Officers requested and secured the following alterations/additional information;
  - Reduction in scale of proposed dwellings including reduction in footprint of plot 5, 6, 7 and 8 (7 and 8 now 2-bed units instead of 3-bed units), change of roof design from gable to hipped on plots 7 and 8. Removal of garages and size of plots 5 and 6.
  - Alteration to layout - setting back of Plots 9 and 10 further in to site. Plots 7 and 8 moved away from eastern boundary. Plots 5 and 6 moved away from northern boundary
  - Additional parking provision so that scheme now fully complies with parking standards.
  - Additional drainage information and update arboricultural and transport documents.
- 2.3 Further improvements to be secured through conditions:  
The following conditions are recommended to be attached to the permission:
  - Materials and design measures
  - Drainage
  - Tree Protection
  - Landscaping
  - Ecology

- Sustainability measures
- Highway conditions

### 3.0 Relevant Planning and Enforcement History

- |     |  |  |          |
|-----|--|--|----------|
| 3.1 | 16/02788/F<br>(relates to Havering Patch but includes land which was formerly part of the golf club) | Two storey side extension to existing detached residential dwelling to form a 'granny annex'. The application includes a parcel of land of approx. 93 sqm which has been purchased from the adjacent Golf Club and therefore requires change of use to residential. The application includes the rebuilding of the porch & a temporary storage container during the construction period. | Approved |
| 3.2 | 09/00564/F   | Erection of 2 x 4 bed detached dwellings with associated parking and attached double garages. (Drwg No. BR 186/2 Rev B, BR/187, BR/187/1/A, BR 188 Rev 3, BR/189, BR 190, BR 187/4)  | Refused  |

### 4.0 Proposal and Design Approach

- 4.1 This is a full application for the Demolition of existing buildings, erection of 10 dwellings with associated parking and landscaping.
- 4.2 The dwellings would be in the form of two pairs of semi-detached properties, which would consist of one pair of 2-bed units and one pair of 3-bed units, units and 6 detached 4-bed dwellings. The properties would be positioned along a central access road which would be broadly T-shaped. Four detached dwellings (plots 1,2,9 and 10) would be located fronting on to Pendleton Road at the top of the 'T'. The remaining 6 plots would face in to the site in a broadly straight line. The site would be served by one vehicular access which makes use of the existing access on to Pendleton Road. The parking would be provided as surface parking spaces. A total of 23 parking spaces are proposed for the dwellings and there are also two visitor spaces proposed near to the site entrance giving a total of 25 spaces.
- 4.3 The proposed dwellings would have a traditional form with a mix of gabled and fully hipped roofs. The materials would be a mixture of tile hanging, timber cladding and facing brickwork on the walls and red or grey clay tiles to the roofs.
- 4.4 A design and access statement (DAS) 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	Pages 3 to 8 of the applicant’s DAS considers the context of the application includes site context, local context, details of existing buildings and site layout and topographical survey. Pages 11 to 13 sets out details of similar applications in the borough, local precedents and site analysis. including the design and materials of site and the surrounding area, tree and highway considerations and the available design policy/guidance and consideration of local precedents and characteristics of the surrounding area.
Involvement	No details of any community engagement
Evaluation	The DAS sets out the design evolution from the pre-application (pages 9-10)
Design	Pages 14-32 of the DAS set out the design strategy of the current scheme including site layout, street scene, house types, materials models, access, refuse, fire safety and environmental design.

4.6 Further details of the development are as follows:

Site area	0.45ha
Existing use	Golf club clubhouse (F.2 – Local Community) and 1 x dwelling (C3)
Proposed use	10 Residential dwellings(C3 use) 2x 2 bed 2x 3 bed 6x 4 bed
Existing parking spaces	Approx. 60
Proposed parking spaces	25 (including 2 visitor)
Parking standard	25 (including 2 visitor)
Number of affordable units	0
Net increase in dwellings	9
Proposed site density	22 dph
Approximate Density of the	13 dph (The Fairways)



surrounding area	22 dph (Clarence Walk – southern part of road from no.13 and 36) 33 dph (The Crescent) 11 dph (Havering Patch, The Petworth, The Ripley, The Stoneleigh)
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## 5.0 Policy Context

### 5.1 Designation

Urban Area

Parking Accessibility Score - Low

Opposite to Metropolitan Green Belt

Opposite to Earlswood common local nature reserve

Opposite to Earlswood Common Site of Nature Conservation Interest

### 5.2 Reigate and Banstead Core Strategy

CS1 (Sustainable Development)

CS2 (Valued Landscapes and Natural Environment)

CS4 (Valued townscapes and the historic environment)

CS5 (Valued People/Economic Development),

CS10 (Sustainable Development),

CS11 (Sustainable Construction),

CS12 (Infrastructure Delivery),

CS13 (Housing Delivery)

CS14 (Housing Needs)

CS17 (Travel Options and accessibility)

### 5.3 Reigate and Banstead Development Management Plan 2019

DES1 (Design of New development)

DES4 (Housing Mix)

DES5 (Delivering High Quality Homes)

DES7 (Specialist Accommodation)

DES8 (Construction Management)

DES9 (Pollution and Contaminated Land)

TAP1 (Access, Parking and Servicing)

CCF1 (Climate Change Mitigation)

CCF2 (Flood Risk)

NHE1 (Landscape Protection)

NHE2 (Protecting and enhancing biodiversity)

NHE3 (Protecting trees, woodland areas and natural habitats)

INF2 (Community facilities)

INF3 (Electronic communication networks)

### 5.4 Other Material Considerations

National Planning Policy Framework  
(NPPF)

National Planning Practice Guidance  
(nPPG)

Nationally Described Space Standards  
(NDSS)

Supplementary Planning Guidance

Surrey Design 2002  
Local Character & Distinctiveness  
Design Guide SPD 2021  
Climate Change and Sustainable  
Construction SPD 2021  
SCC Vehicle and Cycle Parking  
Guidance 2018  
SCC Transportation Development  
Planning Good Practice Guide 2016  
Householder Extension & alterations  
SPG

Other

Human Rights Act 1998  
Community Infrastructure  
Regulations 2010

## 6.0 Assessment

6.1 The application site is within the urban area, where there is a presumption in favour of sustainable development however the proposal would result in the loss of the existing community use. Subject to the loss being adequately justified the provision of residential properties on this site would be acceptable in principle. The application would also have to address design specific matters including design and character, highways issues including car parking, neighbour amenity, impact on trees and ecology, flooding and drainage and sustainable construction.

6.2 The main issues to consider are:

- Loss of community use
- Design appraisal
- Neighbour amenity
- Highway matters
- Impact on trees
- Impact on ecology
- Flooding/drainage
- Sustainable Construction
- Community Infrastructure Levy
- Other matters (crime, construction impact, contamination)

Loss of community use

- 6.3 The site previously comprised a community use, serving as a clubhouse to the adjacent golf course. Core Strategy objective SO13 seeks to secure adequate community services in appropriate locations to support the needs of the community. The Core Strategy policy CS12: 'Infrastructure delivery' states that the Council will resist the loss of existing community facilities, unless it can be demonstrated that the existing use is surplus to requirements, or equivalent or better provision in terms of quantity and quality, or some wider community benefits, will be made in a suitable location.
- 6.4 DMP Policy INF2: 'Community facilities' amplifies Core Strategy policy CS12. Community facilities are vital in supporting communities. DMP policy INF2 recognises the need to protect existing provision of community facilities, while also accepting that in some cases a lack of demand may make it unviable to retain them (DMP Explanatory Paragraph 3.4.15). It states that:
1. "Loss or change of use of existing community facilities will be resisted unless it can be demonstrated that the proposed use would not have an adverse impact on the vitality, viability, balance of services and/ or evening economy of the surrounding community."
- 6.5 Following the closure of the golf course for financial viability reasons, the clubhouse closed down in 2019 as it was no longer possible to continue with the existing community use as a clubhouse without a functioning golf course. The clubhouse is now no longer able to serve its intended purpose and being a standalone facility within a predominantly residential area, its loss would not have an adverse impact on the vitality, viability, balance of services and/or evening economy of the surrounding community and would therefore be acceptable under the DMP Policy INF2 (1).
- 6.6 In addition, the DMP Policy INF2 also requires that:
- a. "Reasonable attempts have been made, without success, for at least six months to let or sell the premises for its existing community use or for another community facility that meets the needs of the community (see Annex 3 for details on what will be required to demonstrate this); or
  - b. The loss of the community facility would not result in a shortfall of local provision of this type, or equivalent or improved provision in terms of quantity and quality, or some wider community benefits, will be made in a suitable location".
- 6.7 With regards to criterion 1b, we note that the loss of community facility has occurred when the golf club ceased to operate three years ago. As an ancillary facility to the golf course, the clubhouse has ceased to operate at the same time. The proposed development would therefore not result in any shortfall of local provision of this type of community use, as without a golf course, there is no use for a golf clubhouse. Furthermore, there are several golf clubs in the area to serve the local community needs, namely Reigate Heath Golf Club (3.1 miles), Betchingley Golf Club (4.6 miles) Reigate Hill Golf Couse (4.8 miles) and Betchworth Park Golf Club (6.3 miles).

- 6.8 Although the proposal can be deemed compliant with the policy INF2 based on the evidence provided in support of paragraph 1 and 1b of the policy, the applicant has also supplied evidence in support of paragraph 1a to demonstrate that reasonable attempts have been made, without success, for at least six months to let or sell the premises for its existing community use or for another community facility that meets the needs of the community.
- 6.9 It is noted that the report from Elford Chartered Surveyors provided with this application, concluding the building in its current state is not well situated for a community use. The existing condition of the building is poor, requiring approximately £310,000 worth of repairs. Alternative uses, such as restaurant, pub and gym have also been considered and discounted, based on the existing size, layout and location of the building.
- 6.10 It is also noted that the property has been unsuccessfully marketed to let from April 2019 for a period of 10 months. The marketing exercise has been summarised in the report from Fleurets Leisure Property Specialists, provided with this application. The report states that letting particulars have been circulated to approximately 8,400 applicants, resulting in several viewings, however most did not lead to offers, with feedback mainly being the fairly remote location, stiff competition and level of work required to update the trade area.
- 6.11 An interest has been received from three parties - a local publican, an events business and a golf club provider, however neither progressed to a successful offer.
- 6.12 Based on the above evidence, officers are satisfied that the proposed development would be acceptable under the DMP Policy INF2.

#### Design appraisal

- 6.13 DMP Policy DES1 relates to the Design of New Development and requires new development to be of a high quality design that makes a positive contribution to the character and appearance of its surroundings. New development should promote and reinforce local distinctiveness and should respect the character of the surrounding area. The policy states that new development will be expected to use high quality materials, landscaping and building detailing and have due regard to the layout, density, plot sizes, building siting, scale, massing, height, and roofscapes of the surrounding area, the relationship to neighbouring buildings, and important views into and out of the site. The site adjoins the Earlswood Common and Metropolitan Green Belt to the south and south-east. The proposal must therefore satisfactorily transition to the countryside.
- 6.14 The site comprises a former golf club clubhouse. As set out in the submission documents and apparent on the site visit the existing building and site is in a poor state and has limited architectural merit. The building is not

- listed and the site is not located in conservation area. As such there is no objection to the demolition of the existing building.
- 6.15 In terms of the proposed layout and overall quantum of development it is considered that the development does not appear overly cramped with the dwellings retaining good levels of separation to the boundaries and between plots, space for meaningful soft landscaping and tree planting throughout, and reasonably sized gardens. Whilst the plots are smaller than the more generous plots than the properties to the north and east at 22dph it is considered that the scheme could not be considered high density for an urban area site and compares favourably to the residential development to the west of the site and north of the site (22 and 33 dph). The general house types of detached and semi-detached dwellings fits in well within an area which has mainly larger detached dwellings to the east, terrace housing to the west and a mix of semi and detached housing to the north. The proposed development is therefore considered to strike an acceptable balance between addressing the lower density housing to the east and the higher density to the west and north whilst making best use of the site.
- 6.16 In terms of layout it is noted that the T-shaped layout is not a common feature in the immediate surroundings and is not the most exciting of layouts. However, the existing site layout is also an anomaly in the area and this needs to be seen in this one off context. It is also of note that to the west is a row of terrace properties and to the east is a small cluster of houses in a u-shape. So there is not a clear pattern of development in the surrounding area. Further whilst officers would prefer a more adventurous layout which is less rigid and helps to create a better sense of place, is of a lower scale and which has dwellings set further back from the street scene the scheme as submitted has to be considered on its own merits and harm needs to be clearly identified to warrant refusal of the application.
- 6.17 The dwellings which face the street are staggered so that they reflect the forward position of the terrace properties to the west and the detached dwelling Havering Patch to the east. It is my view that there is not a clear 'building line' on this plot which the proposed dwellings must be behind. Further there is a significant gap between plot 10 and Havering Patch. Therefore the staggered positioning of the dwellings along the streetscene is not considered to be such that it would cause unacceptable harm. The extent of development to the rear of the site is considered to be relatively modest and a separation distance of between 5.7 and 9m ensures that it does not appear overly cramped. Given the positioning of the dwellings to the east of the site it is difficult to see how you could say it is out of keeping with the general pattern of development.
- 6.18 The proposed form, design and materials of the dwellings would be traditional in nature and reflect the local materials and character of the properties within the area. The different house types and layout adds some character and interest to the scheme. The proposed streetscene drawings show that the height and scale of the dwellings would be comparable to the adjoining properties. It is considered that the result is an acceptable quality design

approach which would not appear incongruous within the site or be out of keeping with the character of the surrounding area.

- 6.19 The acceptable layout and design and set back nature of the units facing Pendleton Road also adequately addresses the issue of transition to green belt. The existing boundary trees are proposed to be retained and additional planting is proposed to further screen the boundary. Further landscaping details can be provided by condition.
- 6.20 Given the above factors it is considered that the proposal would not result in unacceptable harm to the character and scale of the site and surrounding area and is considered therefore that the proposals comply with the provisions of DMP Policy DES1, NHE2.
- 6.21 DMP Policy DES4 relates to Housing Mix and states that all new residential developments should provide homes of an appropriate type, size, and tenure to meet the needs of the local community. The proposed housing mix must on sites of up to 20 homes, at least 20% of market housing should be provided as smaller (one and two bedroom) homes. In this case, two houses would be 2 bedroom dwellings in line with the policy requirements.
- 6.22 DMP Policy DES7 requires that "On sites of 5 or more homes, at least 20% of homes should meet the Building Regulations requirements for 'accessible and adaptable dwellings'. The DAS states that all of the units would be M4(1) and M4(2) compliant however limited information is provided to show compliance. A condition is recommended to secure further information and implementation.
- 6.23 DMP Policy DES5 relates to the delivery of high quality homes and requires, *inter alia*, that as a minimum, all new residential development (including conversions) must meet the relevant nationally described space standard for each individual units except where the Council accepts that an exception to this should be made in order to provide an innovative type of affordable housing that does not meet these standards. In addition, the policy also requires all new development to be arranged to ensure primary habitable rooms have an acceptable outlook and where possible receive direct sunlight.
- 6.24 Each dwelling would have a floor area which accords with the relevant standard in the Nationally Described Space Standards. The proposed garden sizes (ranging from 9m-12m deep, majority around 10m deep), orientation of the dwellings and distance from the boundary trees would ensure that the units would receive acceptable levels of sunlight and daylight to the main habitable rooms and garden areas and the occupants would be afforded acceptable outlook and levels of private amenity space (both indoor and outdoor).
- 6.25 Overall, it is considered that the proposed development would be of appropriate scale and design and would not be unduly detrimental to the street scene or the character of the wider locality and would provide an acceptable level of amenity for future occupants. Conditions are

recommended to secure further details of the proposed external materials, boundary treatments and means of enclosure and external lighting to ensure that the scheme is of any acceptable quality.

#### Neighbour amenity

- 6.26 In addition to the comments noted above DMP Policy DES1 also requires new development to provide an appropriate environment for future occupants whilst not adversely impacting upon the amenity of occupants of existing nearby buildings, including by way of overbearing, obtrusiveness, overshadowing, overlooking and loss of privacy.
- 6.27 There are no adjoining properties to the south of the site and therefore no concerns in this regard.
- 6.28 The site adjoins residential development on three sides, to the north, west and east. To the west the nearest of the proposed plots would be over 22m away from The Crescent and 10m from the boundary with 66 Clarence Walk. Both no.66 and the dwellings at The Crescent are also side on to the proposed dwellings. To the east the dwelling of Plot 6 would be the closest to the property known as Stoneleigh but would still be 10.7m from the site boundary and over 23m to the actual dwelling. Plot 8 and Plot 10 would be the closest to the dwelling known as Havering Patch. The submitted cross section does show that plots 7 and 8 would have eave heights which are approximately 1.7m higher than Havering Patch. However, the nearest part of the dwelling on Plot 8 would be 12m from the eastern boundary and over 11m from the nearest part of this dwelling and the relationship would be angled which restrict direct outlook from windows. Plot 10 is shown on the street scene drawings to be at a commensurate height to Havering Patch and whilst the dwelling on Plot 10 would be approximately 4m further forward it would be over 7m from the side elevation and as such would easily pass the 45 degree test. There are side facing windows but these serve non-habitable windows and can be conditioned to be obscure glazed and restricted opening to prevent overlooking.
- 6.29 To the north of the site are 60-64 Clarence Walk. No 60 and 62 are single storey and the relationship is unusual in that the building is hard up against the boundary and both properties have windows which face directly on to the existing car park of the site. Four windows in total face the car park. From a site visit to these properties, it has been established that of the four windows the two central windows serve bedrooms. The other two serve bathrooms, therefore non-habitable rooms. The habitable room for no.60 would face on to the end of the access road. Given the existing relationship the outlook would be no worse than the existing and due to the orientation and separation to the dwellings at plots 5 and 6 there would not be unacceptable loss of privacy. Plot 6 would be located to the east of no.60 so that it would be adjacent to the main outdoor amenity area for this property. Whilst this would cause a significant change in the current relationship due to the separation distance of 5.8m, the side to rear relationship, the higher ground level, and the fact that the proposal would meet the 45 degree test in the vertical it is

considered that the dwelling would not cause unacceptable levels of overbearing impact or loss of light. The habitable room for no.62 would be located approximately adjacent to the new tree shown on the landscaped area north of plot 5. The proximity of the tree could cause some light issues but a condition to secure amended landscaping details could be conditioned. Other than the tree issue the outlook from this room would, it could be argued, be an improvement with a landscaped area, rather than a car park right next to the window. The dwelling at plot 5 would be located approximately 9m from the window and only the front gable element would be directly in front of the window. This element would pass the 25 degree rule and given the outlook to the south-east would be of the proposed access road it is not considered that the relationship with plot 5 would be overbearing or cause a loss of light. Due to the orientation and separation to the dwellings at plots 5 and 6 there would not be unacceptable loss of privacy. In terms of no.64, the dwelling at plot 5 would be 8.8m from the boundary over 13.5m from the rearmost part of no.64. Such spacing is considered more than adequate for a side to rear relationship in an urban area, easily passing the 25 degree rule. The dwelling at plot 5 would also not directly face the rear of no.64 but would be offset ensuring that the outlook from this property is not unacceptable impacted. There are side facing windows on plot 5 and 6 but these serve non-habitable windows and can be conditioned to be obscure glazed and restricted opening to prevent overlooking.

- 6.30 It is therefore considered that the proposed dwellings have been positioned sufficient distance away from the nearest properties on all three side to ensure that there would not be unacceptable harm to the occupants of these properties regarding overbearing impact, loss of privacy and loss of light.
- 6.31 In terms of the proposal and potential noise, disturbance and other pollution such as light and car fumes. It is considered unlikely that there would be a detrimental increase in the activity at the site given that the former use would likely have generated more traffic and the residential nature of the proposal. There is therefore no reason to believe that the proposed units would cause an unacceptable level of noise, pollution or disturbance in the area once occupied. A condition is recommended to secure further details of any external lighting to ensure that there is not unacceptable light spill.
- 6.32 In conclusion, the proposal would not have a significant adverse effect upon existing neighbouring properties and would accord with the provisions of DMP Policy DES1.

#### Highway matters

- 6.33 The proposed development has been reviewed by the County Highway Authority (CHA), with regard to highway safety, capacity and policy matters. The CHA has advised that:  
*"The proposed development seeks to utilise an existing vehicular access to serve the new dwellings from Pendleton Road and the development is not likely to lead to any highway safety issues in the vicinity of the site. The Applicant has indicated vehicular visibility splays from the access in either*



*direction to the nearside carriageway, each measuring 2.4 metres x 120 metres as per Design Manual for Roads & Bridges (DMRB) guidance.*

*Furthermore, compared to the original use, the proposed development is unlikely to lead to an increase in vehicular movements associated with the site.*

*The proposed development includes a total of 22 car parking spaces, which is a shortfall by 3 spaces when compared against Reigate & Banstead's parking standards, which stipulate that 25 spaces should be provided. This provision would comply with SCC's parking standards for a maximum of 1.5 spaces per two-bed dwelling and 2 spaces per three & four-bed dwellings, equating to 19 spaces. The CHA believe that adequate space has been provided for vehicles to be parked, and considering the opportunities for sustainable travel nearby, it is deemed unlikely that parking demand would result in a detrimental impact to highway safety or capacity.*

*Furthermore the site includes an adequate layout for refuse vehicles to enter and leave the site in forward gear.*

*The proposal does not pose any highway safety implications and therefore the County Highway Authority has Authority has raised no objection to the proposed development subject the above conditions being imposed.”*

- 6.34 Based on the above comments it is considered that the application is acceptable in relation to access and highway safety and capacity matters.
- 6.35 With regard to parking it should be noted that the CHA comments were provided before the scheme was amended to include 25 parking spaces. The site is located in an area which is assessed as having a low accessibility rating. In such areas, the Council's adopted parking standards require the provision of 2 space for each two and three bedroom dwelling and 2.5 spaces for each of the 4 bedroom dwellings and two spaces are required for visitors. Thus, a total of 25 spaces would be required. In this case, a total of 25 spaces are proposed. Therefore the proposal is providing in line with the minimum requirements for parking and therefore no objection can be raised in terms of parking provision. Each plot has ample garden space for cycle storage. Further details of the final design of the storage can be secured by condition.
- 6.36 In terms of refuse collection and access for larger vehicles the application documents include swept path analysis showing that it is possible for a refuse truck and fire engine to enter and exit the site in forward gear. As the refuse truck will only be able to enter the site first part of the site a bin collection area is required for the four plots to the rear of the site. This is to be provided adjacent plot 9. The Council's neighbourhood services team have requested this layout and are satisfied with the finalised layout. There is ample space for refuse storage to be in the rear gardens of the properties.
- 6.37 Accordingly, it is considered that the proposals are acceptable from a highway point of view and accord with the provisions of DMP Policy TAP1.

Impact on Trees

- 6.38 The applicant has included arboricultural information in their submission. The site contains a number of attractive, good quality trees which make a positive contribution to the character of the area and wider street scene. All of these key trees would be retained and incorporated into the landscaped areas of the development, and some within the gardens of the new properties. The reports make a series of recommendations to safeguard these trees during the construction period.
- 6.39 The reports have been assessed by the Council's Tree Officer who has provided the following comments:  
"The submitted arboricultural information has been reviewed as a desk top assessment only. The 'BS5837 Arboricultural Report & Impact Assessment' and other arboricultural details from Crown Tree Consultancy are suitable and thorough and explain how the significant landscape trees on site can be retained during the proposed demolition, re-development and future occupancy of the site.

The majority of trees on site are protected by Tree Preservation Order (TPO) RE20, which was served in 1975.

The BS5837 Arboricultural Report & Impact Assessment includes an overview of technical solutions for various works, such as the installation of service runs and new surfacing, within the Root Protection Area (RPA) of retained trees. These are useful proposals, but it is not yet clear how this will work on site – for example there may be level changes that need to be accommodated into other elements of the layout. The report says under the heading 'Arboricultural Method Statement' that:

'BS 5837 recommends that a detailed methodology is agreed in the form of an Arboricultural Method Statement which shall ensure that trees are well protected during the construction phase. This should detail all tree protection measures and limitations on construction activity. All of the issues raised within this Impact Assessment should be covered by the Method Statement.'

An Arboricultural Method Statement (AMS) and Tree Protection Plan (TPP) can be required by a pre-commencement condition but if this detail is critical to the proposal, then it would be better to have a final specification up front with validation from an engineer and arboriculturist to ensure that it will all work and fit together on the ground.

Suggested pre-commencement condition for AMS and TPP, if not provided as part of the pre-decision submissions"

- 6.40 Following the submission of amended plans the applicant has updated the submitted tree information and provided the AMS and TPP as required the Tree Officer. The Tree Officer has provided the following comments on the further information:

“Thanks for the further consultation on this and to the applicant for supplying the required finalised arboricultural information. The submitted arboricultural information has been reviewed as a desk top assessment and these comments are only made in relation to this.

The further submissions of the Arboricultural Method Statement and Tree Protection Plan are sufficient in detail for the Council to verify what is going to happen and ensure compliance. The Arboricultural Method Statement and Tree Protection Plan can be conditioned to be implemented as is should planning permission be granted.”

- 6.41 As set out above a condition is also recommended to secure a finalised landscaping scheme.
- 6.42 Based on the Tree Officer’s comments it is considered that the application would comply with NHE3 subject to compliance with the recommended pre-commencement condition in relation to tree protection and a condition which secures further details of the landscaping.

#### Ecology

- 6.43 Whilst the site is opposite a Local Nature Reserve (LNR) and Site of Nature Conservation Importance (SNCI) due to it being a previously developed site it is considered that its ecological value is likely to be low. The applicant through the course of the application has submitted a Biodiversity Net gain (BNG) note, a Bat Preliminary Roost Assessment and emergence and re-entry report. The BNG confirms that the site has limited habitat value including poor SI grassland, species poor hedgerows and scattered trees.
- 6.44 The submitted bat reports have been assessed by Surrey Wildlife Trust (SWT) who have provided the following response:  
“We have reviewed the submitted Bat Preliminary Roost Assessment report submitted to the planning portal (Arbtech, 2021). The report confirms the presence of a building on the site which has the suitability to support a bat roost. The Bat Survey - Emergence and re-entry report (Arbtech, 2021) has confirmed the presence of a bat roost in B1, and therefore provides a recommendation for a Bat Mitigation Class Licence (Low Impact). We would advise the LPA that this approach would be acceptable.”
- 6.45 Therefore subject to a condition ensuring the implementation of the submitted bat reports there is considered to be no unacceptable harm to protected species. A condition ensuring control over future external lighting is also recommended for both amenity and bat reasons.
- 6.46 In terms of biodiversity net gain the BNG file currently indicates a net loss 0.78 units from baseline due to the position of units 9 and 10 however through new planting the scheme could achieve a 14% increase in habitat units. Since the submission of the BNG report the scheme has been amended, increasing the opportunity for planting. Other enhancement measures for bats and birds are also recommended. It is recommended that

finalised details of the proposed enhancement measures can be secured by condition to ensure that net gain is secured.

- 6.47 Officers are therefore satisfied that the proposal, subject to the recommended conditions, would not result in unacceptable harm to protected species or habitats and would be able to secure a net gain in biodiversity.

#### Flooding/drainage

- 6.48 The site is not located within flood zone 2 and 3. As such no concern is raised with regard to fluvial flooding.
- 6.49 In terms of drainage, the site is not identified as being at risk from surface water flooding but as it is a major application the scheme is required to provide drainage strategy details. Following the submission of additional information the Surrey County Council LLFA has concluded that it meets the requirements of national technical standards. They therefore raise no objection subject to a condition securing finalised details of the drainage strategy and implementation.
- 6.50 The sewage capacity for the site would be assessed at building control stage, no objection has been raised by the local water company (Thames Water) in relation to waste water network and sewerage treatment works infrastructure capacity.

#### Sustainable Construction

- 6.51 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.
- 6.52 The application has limited information in this regard but the DAS states that the development will seek to have low volume grey water systems, rainwater attenuation and individual air source heat pumps (ASHP).
- 6.53 Following the recent changes to building regulations energy efficiency measures are now in excess of the 19% requirement. Therefore it is not considered reasonable or necessary to include a condition requiring the 19% improvement. The water efficiency measures are still however required. In the event that planning permission is to be granted, a condition would be imposed to secure further details of the water efficiency measures in order to comply with this element of DMP Policy CCF1.
- 6.54 A condition is also recommended to ensure that each dwelling is fitted with access to fast broadband services in accordance with policy INF3 of the DMP. As above a condition is also recommended to secure the implementation of electric car charging points throughout the site.

Community Infrastructure Levy (CIL)

- 6.55 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, road, 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.
- 6.56 In terms of other contributions and planning obligations, The Community Infrastructure Levy (CIL) Regulations were introduced in April 2010 which state that it is unlawful to take a planning obligation into account unless its requirements are (i) relevant to planning; (ii) necessary to make the proposed development acceptable in planning terms; and (iii) directly related to the proposed development. As such only contributions, works or other obligations that are directly required as a consequence of development can be requested and such requests must be fully justified with evidence. In this case, affordable housing provision is required in line with the details set out in the report. No other contributions or requirements have been requested or identified. Accordingly, any request for an infrastructure contribution would be contrary to CIL Regulation 122.

Other Matters

- 6.57 In terms of inconvenience during the construction period. Whilst it is acknowledged there may be a degree of disruption during the construction phase, the proposal would not warrant refusal on this basis and statutory nuisance legislation exists to control any significant disturbance caused during the construction of the proposal. To ensure that the impacts of construction are reduced a condition is recommended to secure a method of construction statement which would require further information regarding working hours and methods to reduce impacts of matters such as dust and noise.
- 6.58 The Council's Environmental Protection Officer has considered the potential for contamination issues and has determined that there is unlikely to be any present. An informative is recommended to make the applicant aware that the site is close to land that is potentially contaminated and what action to take in the unlikely event that contamination is discovered on site.
- 6.59 In terms of crime Policy DES1 requires that: "Creates a safe environment, incorporating measures to reduce opportunities for crime and maximising opportunities for natural surveillance of public places. Developments should incorporate measures and principles recommended by Secured by Design." Surrey Police has advised that the rear car parking has potential to be vulnerable to crime. They recommend a condition in relation to Secure by Design to secure further details.

**CONDITIONS**

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

<b>Plan Type</b>	<b>Reference</b>	<b>Version</b>	<b>Date Received</b>
Elevation Plan	21201 P492		05.08.2022
Elevation Plan	21201 P454	P3	05.08.2022
Elevation Plan	21201 P453	P3	05.08.2022
Elevation Plan	21201 P452	P3	05.08.2022
Proposed Plans	21201 P203	P1	05.08.2022
Proposed Plans	21201 P202	P3	05.08.2022
Proposed Plans	21201 P201	P2	05.08.2022
Survey Plan	01 Sheet 3		11.03.2022
Location Plan	E001		11.03.2022
Survey Plan	01 Sheet 1		11.03.2022
Survey Plan	01 Sheet 2		11.03.2022
Survey Plan	01 Sheet 4		11.03.2022
Survey Plan	01 Sheet 5		11.03.2022
Elevation Plan	P453	P3	11.03.2022
Floor Plan	02		11.03.2022
Floor Plan	03		11.03.2022
Elevation Plan	04		11.03.2022
Elevation Plan	05		11.03.2022
Elevation Plan	07		11.03.2022
Elevation Plan	07		11.03.2022
Elevation Plan	08		11.03.2022
Elevation Plan	09		11.03.2022
Elevation Plan	10		11.03.2022
Elevation Plan	11		11.03.2022
Site Layout Plan	E002	A	11.03.2022
Other Plan	P150		11.03.2022
Street Scene	P490	P5	13.10.2022
Section Plan	P480	P3	13.10.2022
Elevation Plan	P455	P1	13.10.2022
Elevation Plan	P456		07.10.2022
Proposed Plans	P205		07.10.2022
Elevation Plan	P451	P5	07.10.2022
Proposed Plans	P200	P3	07.10.2022
Proposed Plans	P204		07.10.2022
Site Layout Plan	P150	P11	07.10.2022
Elevation Plan	P450	P5	07.10.2022

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.

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

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

3. No development, other than demolition and site clearance, shall take place until the developer obtains the Local Planning Authority's written approval of details of proposed ground levels and the proposed finished floor levels of the dwellings. The development shall be carried out in accordance with the approved levels.

Reason: To ensure the Local Planning Authority are satisfied with the details of the proposal and its relationship with adjoining development and to safeguard the visual amenities of the locality with regard to Reigate and Banstead Development Management Plan 2019 policy DES1.

4. No development shall commence until a Construction Management Statement, to include details of:
  - a) Prediction of potential impacts with regard to water, waste, noise and vibration, dust, emissions and odours. Where potential impacts are identified, mitigation measures should be identified to address these impacts.
  - b) Information about the measures that will be used to protect privacy and the amenity of surrounding sensitive uses; including provision of appropriate boundary protection.
  - c) Means of communication and liaison with neighbouring residents and businesses.
  - d) Hours of work.

Has been submitted to and improved in writing by the Local Planning Authority. Only the approved details shall be implemented during the construction of the development.

Reason: The condition above is required in order that the development is managed in a safe and considerate manner to help mitigate potential impact on the amenity and safety of neighbours and to accord with Reigate and Banstead Development Management Plan 2019 policy DES8.

5. The development hereby permitted shall not commence until details of the design of a surface water drainage scheme have been submitted to and approved in writing by the planning authority. The design must satisfy the SuDS Hierarchy and be compliant with the national Non-Statutory Technical Standards for SuDS, NPPF and Ministerial Statement on SuDS. The required drainage details shall include:

- a) Evidence that the proposed final solution will effectively manage the 1 in 30 & 1 in 100 + 40% (allowance for climate change) storm events, during all stages of the development. The final solution should follow the principles set out in the approved drainage strategy. Associated discharge rates and storage volumes shall be provided using a maximum discharge rate of 2 l/s.
- b) Detailed drainage design drawings and calculations to include: a finalised drainage layout detailing the location of drainage elements, pipe

diameters, levels, and long and cross sections of each element including details of any flow restrictions and maintenance/risk reducing features (silt traps, inspection chambers etc.).

- c) A plan showing exceedance flows (i.e. during rainfall greater than design events or during blockage) and how property on and off site will be protected from increased flood risk.
- d) Details of drainage management responsibilities and maintenance regimes or the drainage system.
- e) Details of how the drainage system will be protected during construction and how runoff (including any pollutants) from the development site will be managed before the drainage system is operational.

Reason: To ensure the design meets the national Non-Statutory Technical Standards for SuDS and the final drainage design does not increase flood risk on or off site in accordance with policy CCF2 of the Reigate and Banstead Borough Council Development Management Plan 2019.

- 6. Prior to the first occupation of the development, a verification report carried out by a qualified drainage engineer must be submitted to and approved by the Local Planning Authority. This must demonstrate that the surface water drainage system has been constructed as per the agreed scheme (or detail any minor variations), provide the details of any management company and state the national grid reference of any key drainage elements (surface water attenuation devices/areas, flow restriction devices and outfalls), and confirm any defects have been rectified.

Reason: To ensure the Drainage System is constructed to the National Non-Statutory Technical Standards for SuDs and the implemented drainage design does not increase flood risk on or off site in accordance with policy CCF2 of the Reigate and Banstead Borough Council Development Management Plan 2019.

- 7. Prior to the commencement of any development works, including demolition and all construction activities, all tree protection measures shall be undertaken in strict accordance with the approved details contained in the 'BS 5837 Arboricultural Report & Impact Assessment' and the 'Arboricultural Method Statement Rev 2' and 'Tree Protection Plan Rev 2' from Crown Tree Consultancy. All arboricultural matters will then follow that described in these approved details.

Reason: To ensure good arboricultural practice in the interests of the maintenance of the character and appearance of the area and to comply with policies NHE3 and DES1 of the Reigate and Banstead Development Management Plan 2019 and the recommendations within British Standard BS 5837:2012 'Trees in relation to design, demolition and construction – Recommendations'

- 8. The development shall be carried out in accordance with the mitigation measures set out within the submitted Bat Preliminary Roost Assessment



report submitted to the planning portal (Arbtech, 2021) and The Bat Survey - Emergence and re-entry report (Arbtech, 2021).

Reason: To ensure that any potential impact to protected species is adequately mitigated in accordance with the provisions of the National Planning Policy Framework and policy NHE2 of the Development Management Plan 2019.

9. Notwithstanding the approved site plan no development above slab level shall commence on site until a scheme for the soft and hard landscaping and tree planting of the site has been submitted and approved in writing by the local planning authority. The Landscaping scheme shall include details of hard landscaping, planting plans, written specifications (including cultivation and other operations associated with tree, shrub, and hedge or grass establishment), schedules of plants, noting species, plant sizes and proposed numbers/densities and an implementation programme.

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

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

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

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

10. No development above ground level shall commence until a finalised scheme to provide biodiversity net gain, informed by the submitted Biodiversity Net Gain (BNG) note, Bat Preliminary Roost Assessment and emergence and re-entry report, 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 and before occupation of this development unless otherwise agreed in writing by the LPA.

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

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

Reason: In order that the development should not prejudice highway safety, nor cause inconvenience to other highway users, and to accord with the National Planning Policy Framework 2019 and Policy TAP1 Parking, access, and Servicing and DES8 Construction Management of the Reigate and Banstead Local Plan Development Management Plan September 2019 and Reigate and Banstead Core Strategy 2014 Policy CS17.

12. Prior to the first occupation of the development hereby approved details of bin storage for each dwelling, including the location and type of storage including the design of any proposed outdoor storage units, shall be submitted to and agreed in writing by the Local Planning Authority.

The refuse storage for each dwelling and the refuse collection area adjacent to Plot 9 shall be implemented and made ready for use in accordance with the approved details prior to the first occupation of the development.

Reason: To ensure the Local Planning Authority are satisfied with the details of the proposal and its relationship with adjoining development and to safeguard the visual amenities of the locality with regard to Reigate and Banstead Development Management Plan 2019 policy DES1.

13. The development hereby approved shall not be first occupied unless and until space has been laid out within the site in accordance with the approved plans for vehicles to be parked and for vehicles to turn so that they may enter and leave the site in forward gear. Thereafter the parking and turning areas shall be retained and maintained for their designated purposes and no other 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 2019 and Policy TAP1 Access, Parking,

and Servicing of the Reigate and Banstead Local Plan Development Management Plan September 2019.

14. Prior to the first occupation of the development finalises details of covered and secure cycle storage for each dwelling, including the location and type of storage (including the design of any proposed outdoor storage units), shall be submitted to and agreed in writing by the Local Planning Authority and provided/installed ready for use in accordance with the agreed details. Thereafter the cycle parking/storage shall be retained and maintained for its designated purpose.

Reason: In order that the development promotes more sustainable forms of transport, and to accord with the National Planning Policy Framework 2019 and Reigate and Banstead Core Strategy 2014 Policy CS17.

15. Prior to the occupation of the development a Travel Information Pack containing information on education, employment, retail and leisure uses within 2 km walking distance and 5km cycling distance of the site and by public transport shall be submitted for the written approval of the Local Planning Authority in accordance with the sustainable development aims and objectives of the National Planning Policy Framework, and Surrey County Council's "Travel Plans Good Practice Guide". And then the approved Travel Information Pack shall be distributed upon first occupation of each unit.

Reason: In order that the development promotes more sustainable forms of transport, and to accord with the National Planning Policy Framework 2019 and Reigate and Banstead Core Strategy 2014 Policy CS17.

16. The development hereby approved shall not be occupied unless and until each of the proposed dwellings are provided with a fast charge socket (current minimum requirement: 7kw Mode 3 with Type 2 connector - 230 v AC 32 amp single phase dedicated supply) in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. Thereafter the charging points shall be retained and maintained for its designated purpose.

Reason: In order that the development promotes more sustainable forms of transport, and to accord with the National Planning Policy Framework 2019 and Reigate and Banstead Core Strategy 2014 Policy CS17.

17. 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 walls, 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.

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

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

19. No external lighting shall be installed on the buildings hereby approved or within the site until an external lighting scheme, which shall include indication of the location, height, direction, angle and cowling of lights, and the strength of illumination, accompanied by a light coverage diagram, has been submitted to and agreed in writing by the local planning authority. The lighting strategy shall also consider the potential impacts on bats.

The external lighting shall be implemented in accordance with the approved scheme and be retained thereafter and maintained in accordance with the manufacturer's instructions.

Reason: To protect the visual amenity of the area and neighbouring residential amenities and protected species with regard to Reigate and Banstead Core Strategy 2014 Policy CS10 and policy DES1, DES5 and DES9 and NHE2 of the Reigate and Banstead Development Management Plan 2019.

20. No development above slab level shall take place until details setting out how the applicant will ensure that at least 20% of the homes meet the Building Regulations requirements for 'accessible and adaptable dwellings' (Part M4(2)) have been submitted to and agreed in writing by the Local Planning Authority. The development shall be implemented in accordance with the agreed details.

Reason: In order that the scheme provides accessible housing in accordance with Reigate and Banstead Development Management Plan 2019 policy DES7.

21. The development shall not be occupied until a scheme demonstrating compliance with the principles of 'Secured by Design' has been submitted to and approved in writing by the Local Planning Authority. The approved details shall be completed before the occupation of the development hereby permitted and shall be permanently maintained as such thereafter.

Reason: To ensure that the development provides a secure environment for future residents in accordance with Policy DES1 of the Reigate & Banstead Development Management Plan 2019.

22. The development hereby approved shall not be first occupied unless and until a Water Efficiency Statement has been submitted to and approved in writing

by the Local Planning Authority. The Statement shall detail how the development will 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.

23. 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.

24. The first floor windows in the north (side) elevations of plots 5 and 6 and east (side) elevation of plot 10 of the development hereby permitted shall be glazed with obscured glass and shall be non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed and shall be maintained as such at all times.

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

## **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.org.uk](http://www.firesprinklers.org.uk).
2. The applicant is encouraged to provide renewable technology within the development hereby permitted in order to reduce greenhouse gas emissions. Further information can be found on the Council website at : [Climate Change Information](#).

3. The applicant is advised that prior to the initial occupation of any individual dwelling hereby permitted, to contact the Council's Neighbourhood Services team to confirm the number and specification of recycling and refuse bins that are required to be supplied by the developer. All developer enquires on recycling and refuse bin ordering, collections and discussing waste matters is via our department email address [RC@reigate-banstead.gov.uk](mailto:RC@reigate-banstead.gov.uk) . Please also note our website area for developers [https://www.reigate-banstead.gov.uk/info/20062/recycling\\_and\\_refuse/392/fees\\_for\\_recycling\\_and\\_refuse\\_services/3](https://www.reigate-banstead.gov.uk/info/20062/recycling_and_refuse/392/fees_for_recycling_and_refuse_services/3).
4. You are advised that the Council will expect the following measures to be included and considered as part of the required Construction Management Statement (CMS) details during any building operations to control noise, pollution and parking:
  - (a) Work that is audible beyond the site boundary should only be carried out between 08:00hrs to 18:00hrs Monday to Friday, 08:00hrs to 13:00hrs Saturday and not at all on Sundays or any Public and/or Bank Holidays;
  - (b) The quietest available items of plant and machinery should be used on site. Where permanently sited equipment such as generators are necessary, they should be enclosed to reduce noise levels;
  - (c) Deliveries should only be received within the hours detailed in (a) above;
  - (d) Adequate steps should be taken to prevent dust-causing nuisance beyond the site boundary. Such uses include the use of hoses to damp down stockpiles of materials, which are likely to generate airborne dust, to damp down during stone/slab cutting; and the use of bowsers and wheel washes;
  - (e) There should be no burning on site;
  - (f) Only minimal security lighting should be used outside the hours stated above; and
  - (g) Building materials and machinery should not be stored on the highway and contractors' vehicles should be parked with care so as not to cause an obstruction or block visibility on the highway.

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

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

5. The applicant is advised that the Borough Council is the street naming and numbering authority and you will need to apply for addresses. This can be done by contacting the Address and Gazetteer Officer prior to construction commencing. You will need to complete the relevant application form and upload supporting documents such as site and floor layout plans in order that official street naming and numbering can be allocated as appropriate. If no application is received the Council has the authority to allocate an address. This also applies to replacement dwellings. If you are building a scheme of more than 5 units please also supply a CAD file (back saved to 2010) of the development based on OS Grid References. Full details of how to apply for

addresses can be found  
[http://www.reigatebanstead.gov.uk/info/20277/street naming and numbering](http://www.reigatebanstead.gov.uk/info/20277/street_naming_and_numbering)

6. The permission hereby granted shall not be construed as authority to carry out any works (including Stats connections/diversions required by the development itself or the associated highway works) on the highway or any works that may affect a drainage channel/culvert or water course. The applicant is advised that a permit and, potentially, a Section 278 agreement must be obtained from the Highway Authority before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway. All works (including Stats connections/diversions required by the development itself or the associated highway works) on the highway will require a permit and an application will need to be submitted to the County Council's Street Works Team up to 3 months in advance of the intended start date, depending on the scale of the works proposed and the classification of the road. Please see <http://www.surreycc.gov.uk/roads-and-transport/permits-and-licences/traffic-management-permit-scheme>. The applicant is also advised that Consent may be required under Section 23 of the Land Drainage Act 1991. Please see [www.surreycc.gov.uk/people-and-community/emergency-planning-and-community-safety/floodingadvice](http://www.surreycc.gov.uk/people-and-community/emergency-planning-and-community-safety/floodingadvice).
7. 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).
8. 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.
9. 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.
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 relevant conditions. The planting of trees and shrubs shall be in keeping with the character and appearance of the locality. There is an opportunity to incorporate substantial

sized 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 Extra Heavy Standard size with initial planting heights of not less than 4m with girth measurements at 1m above ground level in excess of 14/16cm.

12. The applicant site is situated on or in close proximity to land that could be potentially contaminated by virtue of previous historical uses of the land. As a result there is the potential for a degree of ground contamination to be present beneath part(s) of the site. Groundworkers should be made aware of this so suitable mitigation measures and personal protective equipment measures (if required) are put in place and used. Should significant ground contamination be identified the Local Planning Authority should be contacted promptly for further guidance.
13. It is expected that the details submitted in relation to landscaping and boundary treatment will ensure that the area to the north of the plot 5 parking is separated from Plot 5 and retained as general open space to protect the relationship with the dwelling to the north. The position of the indicative tree should also be reviewed to ensure that it does not impact on outlook from the windows of the dwellings that abut the northern boundary.

## **REASON FOR PERMISSION**

The development hereby permitted has been assessed against development plan policies CS1, CS2, CS4, CS5, CS10, CS11, CS12, CS13, CS14, CS17, DES1, DES4, DES5, DES7, DES8, DES9, TAP1, CCF1, CCF2, NHE1, NHE2, NHE3, INF2, 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.

## **Proactive and Positive Statements**

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



# 22/00595/F - Redhill And Reigate Golf Club, Clarence Lodge, Pendleton Road, Redhill



For construction purposes the hard surface shall be laid out to the boundaries of the plots as shown in the plan.

All dimensions to be rounded to the nearest millimetre.

Notes: 1. To be taken in accordance with the site plan and the SUDS strategy as shown in the plan. 2. To be taken in accordance with the site plan and the SUDS strategy as shown in the plan.

- KEY**
- Application Boundary (SUDS)
  - Outline of Original Footprint
  - Outline of Existing Trees
  - Outline of BSA
  - Outline of Proposed Trees
  - Outline of Trees to be removed

Plot	Type	Area (sqm)
1	A	103.00
2	D	103.00
3	B	103.00
4	B	103.00
5	B	103.00
6	B	103.00
7	C	103.00
8	C	103.00
9	D	103.00
10	A	103.00
TOTAL		1132.00



All hard surfaces on the site to be permeable materials. Refer to SUDS strategy by others. Details of external landscaping TBC.

## PLANNING

- P1 Revise scheme for planning 01/10/2023
- P2 Revise scheme for planning 01/10/2023
- P3 Revise scheme for planning 01/10/2023
- P4 Revise scheme for planning 01/10/2023
- P5 Revise scheme for planning 01/10/2023
- P6 Revise scheme for planning 01/10/2023
- P7 Revise scheme for planning 01/10/2023
- P8 Revise scheme for planning 01/10/2023
- P9 Revise scheme for planning 01/10/2023
- P10 Revise scheme for planning 01/10/2023
- P11 Proposed scheme for planning 01/10/2023

REV. DESCRIPTION DATE

Client: Clearance Lodge / Penetration Road  
Rebuild RH1 SLB  
Proposed Site Plan

DATE: 01/10/2023  
DRAWN BY: JH  
CHECKED BY: JH  
PROJECT NO: 230000000000

## OPEN architecture

Site Name: Clearance Lodge / Penetration Road  
Scheme Ref: 230000000000  
Client Ref: 230000000000

Scale: 1:500  
Date: 01/10/2023  
Drawing No: 230000000000-01

Scale: 1:200  
Date: 01/10/2023  
Drawing No: 230000000000-01

Scale: 1:50  
Date: 01/10/2023  
Drawing No: 230000000000-01

Scale: 1:100  
Date: 01/10/2023  
Drawing No: 230000000000-01

Scale: 1:200  
Date: 01/10/2023  
Drawing No: 230000000000-01

Scale: 1:500  
Date: 01/10/2023  
Drawing No: 230000000000-01

Scale: 1:1000  
Date: 01/10/2023  
Drawing No: 230000000000-01

Scale: 1:2000  
Date: 01/10/2023  
Drawing No: 230000000000-01

Scale: 1:5000  
Date: 01/10/2023  
Drawing No: 230000000000-01

Scale: 1:10000  
Date: 01/10/2023  
Drawing No: 230000000000-01

Scale: 1:20000  
Date: 01/10/2023  
Drawing No: 230000000000-01

Scale: 1:50000  
Date: 01/10/2023  
Drawing No: 230000000000-01

Scale: 1:100000  
Date: 01/10/2023  
Drawing No: 230000000000-01

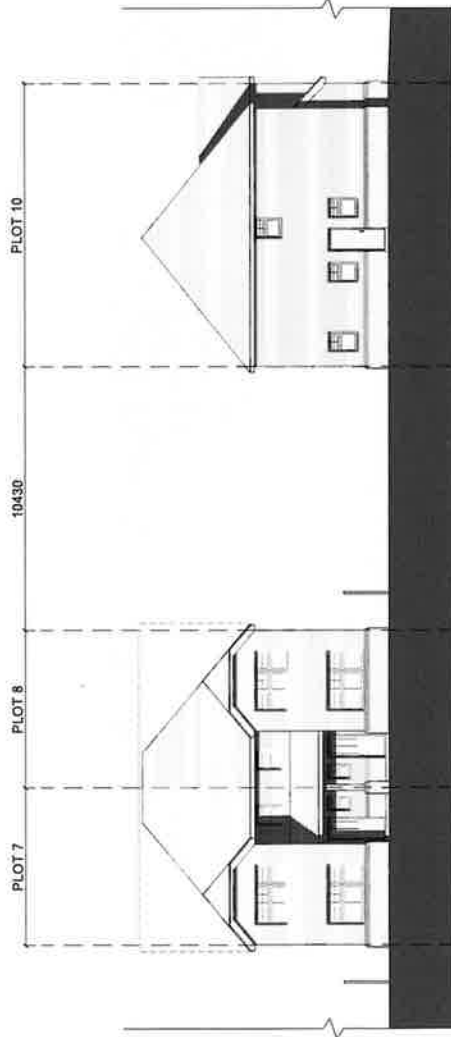
Scale: 1:200000  
Date: 01/10/2023  
Drawing No: 230000000000-01

For official purposes do not scale from this drawing  
Use specified dimensions only  
If in doubt ask

All dimensions to be checked on site  
Works to be carried out in accordance with the laws and  
regulations of local authorities and liability underwriters

02/24

Outline of Original Submission



# PLANNING

REV	DESCRIPTION	BR/CH	DATE
	Clarence Lodge, Pendleton Road Redhill RH1 6LB		
	Proposed Street Elevation Plots 7, 8 & 10		

Scale @ A3	1:200
Created	JULY 2022
Drawn by	JFP
Checked by	GM
Purpose of Issue	PRELIMINARY

# OPEN architecture

OPEN architecture	Architecture
	Building Surveying
	Project Management
	Interior Design

Address	www.openarch.co.uk
Staff Office	T +44 (0)1753 775900
Storehouse / Kent / TN33 1EB	F +44 (0)1753 741316

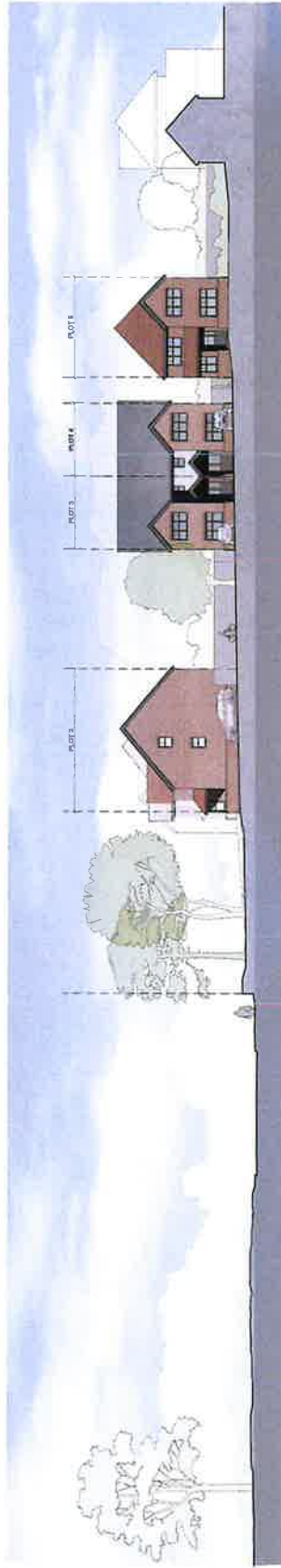
Job Reference	Drawing Number	Rev
21201	P492	-

For information purposes only. This drawing is not to be used for construction or other purposes without the written consent of the architect.

This drawing is not to be used for construction or other purposes without the written consent of the architect.



1 ELEVATION  
Proposed Street Elevation  
SCALE 1/200



2 ELEVATION  
Proposed Street Elevation  
SCALE 1/200



3 ELEVATION  
Proposed Street Elevation  
SCALE 1/200

PLANNING

PROJECT NO. 21201  
DATE: 08/10/2022  
PROJECT: 21201  
CLIENT: OPEN architecture  
ADDRESS: 145 S. 10th St.  
CITY: CHICAGO, IL 60605

Proposed Street Elevations

Scale: 1/200  
Drawing No.: P490  
Date: 08/10/2022

OPEN architecture

Architecture  
Building Envelope  
Interior Design

Job Address: 145 S. 10th St.  
Chicago, IL 60605  
Drawing No.: P490

Sheet No.: P4







1 ELEVATION  
Proposed Front Elevation  
SCALE: 1/8" = 1'-0"



2 ELEVATION  
Proposed Side Elevation  
SCALE: 1/8" = 1'-0"



3 ELEVATION  
Proposed Rear Elevation  
SCALE: 1/8" = 1'-0"



4 ELEVATION  
Proposed Side Elevation  
SCALE: 1/8" = 1'-0"

PLANNING

PROJECT NO. 21201  
 PROJECT NAME: Proposed House Type A - Pilot 1 Elevations  
 CLIENT: Clearance Lodge, Pandation Road, Rehiller, RH1 6LB  
 ARCHITECT: OPEN architecture  
 PROJECT MANAGER: [Name]  
 DESIGNER: [Name]

DATE: 21/01/2021  
 DRAWING NO.: P450  
 DRAWING TITLE: Elevations  
 SCALE: 1/8" = 1'-0"

**OPEN architecture**  
 Architecture  
 Planning & Surveying  
 Project Management  
 Interior Design

ARCHITECT: OPEN architecture  
 PROJECT MANAGER: [Name]  
 DESIGNER: [Name]  
 DRAWING NO.: P450  
 DRAWING TITLE: Elevations



For construction purposes, do not build from drawings  
 that are not approved by the local authority.  
 All dimensions are in millimeters unless  
 otherwise stated.  
 Views are shown in color, but are not to scale and  
 are for illustrative purposes only. All dimensions  
 are in millimeters unless otherwise stated.



1 ELEVATION  
 Proposed Front Elevation  
 SCALE: 1/8" = 1'-0"



2 ELEVATION  
 Proposed Side Elevation  
 SCALE: 1/8" = 1'-0"



3 ELEVATION  
 Proposed Rear Elevation  
 SCALE: 1/8" = 1'-0"



4 ELEVATION  
 Proposed Side Elevation  
 SCALE: 1/8" = 1'-0"

PLANNING

Project No. 19-001  
 Project Name: 21201 P451 P5  
 Project Address: 21201 P451 P5  
 Project City: CA, CA  
 Project State: CA, CA  
 Project Zip: 94501  
 Project Date: 01/31/2022  
 Project Status: In Progress  
 Project Manager: J. Smith  
 Project Designer: J. Smith  
 Project Architect: J. Smith  
 Project Engineer: J. Smith  
 Project Contractor: J. Smith  
 Project Subcontractor: J. Smith  
 Project Supplier: J. Smith  
 Project Vendor: J. Smith  
 Project Installer: J. Smith  
 Project Maintainer: J. Smith  
 Project Operator: J. Smith  
 Project User: J. Smith  
 Project Admin: J. Smith  
 Project Owner: J. Smith  
 Project Sponsor: J. Smith  
 Project Stakeholder: J. Smith  
 Project Contact: J. Smith  
 Project Phone: J. Smith  
 Project Email: J. Smith  
 Project Website: J. Smith  
 Project Social: J. Smith  
 Project Blog: J. Smith  
 Project Forum: J. Smith  
 Project Wiki: J. Smith  
 Project Help: J. Smith  
 Project Support: J. Smith  
 Project Training: J. Smith  
 Project Documentation: J. Smith  
 Project Resources: J. Smith  
 Project Tools: J. Smith  
 Project Templates: J. Smith  
 Project Examples: J. Smith  
 Project Tutorials: J. Smith  
 Project Guides: J. Smith  
 Project Manuals: J. Smith  
 Project Specifications: J. Smith  
 Project Standards: J. Smith  
 Project Codes: J. Smith  
 Project Regulations: J. Smith  
 Project Laws: J. Smith  
 Project Ordinances: J. Smith  
 Project Rules: J. Smith  
 Project Policies: J. Smith  
 Project Procedures: J. Smith  
 Project Processes: J. Smith  
 Project Systems: J. Smith  
 Project Applications: J. Smith  
 Project Services: J. Smith  
 Project Products: J. Smith  
 Project Materials: J. Smith  
 Project Equipment: J. Smith  
 Project Supplies: J. Smith  
 Project Consumables: J. Smith  
 Project Accessories: J. Smith  
 Project Add-ons: J. Smith  
 Project Extensions: J. Smith  
 Project Integrations: J. Smith  
 Project Plugins: J. Smith  
 Project Themes: J. Smith  
 Project Widgets: J. Smith  
 Project Modules: J. Smith  
 Project Packages: J. Smith  
 Project Bundles: J. Smith  
 Project Licenses: J. Smith  
 Project Keys: J. Smith  
 Project Tokens: J. Smith  
 Project Credits: J. Smith  
 Project Coins: J. Smith  
 Project Points: J. Smith  
 Project Rewards: J. Smith  
 Project Offers: J. Smith  
 Project Deals: J. Smith  
 Project Discounts: J. Smith  
 Project Coupons: J. Smith  
 Project Vouchers: J. Smith  
 Project Gift Cards: J. Smith  
 Project Certificates: J. Smith  
 Project Awards: J. Smith  
 Project Honors: J. Smith  
 Project Medals: J. Smith  
 Project Trophies: J. Smith  
 Project Prizes: J. Smith  
 Project Rewards: J. Smith  
 Project Incentives: J. Smith  
 Project Motivators: J. Smith  
 Project Encouragements: J. Smith  
 Project Inspirations: J. Smith  
 Project Encouragements: J. Smith  
 Project Inspirations: J. Smith  
 Project Encouragements: J. Smith  
 Project Inspirations: J. Smith

Proposed House Type A - P451 P5  
 Elevation  
 Architecture  
 Building Structure  
 Interior Design

Address: 21201 P451 P5  
 City: CA, CA  
 State: CA, CA  
 Zip: 94501  
 Date: 01/31/2022  
 Status: In Progress  
 Manager: J. Smith  
 Designer: J. Smith  
 Architect: J. Smith  
 Engineer: J. Smith  
 Contractor: J. Smith  
 Subcontractor: J. Smith  
 Supplier: J. Smith  
 Vendor: J. Smith  
 Installer: J. Smith  
 Owner: J. Smith  
 Sponsor: J. Smith  
 Stakeholder: J. Smith  
 Contact: J. Smith  
 Phone: J. Smith  
 Email: J. Smith  
 Website: J. Smith  
 Social: J. Smith  
 Blog: J. Smith  
 Forum: J. Smith  
 Wiki: J. Smith  
 Help: J. Smith  
 Support: J. Smith  
 Training: J. Smith  
 Documentation: J. Smith  
 Resources: J. Smith  
 Tools: J. Smith  
 Templates: J. Smith  
 Examples: J. Smith  
 Tutorials: J. Smith  
 Guides: J. Smith  
 Manuals: J. Smith  
 Specifications: J. Smith  
 Standards: J. Smith  
 Codes: J. Smith  
 Regulations: J. Smith  
 Laws: J. Smith  
 Ordinances: J. Smith  
 Rules: J. Smith  
 Policies: J. Smith  
 Procedures: J. Smith  
 Processes: J. Smith  
 Systems: J. Smith  
 Applications: J. Smith  
 Services: J. Smith  
 Products: J. Smith  
 Materials: J. Smith  
 Equipment: J. Smith  
 Supplies: J. Smith  
 Consumables: J. Smith  
 Accessories: J. Smith  
 Add-ons: J. Smith  
 Extensions: J. Smith  
 Integrations: J. Smith  
 Plugins: J. Smith  
 Themes: J. Smith  
 Widgets: J. Smith  
 Modules: J. Smith  
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 Trophies: J. Smith  
 Prizes: J. Smith  
 Rewards: J. Smith  
 Incentives: J. Smith  
 Motivators: J. Smith  
 Encouragements: J. Smith  
 Inspirations: J. Smith  
 Encouragements: J. Smith  
 Inspirations: J. Smith  
 Encouragements: J. Smith  
 Inspirations: J. Smith



SCALE: 1/8" = 1'-0"

21201 P451 P5

Rev. P5

For information only. This drawing is not to be used for construction. All dimensions are approximate. Use as a guide only. All dimensions are approximate. Use as a guide only. All dimensions are approximate. Use as a guide only.



1 ELEVATION  
Proposed Front Elevation  
SCALE 1/8" = 1'-0"



2 ELEVATION  
Proposed Side Elevation  
SCALE 1/8" = 1'-0"



3 ELEVATION  
Proposed Back Elevation  
SCALE 1/8" = 1'-0"

PLANNING

Project Name: Proposed House Type B Elevations  
 Client: [Redacted]  
 Date: 12/15/2022  
 Location: [Redacted]  
 Address: [Redacted]

Scale: 1/8" = 1'-0"  
 Date: 12/15/2022  
 Project: [Redacted]

OPEN architecture

Architectural  
 Project Management  
 Interior Design

Project Name: [Redacted]  
 Location: [Redacted]  
 Date: 12/15/2022

Job Number: 21201  
 Drawing Number: P452  
 Rev: P3



© The architectural drawings are not to be used for any other project without the written consent of the architect.

All dimensions are to be indicated on the drawings.

Work shall be done in accordance with the latest editions of the applicable building codes and standards.



1 ELEVATION  
Proposed Front Elevation  
SCALE 1/8" = 1'-0"



2 ELEVATION  
Proposed Side Elevation  
SCALE 1/8" = 1'-0"



3 ELEVATION  
Proposed Side Elevation  
SCALE 1/8" = 1'-0"

PLANNING

PROJECT NO. 21201  
 DATE 08/11/2021  
 PROJECT NAME  
 CLIENT  
 ADDRESS  
 CITY  
 STATE  
 ZIP  
 PHONE  
 FAX  
 EMAIL  
 WEBSITE

Clarence Lodge, Pendleton Road  
 Red Oak, RH 68468

Proposed House Type C  
 Elevations

OPEN architecture

ARCHITECTURE  
 BUILDING SERVICES  
 INTERIOR DESIGN  
 PROJECT MANAGEMENT

ARCHITECT  
 1000 S. 10th Street  
 Suite 100  
 Lincoln, NE 68502  
 Phone: 402.441.1111  
 Fax: 402.441.1112  
 Email: info@openarch.com

Job Reference: 21201  
 Drawing Number: P453  
 Rev: P3







1 ELEVATION  
Proposed Front Elevation  
SCALE 1:100



2 ELEVATION  
Proposed Side Elevation  
SCALE 1:100



3 ELEVATION  
Proposed Rear Elevation  
SCALE 1:100



4 ELEVATION  
Proposed Side Elevation  
SCALE 1:100

PLANNING

Project Name: CLARENCE LODGE  
 Client: RHI CLUB  
 Address: CLARENCE LODGE, PENDLETON ROAD, RATHILL, RHI CLUB  
 Date: 27/09/2024  
 Scale: 1:100  
 Drawn By: [Name]  
 Checked By: [Name]  
 Date of Issue: 27/09/2024

OPEN architecture  
 Architects  
 Project Address: [Address]  
 Project Name: [Name]

Client Name: [Name]  
 Client Address: [Address]  
 Client Phone: [Phone]  
 Client Email: [Email]  
 Drawing Number: 21201 P454  
 Date: P3





1 ELEVATION  
Proposed Front Elevation  
SCALE 1/100



2 ELEVATION  
Proposed Side Elevation  
SCALE 1/100



3 ELEVATION  
Proposed Rear Elevation  
SCALE 1/100



4 ELEVATION  
Proposed Side Elevation  
SCALE 1/100

PLANNING

Clarence Lodge, Pendellion Road  
Redhill, RH1 6LB  
Proposed House Type E  
Elevations

Plot No: 100  
Area: 0.15 Ha  
County: Surrey  
Country: UK  
City/Town: Redhill

OPEN architecture

Architecture  
Building Services  
Interior Design

Plot No: 100  
Area: 0.15 Ha  
County: Surrey  
Country: UK  
City/Town: Redhill

Plot No: 100  
Area: 0.15 Ha  
County: Surrey  
Country: UK  
City/Town: Redhill



SCALE 1/100

Plot No: 100

Area: 0.15 Ha

County: Surrey

Country: UK

City/Town: Redhill

Plot No: 100

Area: 0.15 Ha

County: Surrey

Country: UK

City/Town: Redhill

Plot No: 100

Area: 0.15 Ha

County: Surrey

Country: UK

City/Town: Redhill

Plot No: 100

Area: 0.15 Ha

County: Surrey

Country: UK

City/Town: Redhill

Plot No: 100

Area: 0.15 Ha

County: Surrey

Country: UK

City/Town: Redhill

Plot No: 100

Area: 0.15 Ha

For information purposes only. Not to be used for construction. All dimensions to the outside unless otherwise noted. Open to the windward side of the structure with 10 mph wind. Elevation of roof, windows and doors subject to change.



1 ELEVATION  
Proposed Front Elevation  
SCALE: 1/8" = 1'-0"



2 ELEVATION  
Proposed Side Elevation  
SCALE: 1/8" = 1'-0"



3 ELEVATION  
Proposed Rear Elevation  
SCALE: 1/8" = 1'-0"



4 ELEVATION  
Proposed Side Elevation  
SCALE: 1/8" = 1'-0"

PLANNING

RPT: P4566-01  
 Client: OPEN  
 Address: Clemens Lodge, Pendleton Road  
 Reville, RI 02881  
 Proposed House Type F  
 Elevations

Scale: 1/8" = 1'-0"  
 Date: 07/20/2023  
 Project No.: P4566-01  
 Revision: 01

OPEN architecture

Architecture  
 Project Management  
 Interior Design

Address: 1000  
 Telephone: 401-753-1100  
 Fax: 401-753-1100

Job Number: 21201  
 Drawing Number: P4566



