 Reigate & Banstead BOROUGH COUNCIL Banstead Horley Redhill Reigate	TO:	PLANNING COMMITTEE
	DATE:	23 November 2022
	REPORT OF:	HEAD OF PLANNING
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AGENDA ITEM:	6	WARD: Earlswood and Whitebushes

APPLICATION NUMBER:	22/01629/F	VALID:	29/07/2022
APPLICANT:	Mr & Mrs P. McCaffrey	AGENT:	White & Sons
LOCATION:	LAND TO THE REAR OF 15-17 HORLEY ROAD, REDHILL		
DESCRIPTION:	The erection of 2 dwellings with associated landscaping, access and parking.		
All plans in this report have been reproduced, are not to scale, and are for illustrative purposes only. The original plans should be viewed/referenced for detail.			

This application is referred to Committee in accordance with the Constitution as the application site is for net 2 dwellings

SUMMARY

The application is for the erection of two semi-detached 2 bedroom properties along with off road car parking following the sub-division of the plots of 15-17 Horley Road. The resultant plot sizes would be commensurate with the surrounding area and the properties would be in keeping with the 1930s / 50s vernacular seen in the surrounding area. Additional landscaping is proposed to the front gardens in keeping with other front gardens in Wimborne Avenue.

The properties would have access from Wimborne Avenue and would have driveways to allow for two off road car parking spaces per dwelling which complies with TAP1 and Annexe 4 of the DMP.

In terms of neighbour amenity, the proposed dwellings would be sufficiently spaced away from the donor properties and other properties in Wimborne Avenue to not materially impact the amenity of those properties. There would be no significant overlooking as no side facing windows are proposed.

RECOMMENDATION(S)

Planning permission is GRANTED subject to conditions.

Consultations:

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

Tree Officer: The tree submission details are straightforward, well presented and justified according to the site circumstances. No further detail is required on this, and the Arboricultural Method Statement and Tree Protection Plan can be conditioned to be implemented as is should planning permission be granted.

Representations:

Letters were sent to neighbouring properties on 19 August 2022. Eleven letters of representation from local residents have been received raising the following concerns:

Issue	Number	Response
Overlooking and loss of privacy	9	See paragraphs 6.12-6.15
Overbearing	7	See paragraphs 6.12-6.15
Out of character	9	See paragraphs 6.3-6.11
Poor design	3	See paragraphs 6.3-6.11
Overdevelopment	10	See paragraphs 6.3-6.11
Inadequate parking	11	See paragraph 6.16-6.18

1.0 Site and Character Appraisal

1.1 The subject site is located on the eastern side of Horley Road south of its junction with Wimborne Avenue and immediately north of a shell petrol station. There are shops and houses on the western (opposite) side of Horley Road from the application site. The site is flat and currently contains a pair of semi-detached houses with small outbuildings to the rear gardens. The access to the new dwellings would be from Wimborne Avenue, the road that runs along the northern boundary. There are no significant trees on the site but there are trees in neighbouring gardens that could be impacted by the proposal.

1.2 The surrounding area is predominantly residential in character. Apart from the petrol station and the block of flats at Mayfield Court, which lies on the opposite side of Horley Road and larger in scale and footprint than the houses, the wider area is typified by small scale semi-detached houses such as those on Wimborne Avenue and Shirley Avenue to the east and south.

2.0 Added Value

2.1 Improvements secured at the pre-application stage: None

- 2.2 Further improvements could be secured: Materials, landscaping, tree protection condition, broadband condition, water condition, highways conditions,

3.0 Relevant Planning and Enforcement History

- 3.1 04/00804/F Demolition of two existing two storey houses and their associated external outbuildings, to be replaced with new development of 11 residential units 8 x 2 bedroom and 3 x 1 bedroom, with associated parking and landscaping Withdrawn
- 3.2 05/01495/F - Demolition of existing pair of semi detached houses. Erection of apartment building to provide eleven residential units. With associated parking – refused.

4.0 Proposal and Design Approach

- 4.1 The proposal is for the sub-division of the plots of 15-17 Horley Road and the erection of two 2 bedroomed semi-detached dwellings with access from Wimborne Avenue following the removal of a domestic garage and other outbuildings.
- 4.2 The proposed scheme has been amended with additional landscaping proposed and tree protection information in relation to trees in neighbouring gardens.
- 4.3 The design of the properties broadly reflects the properties in the vicinity that date from the 1930s – 50s with a traditional design and materials with tiled roofs and brickwork.
- 4.4 Parking has been provided for each property with two off road car parking spaces per property.
- 4.5 A design and access statement should illustrate the process that has led to the development proposal, and justify the proposal in a structured way, by demonstrating the steps taken to appraise the context of the proposed development. It expects applicants to follow a four-stage design process comprising:
- Assessment;
 - Involvement;
 - Evaluation; and
 - Design.
- 4.6 Evidence of the applicant's design approach is set out below:

Assessment	The site is capable of comfortably accommodating a pair of semi-detached houses with access onto Wimborne Road. There is sufficient space for both parking, refuse/recycling storage and gardens to serve future residents. The development would not have a harmful impact on neighbouring occupiers and overcomes
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	previous concerns of overlooking within the earlier proposal for redevelopment with flats.
Involvement	No community consultation took place.
Evaluation	N/A
Design	The houses will be finished in brick with the pair featuring a hipped roof. The design will correspond with the housing locally in terms of the types of material and height

4.6 Further details of the development are as follows:

Site area	320sqm
Proposed parking spaces	4
Parking standard	4
Net increase in dwellings	2

5.0 Policy Context

5.1 Designation

Urban Area

5.2 Reigate and Banstead Core Strategy

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

5.2 Reigate & Banstead Development Management Plan 2019

Natural Environment	NHE3
Design, Character, and amenity	DES1, DES2, DES5, DES8
Transport, Access, and parking	TAP1
Climate Change resilience	CCF1
Infrastructure to support growth	INF3

5.3 Other Material Considerations

National Planning Policy Framework	
Supplementary Planning Guidance	Surrey Design Local Distinctiveness Design Guide Householder Extensions and Alterations
Other	Human Rights Act 1998

6.0 Assessment

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

6.2 The main issues to consider are:

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

Impact on local character

6.3 The application is for the sub-division of the existing plots at 15-17 Horley Road and the erection of two 2-bedroom semi-detached dwellings along with associated landscaping and off road parking for two cars per dwelling. Both properties would have rear gardens laid to lawn.

6.4 Policy DES2 refers to development within residential garden land. It is considered that the sub-division of the plots as proposed would comply with policy DES2 as the new houses will respect the scale, form and external materials of the existing buildings in the locality. In addition, the height of the houses and mass will correspond with the others in the street-scene, the elevations provided show that the ridge at 8.19m and the eaves at 5.10m would match that of the neighbouring houses in the area;

6.5 It is considered that the plot widths and front garden depths are consistent with other houses in the road. The spacing between the buildings would ensure that the pair of houses are in keeping with the prevailing layout of the area including the properties opposite.

6.6 The development will not cause undue disruption to the character and appearance of the existing street frontage. The plots at No.15 and 17 Horley Road are notably longer than the average in the area and the proposal would keep the uniformity of the street frontage.

6.7 The proposed dwellings are relatively plain in character but would be of a broadly traditional design typical of the 1930s/50s designs of the other properties in Wimborne Avenue. The plans and design statement show that the proposed dwellings would be constructed out of traditional materials. It is considered important that the external materials are secured by condition to ensure that the materials are in keeping with the surrounding area.

- 6.8 The semi-detached dwellings step up slightly to the west so that plot 2 is slightly higher to allow for the increased height to the west. A street scene has been provided and this shows that the semi detached properties (plots 1 and 2) are commensurate in height with the adjoining property to the east. A further street scene has been provided with the view from Orwell Gardens and this shows that the detached property (plot 3) would have a lower ridge than the properties to the front and due to differing land levels and the distance to Orwell Gardens would not make a significant impact to the character of that road.
- 6.9 There would be new dwarf boundary walls to the front of the plots with hedging behind in keeping with other properties within the road.
- 6.10 The two dwellings exceed the minimum sizes as stated within the nationally prescribed space standards and complies with policy DES5.
- 6.11 It is considered therefore that the quantum of development and the design of the buildings are appropriate on this site subject to a condition removing permitted development rights for extensions to the dwellings and the proposal complies with both policies DES1 and DES2 in this regard.

Neighbour amenity

- 6.12 The proposal would increase the bulk and quantum of development on the site. A site visit has been undertaken in order to assess the impact of the new dwellings on neighbouring properties. It is considered that the impact to the properties to the north, at 8-12 Wimborne Avenue are limited as they are on the opposite side of the road, and this would be a typical street layout. Whilst it is appreciated that the outlook of those houses would change, it would not cause a significant loss of amenity to those properties.
- 6.13 The rear gardens of 15-17 Horley Road, the donor properties would be around 11m in depth and the new dwellings would be at least 13m from the rear of those properties. This distance is considered acceptable in terms of the distances involved and that the roof of the new dwellings is hipped away from that boundary. In addition, no side facing windows are proposed on the new dwellings which will minimise any potential overlooking.
- 6.14 Likewise, the properties to the east, 1 and 3 Wimborne Road have a similar distance to the side of the proposed dwellings (approximately 15m) and it is not considered that this relationship would be unacceptable from an amenity aspect. In addition, no.3 Wimborne Road has substantial conifers along its boundary which would additionally screen the proposed dwellings and their gardens.
- 6.15 The property to the south is Shell filling station and this would not suffer from a loss amenity due to the construction of the proposed dwellings. Consequently, it is considered that the proposal would not cause significant or material harm to the amenity of neighbouring properties and therefore, the proposal complies in this regard with policy DES1.

Highway and Parking Matters

- 6.16 The County Highways Authority has assessed the proposed development on safety, capacity and policy grounds and have recommended that conditions should be imposed on the permission relating to the new accesses, parking and turning, and the provision of electrical charging points for cars.
- 6.17 DMP policy TAP1 states that new residential development should: "Include car parking and cycle storage for residential and non-residential development in accordance with adopted local standards (see Annex 4). The applicant has stated that each dwelling would include two car parking spaces within the development, and this is considered compliant with policy.
- 6.18 It is noted that there is local concern that the proposed accesses would cause a problem for on street parking. Most, if not all of the neighbouring properties have off street parking space for one or more cars, meaning that alternative off street parking is available for residents to park their cars off street if they are not already doing so. Alternatively, if parking is due to demand from the local hospital or neighbouring businesses then this has been considered by the highways authority who have stated that the additional parking can be accommodated safely on the highway away from sensitive locations where restrictions are present.

Trees and Landscaping

- 6.19 Whilst there are no mature trees on the site, there is significant and substantial boundary planting along part of the eastern boundary. The council's tree officer has been consulted and having assessed the submitted arboricultural condition, recommends a tree protection condition in order that the existing trees and hedging along the boundary are retained and maintained.
- 6.20 In addition, a landscaping condition will be added to the permission to ensure that hard and soft landscaping proposed is of a suitable standard and will enhance the character of the area. This includes details to the front boundaries that will include hedging as well as the dwarf walls proposed; both of which are shown on the plans. Subject to these conditions being complied with, it is considered that the proposal complies in this regard with policy NHE3.

CIL

- 6.21 The Community Infrastructure Levy (CIL) is a fixed charge which the Council will be collecting from some new developments from 1 April 2016. It will raise money to help pay for a wide range of infrastructure including schools, roads, public transport and community facilities which are needed to support new development. This development would be CIL liable although the exact amount would be determined and collected after the grant of planning permission.

Affordable Housing

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

Sustainability and Climate Change

- 6.24 Policy CCF1 of the Councils Development Management Plan 2019 seeks to ensure that all new development contributes to reducing carbon emissions. New development will be encouraged to incorporate passive and active energy efficiency measure and climate change resilience measures and renewable energy technologies. In order that the proposed development contributes to achieving these aims, in the event that planning permission is granted, a condition requiring demonstration that it will meet the national water efficiency standard of 110litres/person/day will be attached.

Other Matters

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

CONDITIONS

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

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

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

Plan Type	Reference	Version	Date Received
Floor Plan	3652-PL-04	Rb	31.10.2022
Location Plan	3652-PL-01		31.10.2022
Site Layout Plan	3652-PL-02	Ra	31.10.2022
Site Layout Plan	3652-PL-03	Ra	31.10.2022
Elevation Plan	3652-PL-05		31.10.2022
Combined Plan	3652-PL-06	Ra	31.10.2022
Roof Plan	3652-PL-07		31.10.2022
AMS	SJA MSP 22529-01		31.10.2022

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

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

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

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

4. 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 Method Statement Plan drawing no. SJA MSP 22529-01 from SJA Trees. 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'

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

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

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

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

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

6. Notwithstanding the submitted plan numbered 3652 PL 04RA part the development shall not be first occupied unless and until the proposed vehicular accesses to Wimborne Avenue have been provided with pedestrian sight lines of 2 metres by 2 metres on the east side of the western access and 2 metres by 2 metres on the west side of the eastern access in accordance with a scheme to be submitted to and approved in writing with the Local Planning Authority. Thereafter there shall be no obstruction to the pedestrian sight line between 0.6 metres and 2.0 metres high above the ground.

Reason: The condition above is required in order that the development should not prejudice highway safety, nor cause inconvenience to other highway users, and to accord with the National Planning Policy Framework 2021 and Policy TAP1 Parking, and Servicing of the Reigate and Banstead Local Plan Development Management Plan September 2019.

7. 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 plan J3652 PL 04RA for vehicles to be parked. Thereafter the parking area shall be retained and maintained for its designated purpose.

Reason: The condition above is required in order that the development should not prejudice highway safety, nor cause inconvenience to other highway users, and to accord with the National Planning Policy Framework 2021 and Policy TAP1 Parking, and Servicing of the Reigate and Banstead Local Plan Development Management Plan September 2019.

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

Reason: In order that the development promotes more sustainable forms of transport, and to preserve the character of the Conservation Area, and to accord with the National Planning Policy Framework 2019 and Reigate and Banstead Core Strategy 2014 Policy CS17 and policy TAP1 of the Development Management Plan.

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

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

10. 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.

11. 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.

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

Reason: To control any subsequent enlargements in the interests of the visual and residential amenities of the locality with regard to Reigate and Banstead Development Management Plan 2019 policy DES1

INFORMATIVES

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

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

2. Your attention is drawn to the safety benefits of installing sprinkler systems as an integral part of new development. Further information is available at www.firesprinklers.info.
3. The applicant is advised that the Borough Council is the street naming and numbering authority and you will need to apply for addresses. This can be done by contacting the Address and Gazetteer Officer prior to construction commencing. You will need to complete the relevant application form and upload supporting documents such as site and floor layout plans in order that official street naming and numbering can be allocated as appropriate. If no application is received the Council has the authority to allocate an address. This also applies to replacement dwellings. If you are building a scheme of more than 5 units please also supply a CAD file (back saved to 2010) of the development based on OS Grid References. Full details of how to apply for addresses can be found [http://www.reigate-banstead.gov.uk/info/20277/street naming and numbering](http://www.reigate-banstead.gov.uk/info/20277/street_naming_and_numbering)
4. The applicant is advised that prior to the initial occupation of any individual dwelling hereby permitted, to contact the Council's Neighbourhood Services team to confirm the number and specification of recycling and refuse bins that are required to be supplied by the developer. All developer enquires on recycling and refuse bin ordering, collections and discussing waste matters is via our department email address RC@reigate-banstead.gov.uk . Please also note our website area for developers https://www.reigate-banstead.gov.uk/info/20062/recycling_and_refuse/392/fees_for_recycling_and_refuse_services/3.
5. The applicant is encouraged to provide renewable technology within the development hereby permitted in order to reduce greenhouse gas emissions. Further information can be found on the Council website at : [Climate Change Information](#).
6. The developer is 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).
7. 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.

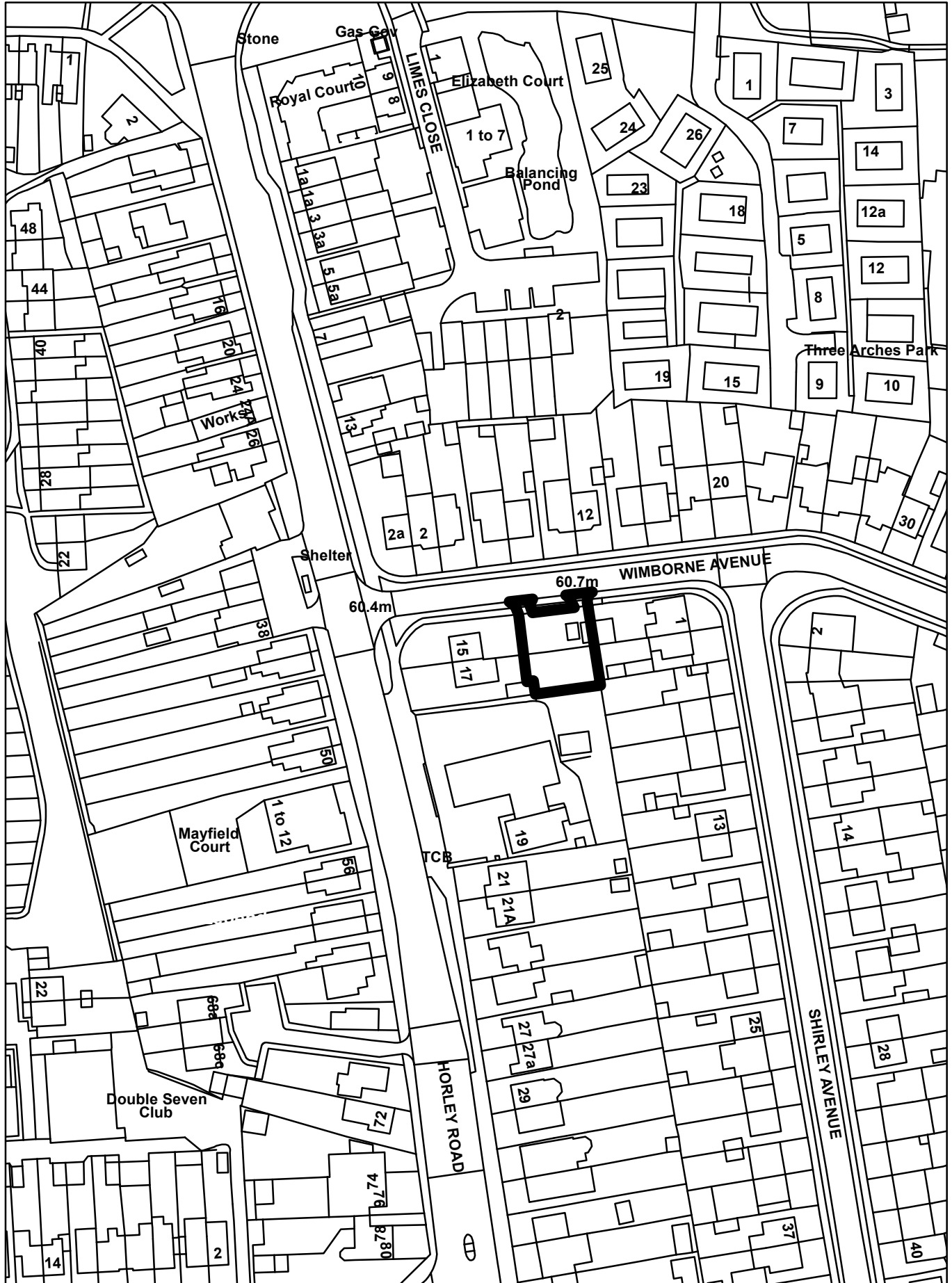
8. The permission hereby granted shall not be construed as authority to carry out any works on the highway or any works that may affect a drainage channel/culvert or water course. The applicant is advised that a permit and, potentially, a Section 278 agreement must be obtained from the Highway Authority before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway. All works 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/road-permits-and-licences/the-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 .
9. The applicant is expected to ensure the safe operation of all construction traffic in order to prevent unnecessary disturbance, obstruction and inconvenience to other highway users. Care should be taken to ensure that the waiting, parking, loading and unloading of construction vehicles does not hinder the free flow of any carriageway, footway, bridleway, footpath, cycle route, right of way or private driveway or entrance. Where repeated problems occur the Highway Authority may use available powers under the terms of the Highways Act 1980 to ensure the safe operation of the highway.
10. It is the responsibility of the developer to ensure that the electricity supply is sufficient to meet future demands and that any power balancing technology is in place if required. Please refer to: <http://www.beama.org.uk/resourceLibrary/beama-guide-to-electric-vehicle-infrastructure.html> for guidance and further information on charging modes and connector types.

REASON FOR PERMISSION

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

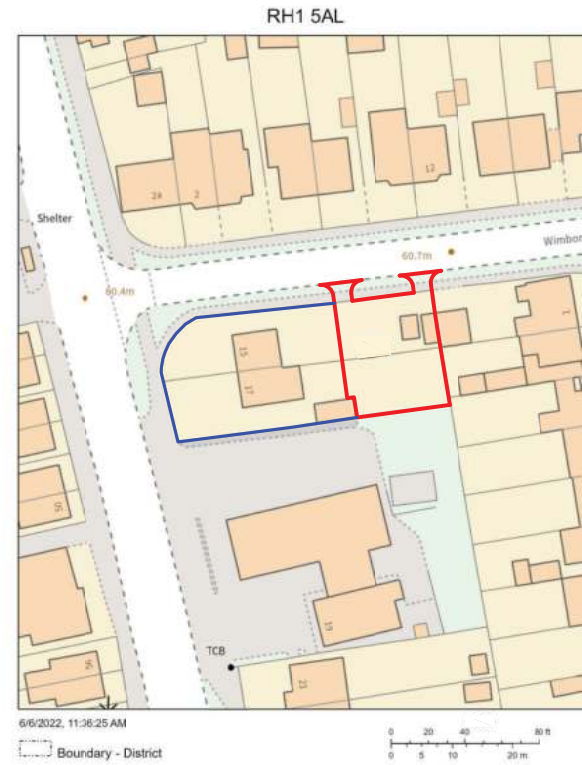
The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in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

22/01629/F - Land To The Rear Of 15-17 Horley Road, Redhill





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Project: 15-17 Horley Road
Redhill
Surrey
RH1 5AL

Title: Location Plan

Status: Planning

Scale: 1:1250 @ A3

Drawing no: 3652-PL-01

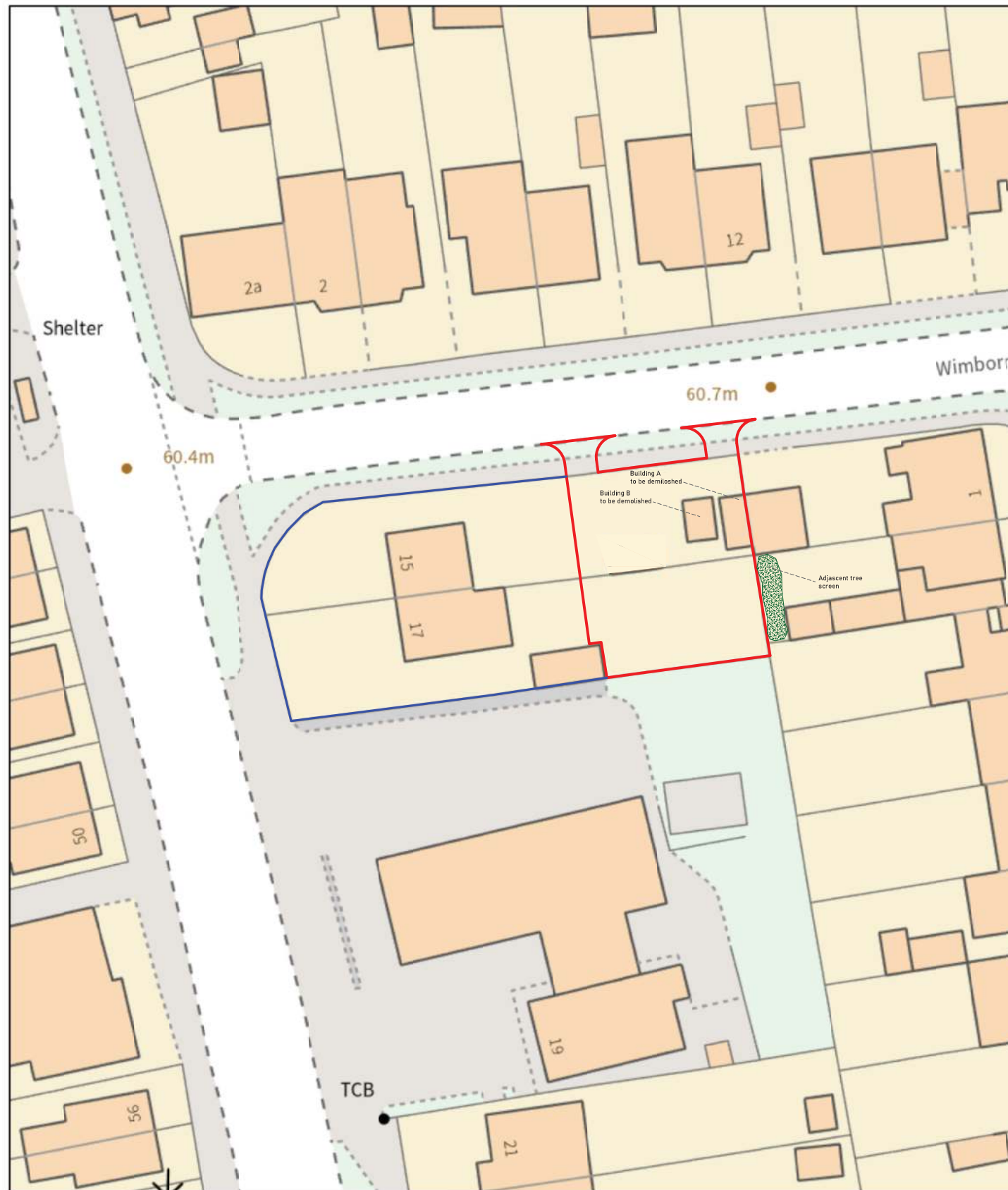
Prepared by: Murshed Ahmed Rinku
BArch MScURP

Date: 10-Jun-2022



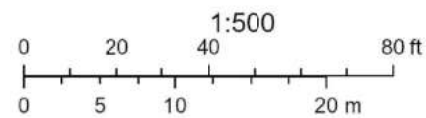
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Boundary - District



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Project: 15-17 Horley Road
Redhill
Surrey
RH1 5AL

Title: Existing Site Plan

Status: Planning

Scale: 1:500 @ A3

Drawing no: 3652-PL-02Ra

Prepared by: Murshed Ahmed Rinku
BArch MScURP

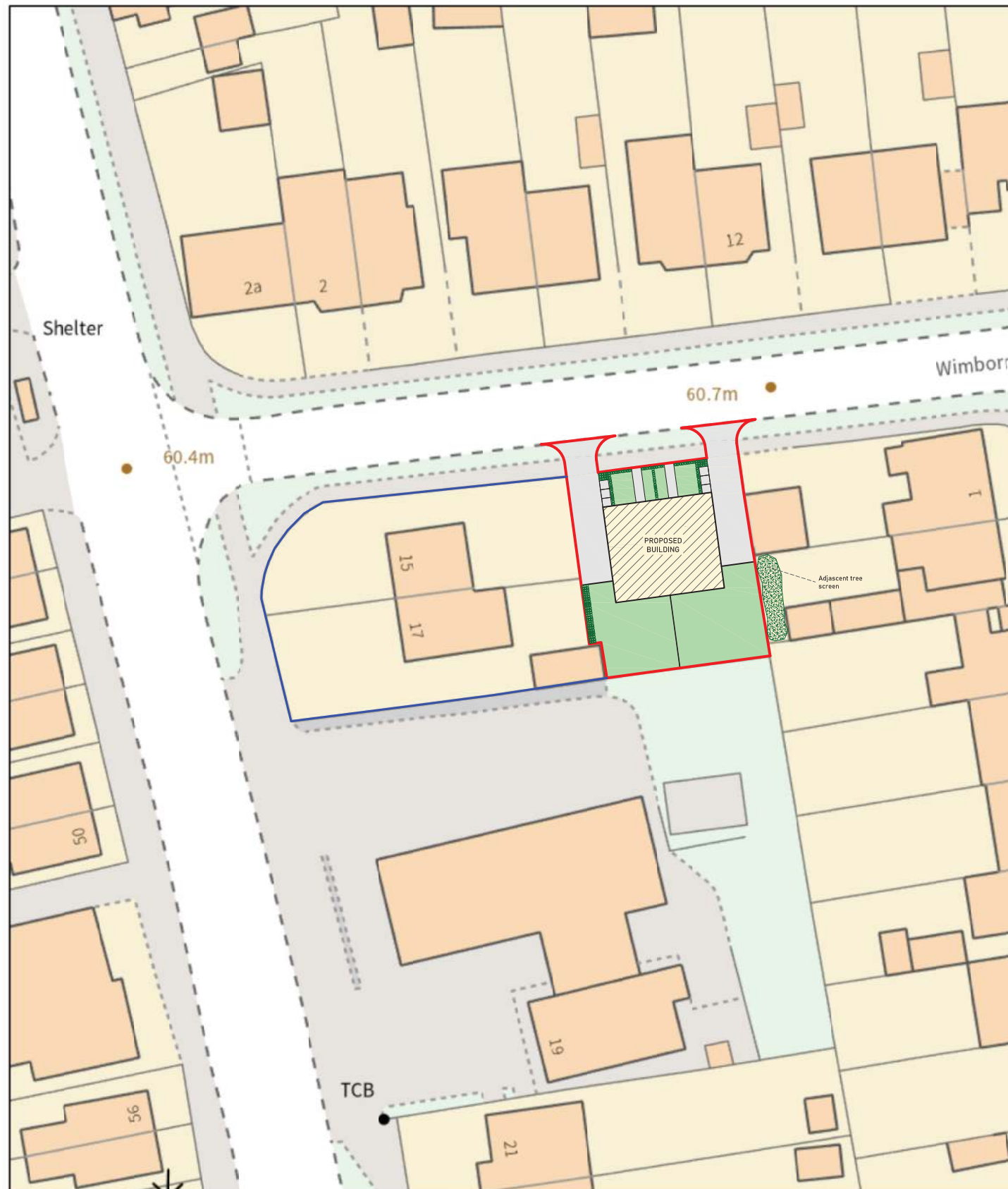
Date: 13-Oct-2022





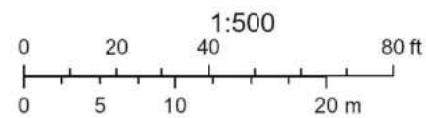
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6/6/2022, 11:36:25 AM

Boundary - District



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Project: 15-17 Horley Road
Redhill
Surrey
RH1 5AL

Title: Proposed Site Plan

Status: Planning

Scale: 1:500 @ A3

Drawing no: 3652-PL-03Ra

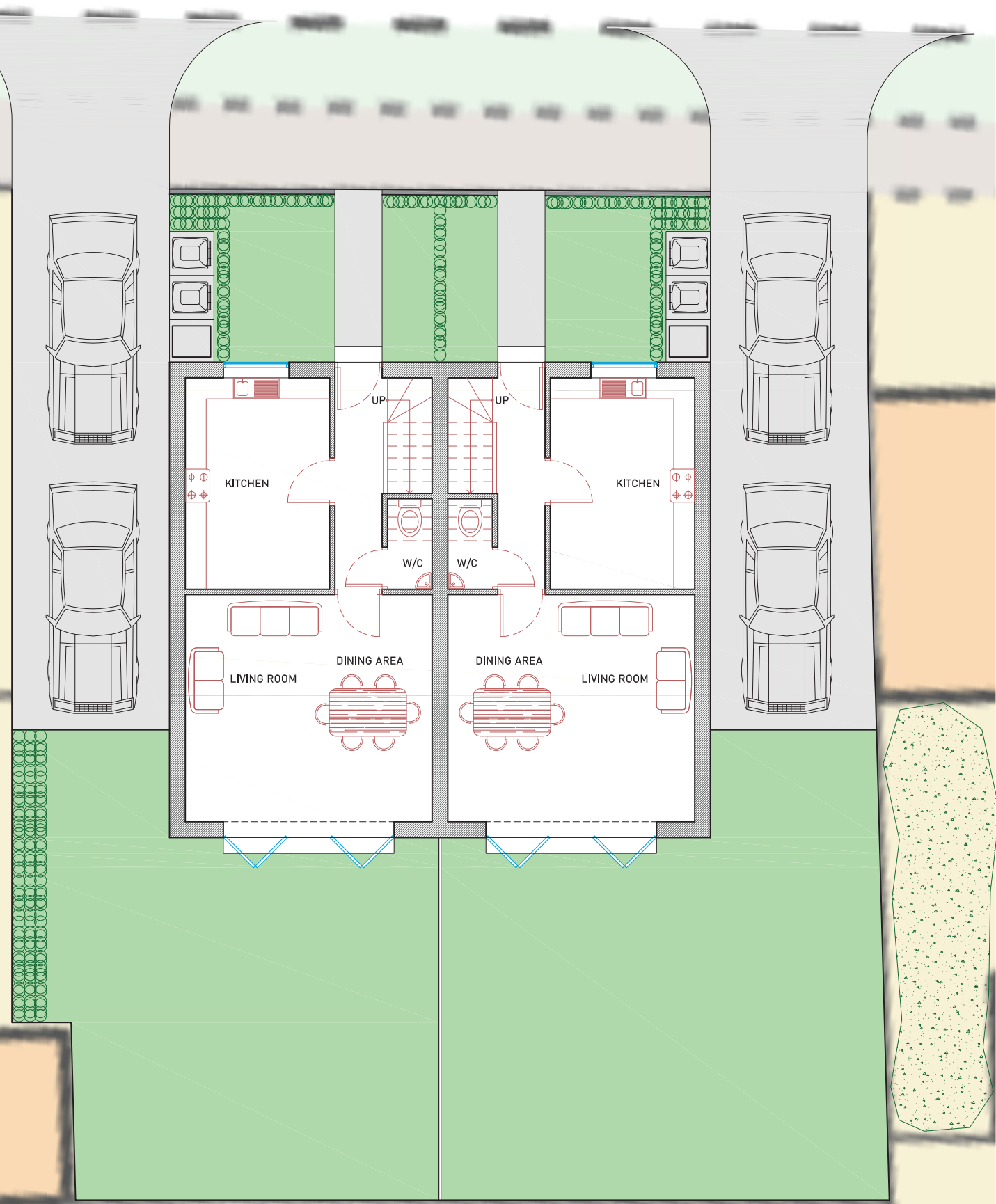
Prepared by: Murshed Ahmed Rinku
BArch MScURP

Date: 13-Oct-2022

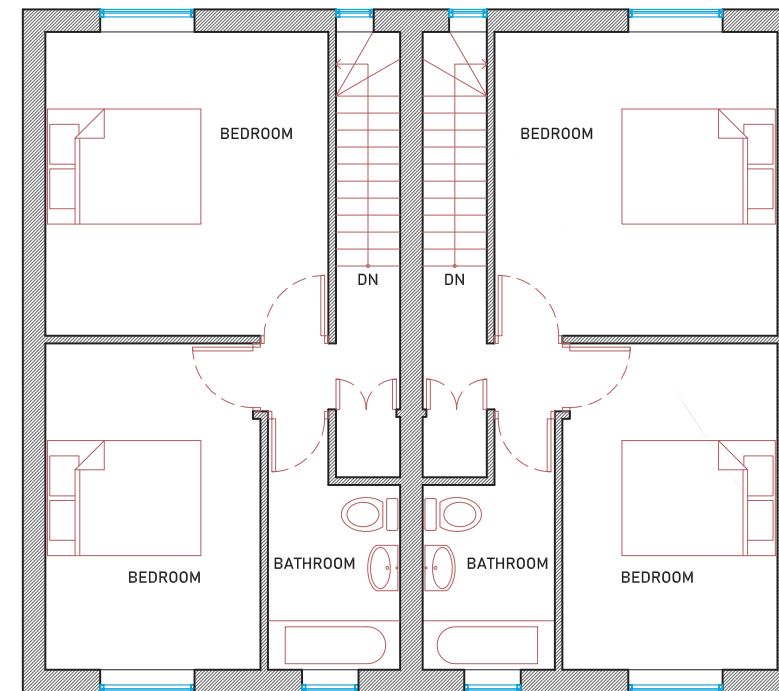


0m 3m 6m 9m

60.7m



PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN

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Project: 15-17 Horley Road
Redhill
Surrey
RH1 5AL

Title: Proposed Floor Plans

Status: Planning

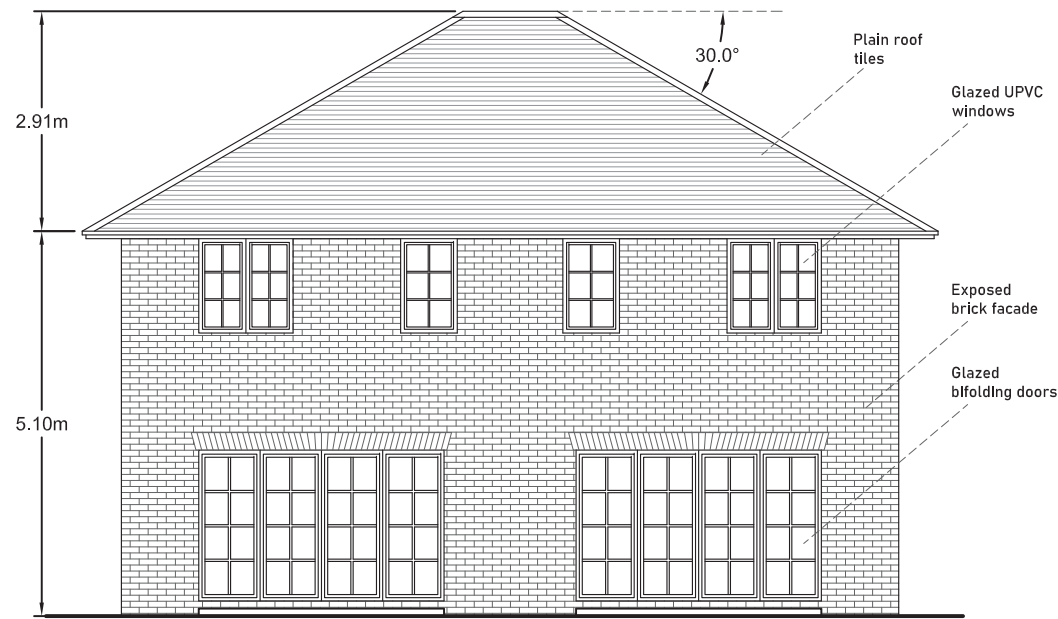
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Drawing no: 3652-PL-04Rb

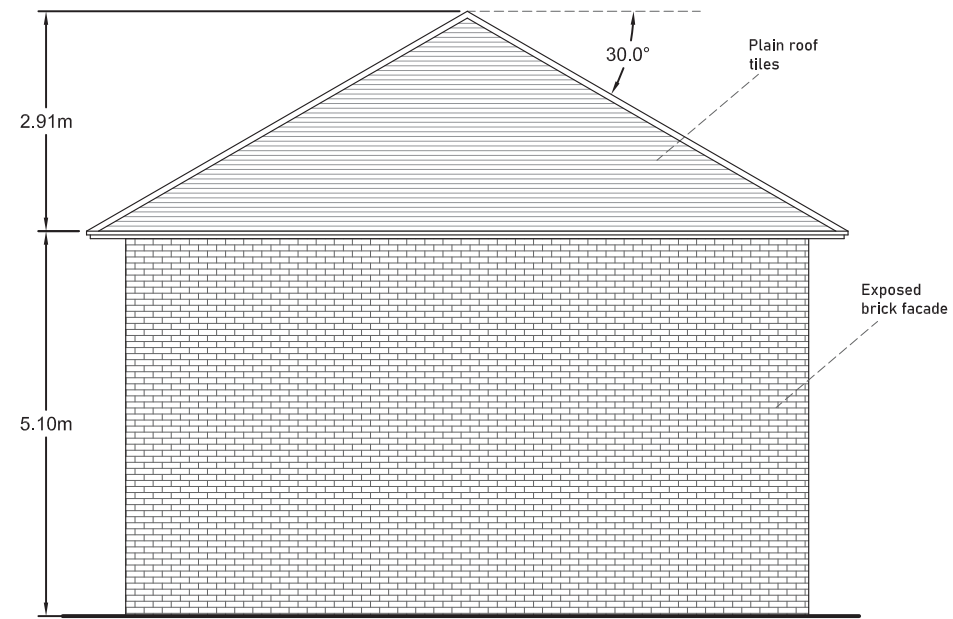
Prepared by: Murshed Ahmed Rinku
BArch MScURP

Date: 13-Oct-2022

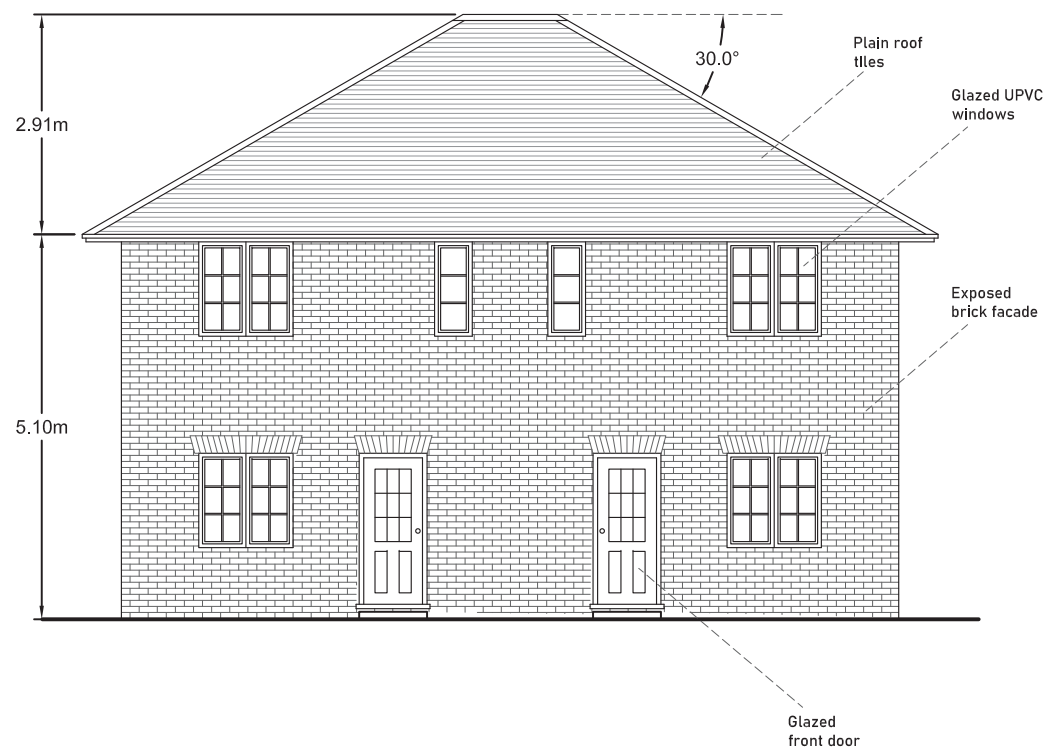
0m 3m 6m 9m



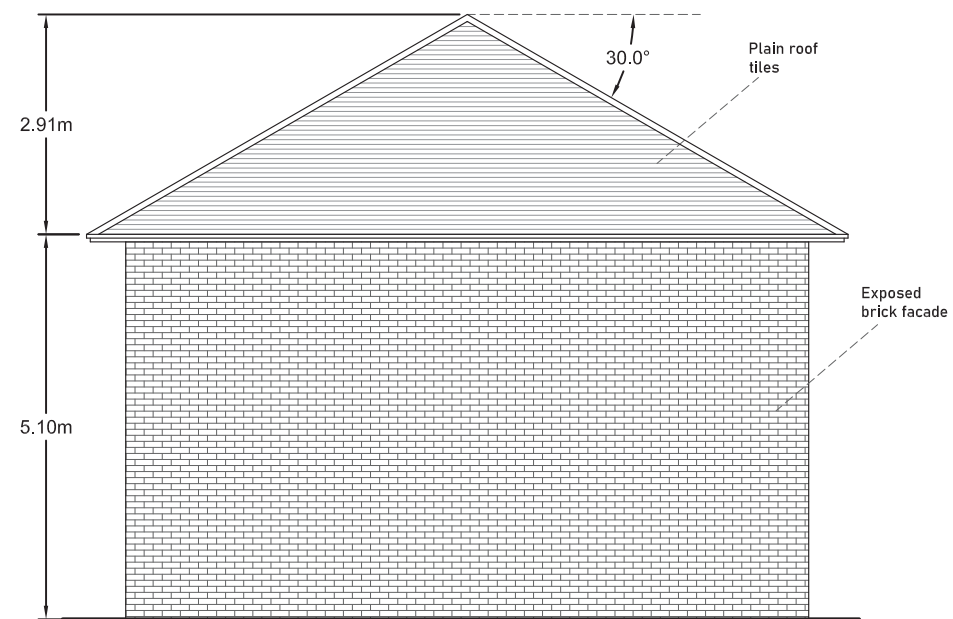
PROPOSED SOUTH ELEVATION



PROPOSED EAST ELEVATION



PROPOSED NORTH ELEVATION



PROPOSED WEST ELEVATION

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Project: 15-17 Horley Road
Redhill
Surrey
RH1 5AL

Title: Proposed Elevations

Status: Planning

Scale: 1:100 @ A3

Drawing no: 3652-PL-05

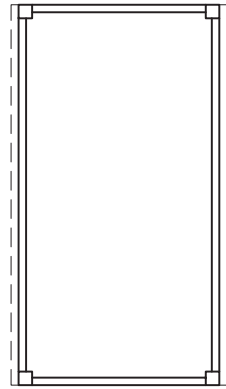
Prepared by: Murshed Ahmed Rinku
BArch MScURP

Date: 07-Jul-2022



0m 3m 6m 9m

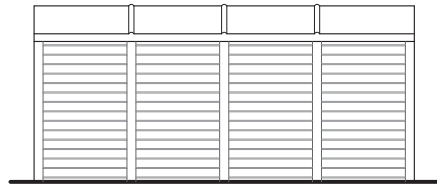
SCALE: 1:100



FLOOR PLAN



NORTH ELEVATION



EAST ELEVATION

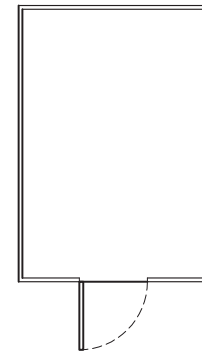


SOUTH ELEVATION

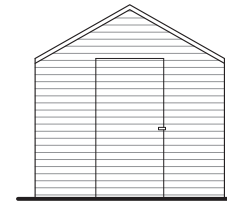


WEST ELEVATION

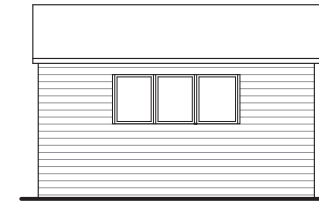
EXISTING BUILDING A



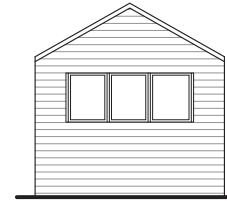
FLOOR PLAN



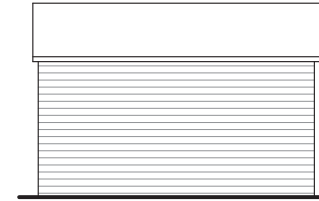
NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION

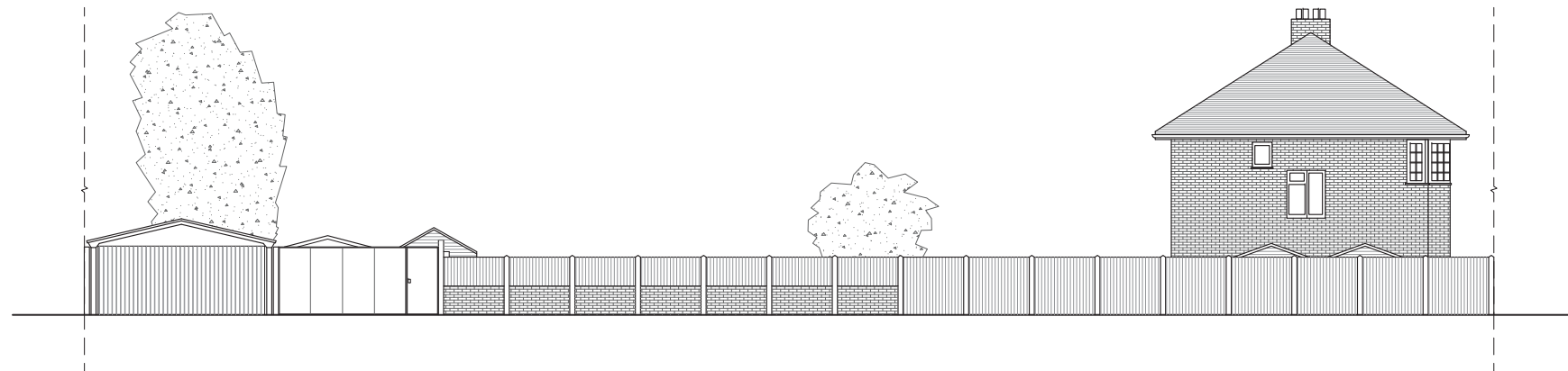


WEST ELEVATION

EXISTING BUILDING B

0m 6m 12m 18m

SCALE: 1:200



EXISTING STREET SCENE



PROPOSED STREET SCENE

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Project: 15-17 Horley Road
Redhill
Surrey
RH1 5AL

Title: Existing Buildings
+ Street Scenes

Status: Planning

Scale: As mentioned @ A3

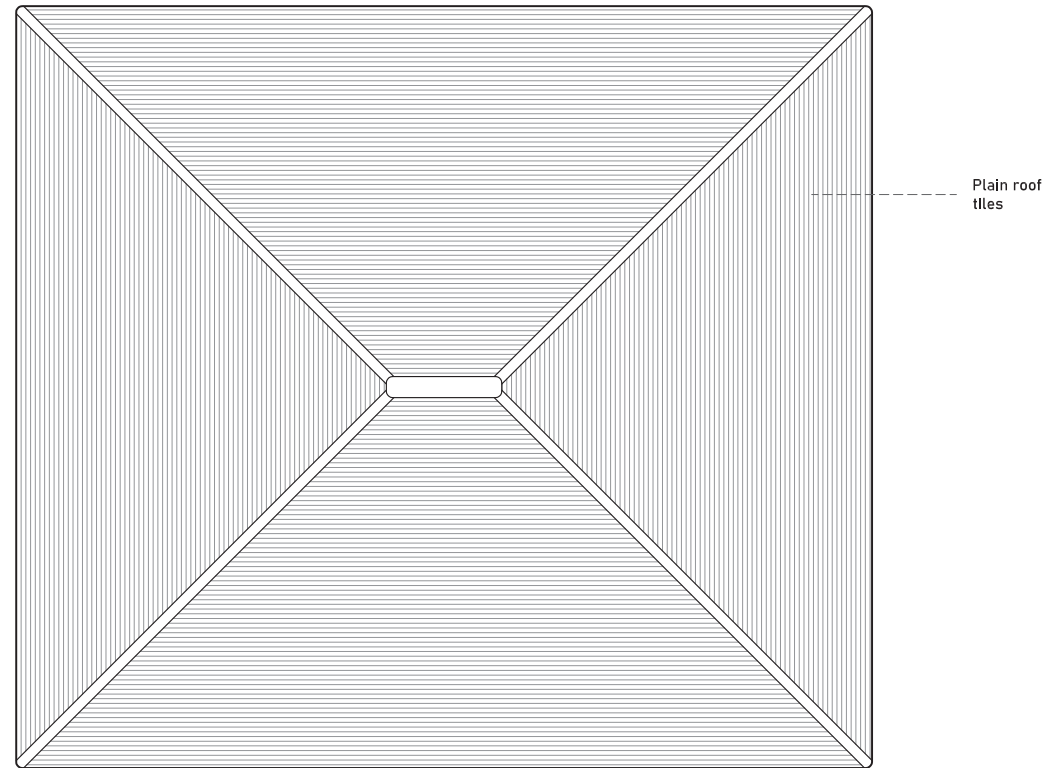
Drawing no: 3652-PL-06Ra

Prepared by: Murshed Ahmed Rinku
BArch MScURP

Date: 13-Oct-2022



0m 3m 6m 9m



Plain roof tiles

PROPOSED ROOF PLAN

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Project: 15-17 Horley Road
Redhill
Surrey
RH1 5AL

Title: Proposed Roof Plan

Status: Planning

Scale: 1:100 @ A3

Drawing no: 3652-PL-07

Prepared by: Murshed Ahmed Rinku
BArch MScURP

Date: 25-Jul-2022