 <p><b>Reigate &amp; Banstead</b> BOROUGH COUNCIL Banstead   Horley   Redhill   Reigate</p>	<b>TO:</b>	PLANNING COMMITTEE
	<b>DATE:</b>	23 November 2022
	<b>REPORT OF:</b>	HEAD OF PLANNING
	<b>AUTHOR:</b>	Matthew Holdsworth
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<b>AGENDA ITEM:</b>	8	<b>WARD:</b> Banstead Village

<b>APPLICATION NUMBER:</b>	22/01595/F	<b>VALID:</b>	21/07/2022
<b>APPLICANT:</b>	Sterling Rose Homes Ltd	<b>AGENT:</b>	
<b>LOCATION:</b>	<b>STERLING HOUSE, 8 BOLTERS LANE, BANSTEAD</b>		
<b>DESCRIPTION:</b>	<b>Extension to create 3 flats to building</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>			

**This application is referred to Committee in accordance with the Constitution as the application site is for net 3 dwellings**

### **SUMMARY**

The proposal is for the extension of the existing building to enclose the courtyard with a two storey extension. In addition, there would be a two storey side extension (with rooms in the roof) to the front element of the property. The proposed scheme has been amended during the course of the application to reduce the amount of built form on the site and to reduce the additional number of flats from 5 to 3. A number of windows on the side elevation have also been removed.

It is important to note that there is prior approval for the existing building to be converted into 19 flats (22/01066/PAP3MA) and elevational changes to the existing building approved under 22/01136/F. Therefore, only the additional built form and the three proposed flats are to be assessed under this planning application.

One additional car parking space is proposed along with further landscaping and the creation of an internal courtyard. Following the receipt of amended plans which have reduced the built form and removed some side facing windows, and the receipt of a daylight and sunlight assessment, it is considered that the proposal is acceptable in amenity terms for both the surrounding dwellings and the recently approved dwellings in the existing office building.

### **RECOMMENDATION(S)**

Planning permission is GRANTED subject to conditions.

## Consultations:

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

Contaminated Land Officer: Recommends an informative regarding historical uses of the land

## Representations:

Letters were sent to neighbouring properties on 21 July 2022 and 16 August 2022. Three letters of representation from local residents have been received raising the following concerns:

Issue	Number	Response
Overlooking and loss of privacy	1	See paragraphs 6.11-6.13
Poor design	1	See paragraphs 6.6-6.8
Hazard to highway safety	3	See paragraphs 6.14-6.16
Inadequate parking	3	See paragraph 6.16-6.18
Noise and disturbance	3	See paragraph 6.15

### 1.0 Site and Character Appraisal

- 1.1 The application site comprises a three-storey purpose built office building built in the latter half of the 20th century. At present, the use of the building is in Class E (office) use but it has prior approval for conversion into residential use (19 flats).
- 1.2 The site is set to the rear of both Bolters Lane and the High Street and is accessed by a driveway to the back of the buildings within the town centre. The site is relatively flat. There are no trees likely to be impacted by these proposals.

### 2.0 Added Value

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

### 3.0 Relevant Planning and Enforcement History

- 3.1 78P/0661 - Erection of single storey of approximately 55m (592sq ft) to provide new store for dead storage of printed materials in connection with the use of Glen House as offices - GRANTED

- 3.2 80P/0501 - Variation of condition (iii) of planning consent BAN.773/7D of 7.3.74 – GRANTED
- 3.3 81P/0184 - Construction of demountable shed for garden equipment - GRANTED
- 3.4 84P/1053 - Display of non-illuminated projecting sign - GRANTED
- 3.5 06/01935/F - Upgrading existing office building for holiday company use - GRANTED
- 3.6 07/02255/F - Alteration to ramp to front of main doors - GRANTED.
- 3.7 21/00275/PAP3O - Prior approval for the change of use from offices (formerly Class B1(a), now Class E) to residential (Class C3) to create 16 flats (3 x 1-beds, 13 x 2-beds) - prior approval not required
- 3.8 22/01066/PAP3MA - Change of use into 19 residential units including 21 car parking spaces - prior approval not required.
- 3.9 22/01136/F - Proposed alterations to the elevations, creation of central courtyard and creation of garden amenity spaces to ground floor units – approved with conditions

#### **4.0 Proposal and Design Approach**

- 4.1 The proposal is for the extension of the existing building to enclose the courtyard with a two storey extension. In addition, there would be a two storey side extension (with rooms in the roof) to the front element of the property.
- 4.2 The proposed scheme has been amended during the course of the application to reduce the amount of built form on the site and to reduce the additional number of flats from 5 to 3. A number of windows on the side elevation have also been removed.
- 4.3 It is important to note that there is prior approval for the existing building to be converted into 19 flats (22/01066/PAP3MA) and elevational changes to the existing building approved under 22/01136/F. Therefore, only the additional built form and the three proposed flats are to be assessed under this planning application.
- 4.4 Two additional car parking spaces have been provided over what was originally provided for the 19 flats scheme making a total of 22 spaces and one visitor car parking space.
- 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	Each home has been carefully configured to ensure good and decent residential amenity to the occupiers and neighbouring residents would be maintained.
Involvement	No community consultation took place.
Evaluation	This proposal is set away from the street scene with extremely limited/partial views from any highway. The proposal is to increase the floorspace to allow a two-storey infill extension to accommodate two apartments, with conversion of the roofspace to accommodate one additional apartment. The proposals reflect that what has already been approved under the Prior Approval. The proposal would be a sympathetic extension adhering to the fenestration of the existing building.
Design	The proposal has been designed to respect the character of the surrounding buildings and areas by adopting a similar design to the existing building.

4.6 Further details of the development are as follows:

Site area	1647.4sqm
Proposed parking spaces	2
Parking standard	3
Net increase in dwellings	3
Consented under 22/01066/PAP3MA	
Proposed parking spaces	21
Parking standard	23
Net increase in dwellings	19

## 5.0 Policy Context

### 5.1 Designation

Urban Area

### 5.2 Reigate and Banstead Core Strategy

CS1(Sustainable Development)

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

5.2 Reigate & Banstead Development Management Plan 2019

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

5.3 Other Material Considerations

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

**6.0 Assessment**

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

6.2 The main issues to consider are:

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

6.3 Principle and History

The application site is situated within the urban area where there is a presumption in favour of sustainable development.

6.4 It is noted that there is an existing consent (22/01066/PAP3MA) for the conversion of the existing office building into 19 residential units. This work to convert the building commenced in October 2022. Therefore, the principle of loss of employment on the site has been agreed. Significant weight should be given to the proposal from this prior approval for the use of the site as residential.

- 6.5 The three new dwellings proposed exceed the minimum sizes as stated within the nationally prescribed space standards. In addition, a daylight and sunlight report has been received and this shows that there would be sufficient daylight into the new dwellings and all habitable rooms would have suitable amount of light. In addition, the two proposed ground floor flats have their own private amenity space. Whilst it is noted that the first floor flat would not have its own private amenity space, there is a communal amenity space within the courtyard and the site is within a short walk to open spaces such as the Lady Neville Recreation Ground. It is therefore considered that the proposal complies with policy DES5.

Impact on local character

- 6.6 The application is for the extension of the existing building (which has prior approval for its conversion into 19 flats under 22/01036/PAP3MA) to add a further three flats to the development. There are two distinct parts to the proposal, an extension to the side of the front (northern) wing of the building and an extension to the rear of the front to create an inner courtyard and to “square” off the building. These will be assessed separately below.
- 6.7 The side extension to the front wing of the building would be constructed in matching materials to the existing building and would be of the same design with matching materials such as brick work to the walls and zinc cladding to the roof and dormers. The new dormer would be of the same design as the existing building. During the course of the application, the side extension has been reduced in width by around 2.6m and this would leave a 2.7m gap to the western boundary which is considered acceptable from a design and character perspective and is similar to other distances to the boundaries.
- 6.8 Turning to the new extension to the western side that would infill and create a new central courtyard, this would be of a similar design to the other existing link extension to the east and would be built with rendered walls. Whilst it is noted that this is different to the main parts of the building, it is important to note that the existing link element has permission under 22/01136/F to be rendered and other alterations to the fenestration. It is noted that there are a number of properties in the locality that are a mixture of brick and render and therefore there is no objection to the use of render in this instance.
- 6.9 Indicative landscaping plans have been provided at this stage which shows the existing parking area to the north to be retained and planting to the central courtyard. This is very similar to the previous approved applications and it is considered pertinent to require details of landscaping in order to ensure that there is scope for enhanced soft landscaping on the site.
- 6.10 The site is set behind buildings that face onto Bolters Lane and is accessed via driveway. It has little or no impact on the street scene and is not easily viewable from public vantage points. Nevertheless, the building as extended is acceptable in terms of its design and impact on the surrounding area and in this regard is compliant with local and national policy.

### Neighbour amenity

- 6.11 The proposal would increase the bulk and quantum of development on the site, most noticeable to the western side of the property. Due to the location of the proposed extensions, it would not be visible from the property to the east, which is a children's nursery.
- 6.12 The properties to the north are residential properties above retail units within the high street. They are situated at least 25m from the proposed extensions and therefore would not be materially impacted by the proposal. Likewise, the properties to the south in Clifton Place are some distance away from the proposed extensions and these would be largely obscured by the existing building.
- 6.13 There is potential for some impact to the property to the west at Pegasus Court that is a block of flats. This has a large wing that extends relatively close to the shared boundary. Amended plans have been received that increases the gap to the boundary to around 3.5m and first floor side facing windows have been removed from the extension to the front of the building and this would help to mitigate against any material or harmful overlooking from that extension. It is noted that there would be side facing first floor windows from the infill extension; however; these are set away from the rear wing of Pegasus Court and would overlook the car park at Pegasus Court and would be some distance from that property. It is considered therefore that whilst there would be a change to the amenity of Pegasus Court, it would not cause such impact as to warrant refusal on this ground.
- 6.14 It is noted that by creating a courtyard, there may be impact on other dwellings within the development as approved under 22/01066/PAP3MA. However, all windows that face onto the courtyard either access communal hallways or are bathroom windows which are shown the plans as being obscure glazed. In addition, a daylight report has been received that show that the dwellings within the conversion part of the development would have sufficient light to the windows facing into the courtyard and the report shows that the proposed development would comply with the relevant BRE guidelines.
- 6.15 It is noted that there has been concern from neighbouring properties in regard to additional noise and disturbance from the proposed development. However, it is not considered that the addition of three properties would cause such an increase in noise and disturbance as to warrant refusal on this ground. The former use of offices meant that there would have been higher traffic generation as well as numbers of people on the site. 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 parking and turning, bicycle storage and the provision of electrical charging points for cars.
- 6.17 Surrey Highways also state: "The site is located in a sustainable location in transport terms, with convenient access to local services, Banstead village centre, and public transport links within walking and cycling distance of the site. It is therefore not considered a necessity for future occupiers to own their own vehicle.
- 6.18 The extant and approved scheme (ref 22/01066/PAP3MA) has provision for 19 flats, with a parking provision of 19 spaces for residents and 2 visitor spaces. This scheme has a shortfall of 2 visitor spaces overall when assessed against the Council parking standards. Due to the nature of the application being a prior approval the shortfall of parking was not deemed to be a reason to resist development.
- 6.19 The proposed development seeks a total of 22 flats, with 22 parking spaces for residents and 2 visitor spaces. This scheme represents a shortfall of 3 visitor space overall when assessed against the Council parking standards. A further deficit of a single visitor space when compared to the extant scheme and 'fallback' position.
- 6.20 Whilst annexe 4 states that for an overall development of this size that there should be five visitor parking spaces, it is noted that there is a parking space for each flat (compliant with policy) and the shortage is on the visitor spaces.
- 6.21 There would therefore be sufficient car parking spaces on site for the residents and whilst it is noted that there would be a shortfall of three visitor spaces, as these would be transient stays by their very nature, there is considered to be sufficient parking within the wider town centre, including pay and display car parks within a 100m walk of the site. In addition, the further increase in parking deficit over the fallback scheme is considered minor and not sufficient to justify a refusal given the circumstances in this case and it is considered that the proposal would not cause significant or material harm to highway safety or the character of the surrounding area in this case.

#### CIL

- 6.22 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



- 6.23 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.
- 6.24 The application is for the three additional dwellings and not for the 19 dwellings approved under the prior notification procedure (22/01066/PAP3MA) which is not liable for affordable housing. In view of this, the Council is not presently requiring financial contributions from applications such as this application being assessed for three additional flats which results in a net gain of 10 units or less.

#### Sustainability and Climate Change

- 6.25 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, conditions requiring demonstration that it will meet the national water efficiency standard of 110litres/person/day and 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 would be attached.

#### Other Matters

- 6.26 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.

<b>Plan Type</b>	<b>Reference</b>	<b>Version</b>	<b>Date Received</b>
Location Plan	P9/001	Rev A	16.08.2022
Floor Plan	P9/008	Rev A	16.08.2022
Floor Plan	P9/009	Rev A	16.08.2022
Floor Plan	P9/010	Rev A	16.08.2022
Section Plan	P9/011	Rev A	16.08.2022
Elevation Plan	P9/012	Rev A	16.08.2022
Elevation Plan	P9/013	Rev A	16.08.2022
Roof Plan	P9/016	Rev A	16.08.2022
Floor Plan	P9/002		14.07.2022
Floor Plan	P9/003		14.07.2022
Floor Plan	P9/004		14.07.2022
Section Plan	P9/005		14.07.2022
Elevation Plan	P9/006		14.07.2022
Elevation Plan	P9/007		14.07.2022
Location Plan	P9/000		20.07.2022
Section Plan	P9/014		14.07.2022
Roof Plan	P9/015		20.07.2022

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

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

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

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

4. The 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.

5. 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 1 vehicle 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.

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

6. The development hereby approved shall not be occupied unless and until the proposed disabled parking space is 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.

8. 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.

9. 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:
  - a) Ensure that the potential water consumption by occupants of each new dwelling does not exceed 110 litres per person per day,

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

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

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.

## **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](http://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](http://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](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).

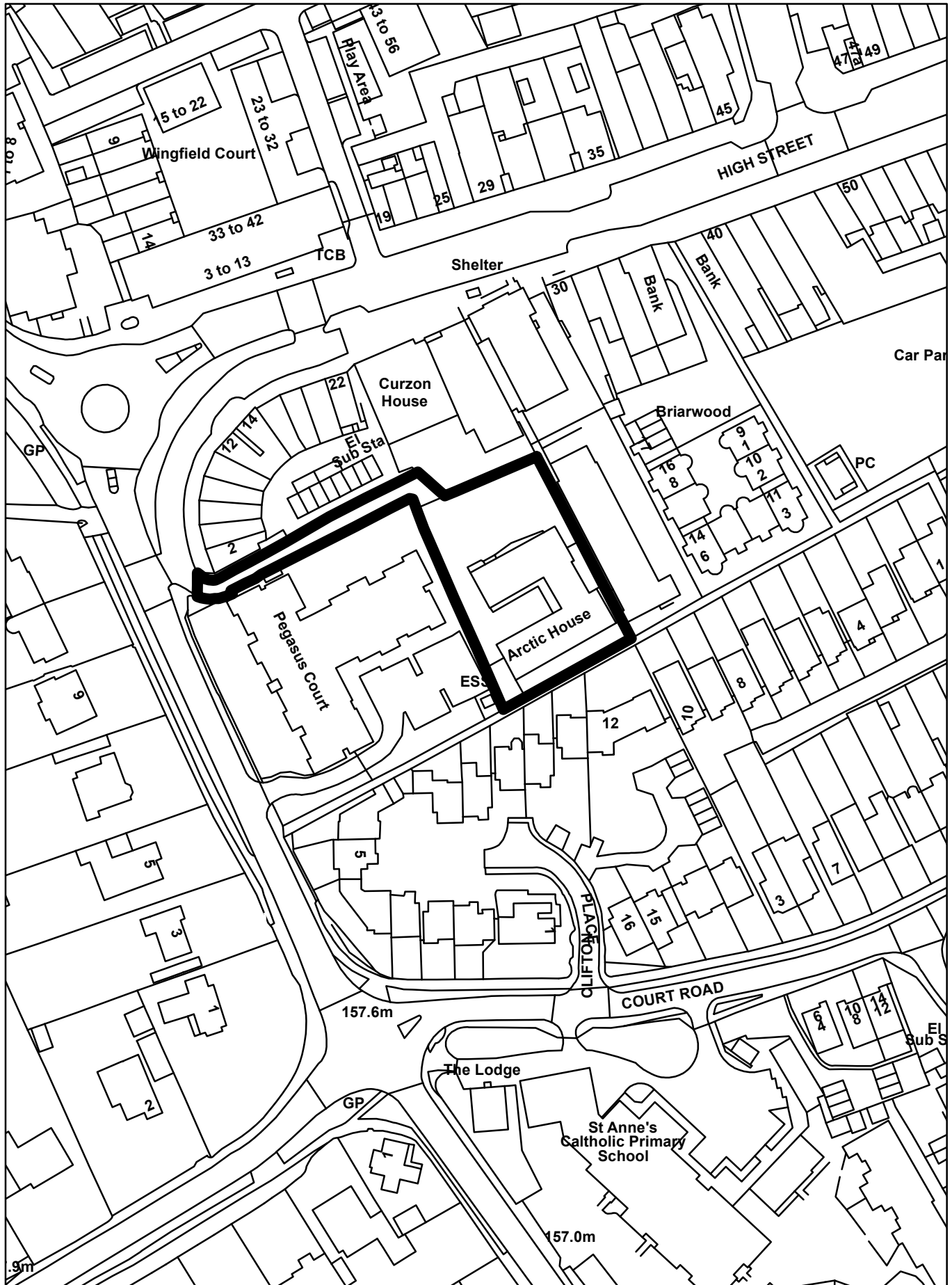
5. The applicant is encouraged to provide renewable technology within the development hereby permitted in order to reduce greenhouse gas emissions. Further information can be found on the Council website at : [Climate Change Information](#).
6. The developer is reminded that it is an offence to allow 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. It is the responsibility of the developer to ensure that the electricity supply is sufficient to meet future demands and that any power balancing technology is in place if required. Please refer to: <http://www.beama.org.uk/resourceLibrary/beama-guide-to-electric-vehicle-infrastructure.html> for guidance and further information on charging modes and connector types.
8. The applicant site is situated on or in close proximity to land that could be potentially contaminated by virtue of previous historical uses of the land. As a result there is the potential of ground contamination to be present beneath part(s) of the site. Groundworkers should be made aware of this so suitable mitigation measures and personal protective equipment measures (if required) are put in place and used. Should significant ground contamination be identified the Local Planning Authority should be contacted promptly for further guidance.

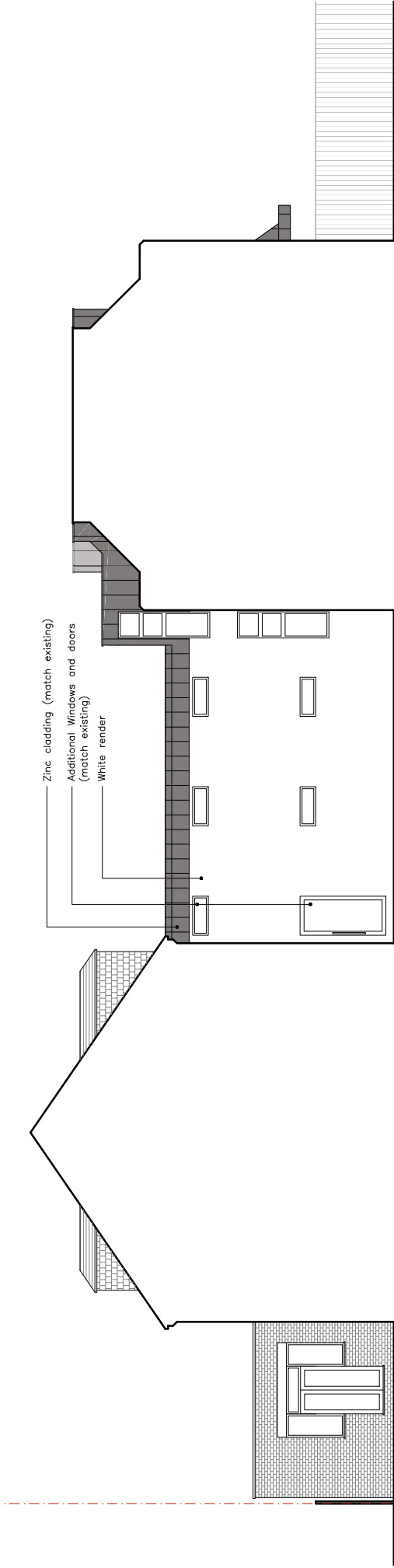
## **REASON FOR PERMISSION**

The development hereby permitted has been assessed against development plan policies DES1, 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.

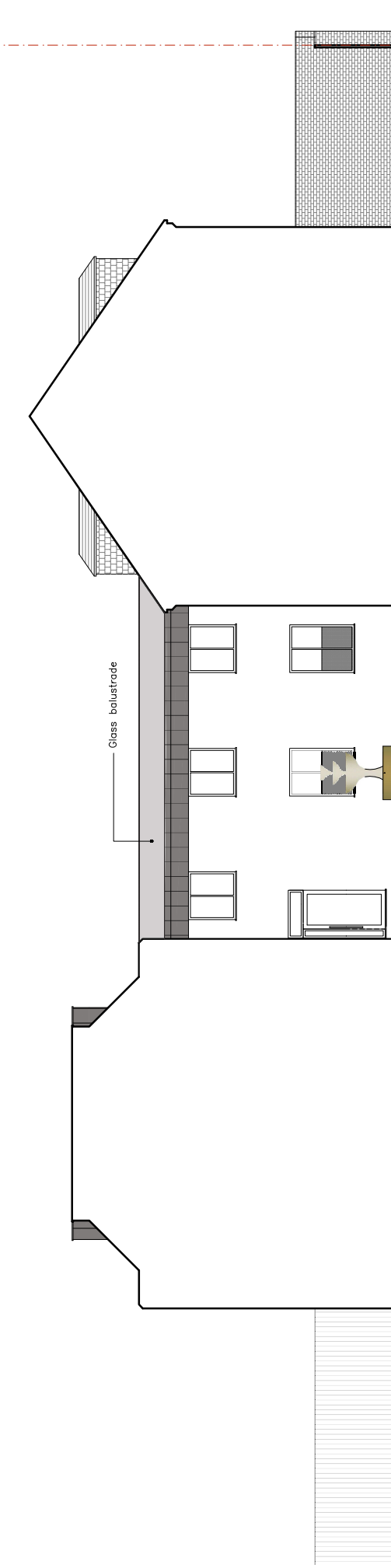
The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in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

# 22/01595/F - Sterling House, 8 Bolters Lane, Banstead





**PROPOSED SECTION C-C**

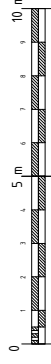
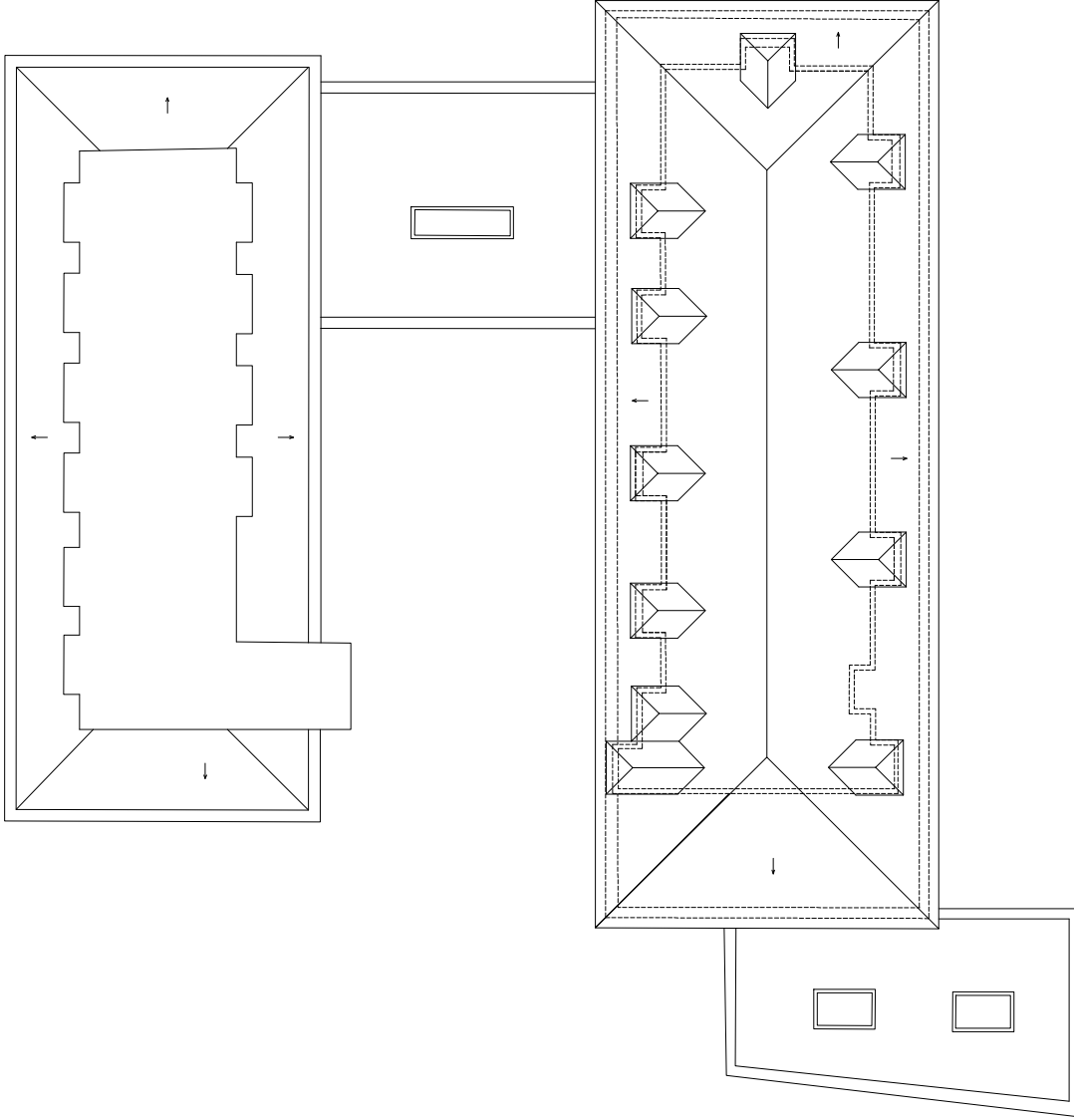


**PROPOSED SECTION D-D**



	SITE: 8 Bolters Lane, Banstead Surrey, SM7 2AR	JOB TITLE: Extension to create 5 flats to existing building	DRAWING TITLE: PROPOSED SECTION C-C AND D-D	SCALE: 1:100@A3	DATE: 30/03/21
				DRAWING NO.: P9/014	





# EXISTING ROOF PLAN



SITE:  
8 Bolters Lane, Banstead  
Surrey, SM7 2AR

JOB TITLE:  
Extension to create 5 flats to  
existing building

DRAWING TITLE:  
EXISTING ROOF PLAN

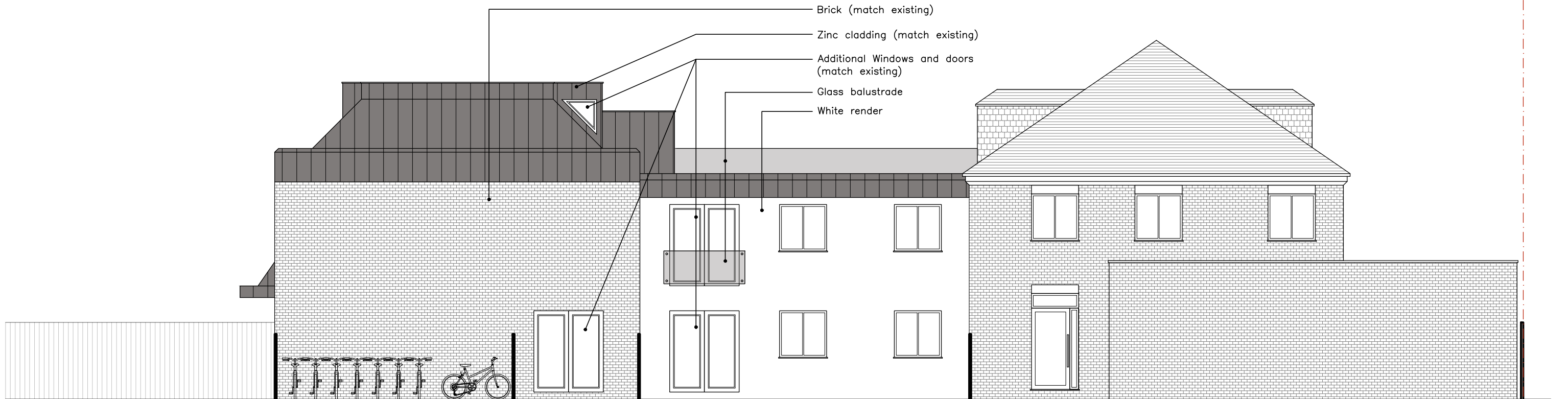
SCALE:  
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DATE:  
30/03/21

DRAWING NO.:P9/015



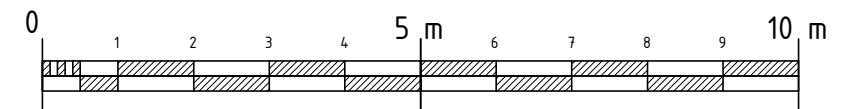
## PROPOSED SIDE ELEVATION




## PROPOSED SIDE ELEVATIONS

NEW BUILD EXTENSION

NEW BUILD EXTENSION



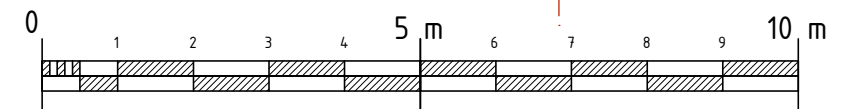
	SITE: 8 Bolters Lane, Banstead Surrey, SM7 2AR	JOB TITLE: Extension to create 5 flats to existing building	DRAWING TITLE: PROPOSED SIDE ELEVATIONS	SCALE: 1:100@A3	DATE: 30/03/21
					DRAWING No.: P9/013




**PROPOSED FRONT ELEVATION**



**PROPOSED REAR ELEVATIONS**



	SITE: 8 Bolters Lane, Banstead Surrey, SM7 2AR	JOB TITLE: Extension to create 5 flats to existing building	DRAWING TITLE: PROPOSED FRONT AND REAR ELEVATIONS	SCALE: 1:100@A3	DATE: 30/03/21
				DRAWING No.: P9/012	15.08.2022 Rev A