 <b>Reigate &amp; Banstead</b> BOROUGH COUNCIL Banstead   Horley   Redhill   Reigate	<b>TO:</b>		PLANNING COMMITTEE
	<b>DATE:</b>		31 October 2018
	<b>REPORT OF:</b>		HEAD OF PLACES & PLANNING
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<b>AGENDA ITEM:</b>	7	<b>WARD:</b>	Tadworth and Walton

<b>APPLICATION NUMBER:</b>	18/01134/F	<b>VALID:</b>	30/07/2018
<b>APPLICANT:</b>	Devine Homes PLC	<b>AGENT:</b>	
<b>LOCATION:</b>	<b>LAND TO REAR 19-29 SHELVERS WAY, TADWORTH</b>		
<b>DESCRIPTION:</b>	<b>Erection of 6 dwellings comprising 2 x pair of semi detached dwellings, and 2 x detached dwellings along with access to Shelveys Way utilising the approved access from 17/00016/S73, and all associated landscaping, and ancillary work.</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

The application seeks planning permission for 6 detached/semi-detached dwellings of a style, scale and layout similar to the approved schemes to the east.

The application relates to a backland site within the urban area towards the eastern end of Shelveys Way, a residential thoroughfare composed mainly of properties fronting the road. The site is to the west of land to the rear of 1-7 Shelveys Way, which has the benefit of planning permission for 6 dwellings, now completed (17/00016/S73 following allowing of appeal under ref.15/02752/F); and to the rear of 9-17 for 4 dwellings (17/02097/F) involving an elongation of the access drive permitted under application ref: 17/00016/S73. Various trees on the site are the subject of a Tree Preservation Order (TPO).

The proposal would provide a layout and a scale of development with similar house designs and opportunity for landscaping consistent with the approved development as identified above. The Inspector, in determining the appeal on application 15/02752/F, concluded in that case that whilst *"The two detached and four semi-detached dwellings would occupy smaller plots than is characteristic along the south side of Shelveys Way and the spacing between the four building blocks would be less generous. However in the context of a new group of buildings that would be seen primarily from within the development, rather than in association with the Shelveys Way street scene, the plot sizes and the spacing between the buildings would not be unusual for this type of development: they would not result in an unduly cramped form of development."* With regard to the layout and landscaping

the Inspector concluded also that: *“The width of the corridor for the access road and the overall layout in front of the houses would create opportunities for additional landscaping despite the relatively small spaces of differing sizes and shapes directly in front of each house.”*

The proposal represents an acceptable continuation of the approved schemes. In light of this and the similar residential impacts on amenity and privacy with neighbouring houses to that already considered to be consistent with policy and approved it is concluded that this proposal would provide a suitable residential environment and not be harmful to the local character or amenity of neighbouring properties.

As regards intensification of use of the access onto Shelveys Way that this proposal would result in, the impact on the highway network has been the subject of survey analysis and detailed review by SCC as the County Highway Authority (CHA). The CHA is satisfied that the access is safe and suitable to accommodate the cumulative traffic that would be generated by the current proposal and the development already approved and, in the case of the dwellings to the rear of nos. 1-7, completed/occupied.

## **RECOMMENDATION**

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

## Consultations:

Highway Authority: recommends conditions relating to parking provision and Construction Transport Management Plan. The Highway Authority advises that improvements to the visibility and entry layout for the Shelveys Way junction may be required should there any further incremental increase in the number of dwellings.

Neighbourhood Services: recommends bin presentation points.

Banstead Commons Conservators: wishes to draw the applicant's attention to the proximity of the site to Banstead and the need for the Commons' protection.

Tadworth and Walton Residents' Association: objects on grounds of cramped form of development, threat to trees' wellbeing and highway safety.

## Representations:

Letters were sent to neighbouring properties 8 August 2018 and a site notice was posted 23 August 2018.

Two letters of support have been submitted. Twenty-three responses have been received raising the following issues:

Issue	Response
Inadequate parking	See paragraphs 6.8 - 6.10
No need for the development	Consideration on merits
Noise & disturbance	See paragraph 6.7
Inconvenience during construction	See paragraph 6.7
Overdevelopment	See paragraphs 6.3 - 6.5
Increase in traffic and congestion	See paragraphs 6.8 - 6.10
Out of character with locality	See paragraphs 6.3 - 6.5
Hazard to highway safety	See paragraphs 6.8 - 6.10
Harm to Conservation Area	Not in a Conservation Area
Conflict with covenant	Not a planning consideration
Crime Fears	Site capable of surveillance
Harm to MGB	Not in MGB
Harm to wildlife habitat	No wildlife designation
Overbearing effect	See paragraph 6.6
Loss of/harm to trees	See paragraph 6.7
Overlooking and Loss of privacy	See paragraph 6.7
Property devaluation	Not a planning consideration
Poor design	See paragraphs 6.3 - 6.5

## **1.0 Site and Character Appraisal**

- 1.1 The application site with an area of 0.31ha is on the south side of Shelveys Way approaching its eastern end, near the junction with the A217 (Brighton Road) dual carriageway in a predominantly residential neighbourhood approximately 1.7 km to the south east of Tattenham Corner Local Shopping Centre and approximately 1km to the east of Shelveys Way Local Shopping Centre. Immediately to the south is Urban Open Land. The site is immediately to the west of the approved development of four houses to the rear of 9-17 Shelveys Way (ref. 17/02097/F) and, to the east of that, six houses on the demolished Stanton Lodge and to the rear of 1-7 Shelveys Way, which have been completed (ref. 17/00016/S73) following the grant of planning permission on appeal, Ref: 15/02752/F. The current proposal would be served by an extension of the access drive serving the development to the rear of nos. 9-17.
- 1.2 The Council's Local Distinctiveness Design Guide identifies the locality as 1930s-1950s Suburbia. The development pattern comprises detached dwellings in long plots interspersed with small infill post 1970's cul-de-sacs and more recent infill development. Regard must also be had to the approved and completed backland development to the east to the rear of 1-7 Shelveys Way and the approved scheme to the rear of 9-17: this is a new element modifying the neighbourhood's traditional character of frontage houses with long rear gardens.
- 1.3 To the east, beyond the approved development, is a landscaped buffer with mature trees alongside the A217, within the Metropolitan Green Belt (MGB). Land immediately to the south is designated as Urban Open Land, in the ownership of The Tadworth Children's Trust. Land to the north and west consists of the residential curtilages of properties in Shelveys Way.
- 1.4 A Tree Preservation Order (TPO) RE1462A covers 1-31 Shelveys Way. The site does not fall within a Conservation Area or Residential Area of Special Character (RASC) nor is it recognised as a significant wildlife habitat.
- 1.5 Vegetation along the site boundaries provides some screening.

## **2.0 Added Value**

- 2.1 Improvements secured at the pre-application stage: the applicant did not approach the Council for pre-application advice therefore the opportunity to secure improvements did not arise.
- 2.2 Further improvements could be secured by conditions relating to landscaping, materials and detailing.

### 3.0 Relevant Planning and Enforcement History

3.1	15/02752/F	6 dwellings, Stanton Lodge and r/o 1-7 Shelveys Way	Refused 31 March 2016 Appeal allowed 14 November 2016
3.2	16/01437/F	5 dwellings, Stanton Lodge and r/o 1-7 Shelveys Way	Refused 1 September 2016 Appeal allowed 28 December 2016
3.3	17/00016/S73	6 dwellings, Stanton Lodge and r/o 1-7 Shelveys Way	Granted 1 March 2017
3.4	17/02097/F	4 dwellings, r/o 9-17 Shelveys Way	Granted 21 December 2017
3.5	18/00082/F	Pair of 3 bedroom semi-detached dwellings and parking to replace the single detached 4 bedroom house located at plot 2 permitted under application reference 17/02097/F	Refused 9 March 2018 Appeal lodged

### 4.0 Proposal and Design Approach

- 4.1 This is a full application for six 2 storey pitched roofed dwellinghouses to the rear of dwellings at 19 to 29 Shelveys Way, involving the rearmost parts of the gardens of those properties. The houses, all 3 bedroom, are arranged in an east/west line with a pair of semi-detached (Plots 1 & 2) towards the eastern end of the site, two detached in the middle grouped around a centrally placed turning head and two attached (by a garage) towards the western boundary. As regards parking provision, each house would be served by a single attached garage and a parking space, twelve spaces in total. Plots 1/2, 3, 4 and 5 would feature catslide roofs. Principal habitable room windows would be to the north and south elevations. The designs are traditional in appearance with a variety of materials including unspecified facing brickwork, render, plain roof and hanging tiles, uPVC windows and doors and timber boarding. The houses would be similar in scale to the approved four dwellings on land to the east in the applicant's ownership and with the benefit of permission ref. 17/2097/F. Access to the site from Shelveys Way would be via an extension to the access drive to serve the above-mentioned approved development.
- 4.2 The scheme reflects the scale, design, massing and layout of the approved schemes to the east. The proposal has parking provision arranged so as to avoid undue car dominance, comfortable accommodation of the protected beech and the opportunity for additional planting/landscaping particularly

along the northern boundary running along the remaining back gardens of the donor properties.

- 4.3 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.

- 4.4 Evidence of the applicant's design approach is set out below:

Assessment	The character of the surrounding area is assessed as predominantly residential, reflecting 1930s-1950s suburbia with detached dwellings in large elongated plots are interspersed with small infill post 1970s cul-de-sac's and more recent infill development.
	No site features worthy of retention were identified.
Involvement	No community consultation took place.
Evaluation	The statement does not include any evidence of other development options being considered.
Design	The applicant's reasons for choosing the proposal from the available options were an addition to and access via approved development on land in the applicant's ownership

- 4.5 Further details of the development are as follows:

Site area	0.31ha
Existing use	Residential garden
Proposed use	C3 (Dwellinghouses)
Proposed parking spaces	12
Parking standard	12 (recommended maximum)
Number of affordable units	0
Net increase in dwellings	6
Proposed site density	19.3dph
Density of the surrounding area	8.8dph (extent of coverage of site location plan)

## **5.0 Policy Context**

### **5.1 Designation**

Urban area  
Tree Preservation Order RE1462A (1-31 Shelveys Way)  
Adjacent to Urban Open Land

### **5.2 Reigate and Banstead Core Strategy**

CS1(Sustainable Development)  
CS2 (Valued Landscapes and Natural Environment)  
CS4 (Valued Townscapes and Historic Environment)  
CS5 (Valued People/Economic Development)  
CS10 (Sustainable Development)  
CS11 (Sustainable Construction)  
CS14 (Housing Needs)  
CS15 (Affordable Housing)

### **5.3 Reigate & Banstead Borough Local Plan 2005**

Landscape & Nature Conservation	Pc4
Housing	Ho9, Ho9A, Ho13, Ho14, Ho16
Movement	Mo5, Mo7

### **5.4 Other Material Considerations**

National Planning Policy Framework	
National Planning Practice Guidance	
Supplementary Planning Guidance	Surrey Design Local Distinctiveness Design Guide A Parking Strategy for Surrey Parking Standards for Development Planning Obligations and Infrastructure SPD
Other	Human Rights Act 1998 Community Infrastructure Levy Regulations 2010

## **6.0 Assessment**

6.1 The site is within the urban area in a residential neighbourhood, where in principle there would be no objection to residential development. However this must be tempered with how effectively the proposed development reflects the character of its surroundings and is sensitive to local amenities.

6.2 The main issues to consider are:

- Design appraisal
- Neighbour amenity
- Access and parking
- Impact on trees
- CIL
- Affordable Housing

### Design

- 6.3 The scale, massing and external traditional appearance of the proposed dwellings, whilst on smaller plots, are comparable with the existing predominantly two storey semi-detached properties fronting Shelveys Way. They are also in keeping with the approved dwellings on the sites immediately to the east to which the present proposal forms a “sequel”.
- 6.4 The scheme constitutes backland development which was atypical of the vicinity until that approved for the sites to the east (rear of 1-7 & 9-17 Shelveys Way) also in the applicant’s ownership, planning permission for which has now been implemented. This development can also be viewed as putting into effect the NPPF’s advice that developments should be sympathetic to local character and establish a strong sense of place. Policy Ho14 of the Reigate and Banstead Borough Local Plan 2005 sets out criteria for acceptable backland development, for example that “...*the general pattern and form of the development in the area is maintained...*” and that “...*the proposed plot styles and spacings between buildings reflects the predominating in the surrounding area...*”. The Amplification to this Policy states inter alia that “...*proposal will only be acceptable to the Borough Council where existing back gardens are excessively long and the back gardens created for the new dwellings and those left for the existing properties would still conform to that prevalent in the general area...*”. The Council’s Local Distinctiveness Design Guide recommends that, as regards 1930s-1950s Suburbia, “...*New infill development should not provide parking or garaging which dominates the street frontage...*” and “...*Building form and massing should reflect dwellings within the vicinity...*”. It is considered that the present scheme presents an identifiable sense of frontage with the “public” sides of the dwellings oriented to the new street and constituting a spacious layout with any car parking domination avoided and giving the benefit of acceptable planting and landscaping.. This is a scheme that, taking into account the features itemised above, adheres to the above advice and respects local distinctiveness.
- 6.5 The first phase of the site, already built, is on the edge of the urban area beyond which, to the east of the approved backland development, there is the Metropolitan Green Belt (MGB). The proposal comprises a built complex on a further phase away from the margin of the built up area but shares the access. The increased use of the access would not result in any material harm to the setting of the MGB which is as per the previously approved scheme.
- 6.6 The Council’s Tree Officer’s views are as follows.



*"I am familiar with the application site and the neighbouring woodland and the information provided by Bourne Landscapes is an accurate reflection of the quality of the trees within site and in the woodland. The trees shown to be removed are low quality specimen while the remaining trees outside the site will be retained ensuring there is still a strong network of established tree and vegetation. To compensate for the removal of the trees to facilitate this development it is necessary for a detailed landscape scheme which can be secured by condition.*

*Prior to this application and the approved schemes being submitted an area TPO was served on the trees in 1-31 Shelveys Way; this was modified upon confirmation to only include individual trees of good quality. The layout for this scheme has been designed around the protected tree T38 and does not involve any excavation within its RPA; furthermore the buildings are located far enough away from T38 to allow it to mature and continue to enhance the site for the foreseeable future without the need to undertake pruning works. The rear gardens are not dominated by the canopies from the trees within the woodland but it will be necessary to manage the trees from time to time. Whilst it is not possible to predict the frequency and nature of future works the fact that they are protected means that consent is required from the council before undertaking any works..."*

Therefore based on the proposed layout and arboricultural information the Tree Officer supports the application subject to conditions and informatives relating to landscaping scheme, tree protection measures and their supervision, use of arboricultural consultant and tree specifications. These are similar to those attached to the permissions for the approved residential layouts immediately to the east and are considered to be reasonable and enforceable.

#### Neighbour amenity

- 6.7 As has been noted, the traditional pattern of existing development has been typified by long rear gardens. Given this feature and the separation distances therefore between existing properties and the proposal which are comparable to the development which has been built to the rear of 1-7 Shelveys Way and approved to the rear of 9-17 Shelveys Way. The impact from the development would therefore be comparable and not harmful to neighbouring residential amenities as regards overlooking, overshadowing or overbearing effect. Disturbance as a result of construction would be a temporary aberration which could be managed by a condition requiring a Construction Transport Management Plan. As regards living conditions for future occupiers, the layout and positioning of habitable room windows (to the north and south elevations) are such that no potential for overlooking, overshadowing or overbearing effect would arise.

#### Access and parking

- 6.8 Access to the site is via the drive serving the two tranches of approved backland development to the east. This drive debouches at a point close to the junction of Shelveys Way with the A217. The County Highway Authority's (CHA) comments have been sought and have been received, as below.
- 6.9 The Highway Authority "...acknowledges that concerns and objections have been raised by local residents in relation to the proposed extended development, including impacts upon the highway. It is noted that the access from Shelveys Way was part of the initial application approved for this site, with a visibility of 2.4m by 27.5m visibility splay to the east in a reflection of for the speed of traffic travelling westbound from the A217 along Shelveys Way. It is noted that this visibility was acceptable in context of the original six dwellings approved. With this application, the overall number of dwellings would be increased again beyond the original six dwellings. The CHA have noted the gradual increase of dwellings being served from this single restricted access point, which was appropriate to support the original six dwellings. The CHA flag a general note that improvements to the visibility and entry layout for this junction may be required should the incremental increase in the number of dwellings continue to increase, to respond on the cumulative impacts of this access junction operation and that of the A217. It is also noted that the pedestrian inter-visibility splays, connected to the access, should be kept permanently clear of any obstruction above 0.6m high, and had been requested to be included on any future drawings, this has not been noted in this application submission."
- 6.10 It is clear that the Highway Authority is satisfied that the access from Shelveys Way is satisfactory to serve the cumulative traffic generated by a total of 16 dwellings (the current proposal plus the two approved schemes to the east of that). These views are endorsed: there is adequate parking within the layout to assuage the (admittedly unlikely) demand for any on-street parking in Shelveys Way. As regards the Highway Authority's concern about traffic implications for any further adding to the residential layout served from Shelveys Way, The applicant has informally indicated that he does not intend to make any further applications for this.

#### CIL

- 6.11 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

#### Affordable Housing

- 6.12 Core Strategy Policy CS15 and the Council's Affordable Housing SPD require financial contributions towards affordable housing to be provided on housing developments of 1-9 units. However, in November 2014, the Government

introduced policy changes through a Written Ministerial Statement and changes to the national Planning Practice Guidance which restrict the use of planning obligations to secure affordable housing contributions from developments of 10 units or less. These changes were given legal effect following the Court of Appeal judgement in May 2016.

- 6.13 In view of this, and subsequent local appeal decisions which have afforded greater weight to the Written Ministerial Statement than the Council's adopted policy, the Council is not presently requiring financial contributions from applications such as this resulting in a net gain of 10 units or less. The absence of an agreed undertaking does not therefore warrant a reason for refusal in this case.

#### Other matters

- 6.14 The Council's Neighbourhood Services seek a location on the site for presentation of refuse bins. It is not possible under planning legislation to require this nor indeed is it a planning consideration: however an informative would be attached regarding provision of wheeled bins to each household.

### **CONDITIONS**

Note: It is intended to impose pre-commencement conditions, relating in this case to a construction transport management plan and tree protection measures. Under the provisions of the Town and Country Planning (Pre-commencement) Regulations 2018, the Council is obliged to seek the applicant's agreement to these conditions in writing: the applicant has done so.

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

<b>Plan Type</b>	<b>Reference</b>	<b>Version</b>	<b>Date Received</b>
Site Location Plan	PL01	A	24.05.2018
Prop Site Layout (PSL)	PL02	A	24.05.2018
PSL (coloured)	PL03	A	24.05.2018
Block Plan	PL04	A	24.05.2018
Plots 1/2 Floor Plans & Elevations	PL05	A	24.05.2018
Plot 3 Floor Plans & Elevations	PL06	A	24.05.2018
Plot 4 Floor Plans & Elevations	PL07	A	24.05.2018

Plots 5/6 Floor Plans/EIs	PL08	A	24.05.2018
Exg/Prop street sections	PL09	A	24.05.2018
Proposed site sections	PL10	A	24.05.2018
Street scene (coloured)	PL11	A	24.05.2018
Vehicle tracking	PL12	B	20.09.2018
Location plan	PL13	A	24.05.2018
Site layout (coloured)	PL14	A	15.08.2018
Site layout	PL15	A	15.08.2018
Tree protection plan	BLC180118		24.05.2018
Tree protection plan	BLC180019		24.05.2018

Reason:

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

3. 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 first floor windows, dormer windows or rooflights other than those expressly authorised by this permission shall be constructed.

Reason:

To ensure that the development does not affect the amenity of the neighbouring property by overlooking and to protect the visual amenities of the area in accordance with Reigate and Banstead Borough Local Plan 2005 policy Ho9.

4. Prior to the construction reaching slab level, details of materials to be used in the construction of the external surfaces, including fenestration and roof, must be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason:

To ensure that a satisfactory external appearance is achieved with regard to Reigate and Banstead Borough Local Plan 2005 policies Ho9 and Ho13.

5. The first floor windows in the west facing (side) elevation of Plot 4 of the development hereby permitted shall be glazed with obscured glass which shall be fixed shut, apart from a top hung opening fanlight whose cill height shall not be less than 1.7 metres above internal floor level, 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 Borough Local Plan 2005 policy Ho9.

6. The development hereby approved shall not be first occupied unless and until space has been laid out within the site in accordance with the approved plans for vehicles to be parked and for vehicles to turn so that they may enter and

leave the site in forward gear. Thereafter the parking / turning areas shall be retained and maintained for their designated purposes.

Reason:

in order that the development should not prejudice highway safety nor cause inconvenience to other highway users to meet the objectives of the National Planning Policy Framework and having regard to policies Mo5 and Mo7 of the Reigate and Banstead Borough Local Plan 2005.

7. No development shall commence until a Construction Transport Management Plan, to include details of:

- (a) parking for vehicles of site personnel, operatives and visitors
- (b) loading and unloading of plant and materials
- (c) storage of plant and materials
- (d) programme of works (including measures for traffic management)
- (e) provision of boundary hoarding behind any visibility zones
- (f) HGV deliveries and hours of operation
- (g) measures to prevent the deposit of materials on the highway
- (h) before and after construction condition surveys of the highway and a commitment to fund the repair of any damage caused
- (i) 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 to meet the objectives of the National Planning Policy Framework and having regard to policies Mo5 and Mo7 of the Reigate and Banstead Borough Local Plan 2005.

8. Prior to construction reaching slab level, 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 LPA. 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 programme.

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

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, 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 Pc4, Ho9 of the Reigate and Banstead Borough Local Plan 2005.

9. No development shall commence including groundworks, preparation and demolition until all related arboricultural matters, including arboricultural supervision, monitoring and tree protection measures are implemented in strict accordance with the approved details contained in the Arboricultural Impact Assessment, Tree Survey, Tree Protection Plan and Arboricultural Method Statement compiled by Bourne Landscapes dated 22<sup>nd</sup> May 2018.

Reason:

To ensure good arboricultural practice in the interests of the maintenance of the character and appearance of the area and to comply with policy Pc4 of the Reigate and Banstead Borough Local Plan 2005 and the recommendations within British Standard 5837.

10. No development, groundworks or demolition processes shall be undertaken until an agreed scheme of supervision for the arboricultural protection measures have been submitted to and approved in writing by the local planning authority. The pre commencement meeting, supervision and monitoring shall be undertaken in accordance with these approved details. The submitted details shall include:

Pre commencement meeting between the retained arboricultural consultant, local planning authority, Tree Officer and individuals and personnel responsible for the implementation of the approved development;

Timings, frequency of the supervision and monitoring regime and an agreed reporting process to the local planning authority;

The supervision monitoring and reporting process shall be undertaken by a qualified arboriculturist.

Reason:

To ensure good arboricultural practice in the interests of the maintenance of the character and appearance of the area and to comply with British Standard 5837:2012 'Trees in Relation to Design, demolition and Construction – Recommendations' and policies Pc4 and Ho9 of the Reigate and Banstead Borough Local Plan.

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

Reason:

To preserve the visual amenity of the area and protect neighbouring residential amenities with regard to the Reigate and Banstead Borough Local Plan 2005 policies Pc4 and Ho9.

## INFORMATIVES

1. Your attention is drawn to the safety benefits of installing sprinkler systems as an integral part of new development. Further information is available at [www.firesprinklers.info](http://www.firesprinklers.info).
2. The applicant is encouraged to provide renewable technology within the development hereby permitted in order to reduce greenhouse gas emissions.
3. The applicant is advised that prior to the initial occupation of any individual dwelling hereby permitted, a 140 litre wheeled bin conforming to British Standard BSEN840 and a 60 litre recycling box should be provided for the exclusive use of the occupants of that dwelling. Prior to the initial occupation of any communal dwellings or flats, wheeled refuse bins conforming to British Standard BSEN840, separate recycling bins for paper/card and mixed cans, and storage facilities for the bins should be installed by the developer prior to the initial occupation of any dwelling hereby permitted. Further details on the required number and specification of wheeled bins and recycling boxes is available from the Council's Neighbourhood Services on 01737 276501 or 01737 276097, or on the Council's website at [www.reigate-banstead.gov.uk](http://www.reigate-banstead.gov.uk). Bins and boxes meeting the specification may be purchased from any appropriate source, including the Council's Neighbourhood Services Unit on 01737 276775.
4. 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).

5. The applicant is advised that the essential requirements for an acceptable communication plan forming part of a Method of Construction Statement are viewed as: (i) how those likely to be affected by the site's activities are identified and how they will be informed about the project, site activities and programme; (ii) how neighbours will be notified prior to any noisy/disruptive work or of any significant changes to site activity that may affect them; (iii) the arrangements that will be in place to ensure a reasonable telephone response during working hours; (iv) the name and contact details of the site manager who will be able to deal with complaints; and (v) how those who are interested in or affected will be routinely advised regarding the progress of the work. Registration and operation of the site to the standards set by the Considerate Constructors Scheme (<http://www.ccscheme.org.uk/>) would help fulfil these requirements.
6. The permission hereby granted shall not be construed as authority to carry out any works on the highway. The applicant is advised that prior approval must be obtained from the Highway Authority Local Highways Service Group (0300 200 1003) before any works are carried out on any footway, footpath, carriageway, or verge to form a vehicle crossover or to install dropped kerbs. Please see:  
[www.surreycc.gov.uk/roads-and-transport/road-permits-and-licences/vehicle-crossovers-or-dropped-kerbs](http://www.surreycc.gov.uk/roads-and-transport/road-permits-and-licences/vehicle-crossovers-or-dropped-kerbs).
7. A pedestrian inter-visibility splay of 2m by 2m shall be provided on each side of the proposed access, the depth measured from the back of the footway and the widths outwards from the edges of the access. No fence, wall or other obstruction to visibility between 0.6m and 2m in height above ground level shall be erected within the area of such splays.
8. 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).
9. The developer is advised that as part of the detailed design of the highway works required by the above conditions, the County Highway Authority may require necessary accommodation works to street lights, road signs, road markings, highway drainage, surface covers, street trees, highway verges, highway surfaces, surface edge restraints and any other street furniture/equipment.
10. The use of a suitably qualified arboricultural consultant is essential to provide acceptable supervision and monitoring in respect of the arboricultural issues



in respect of the above condition. All works shall comply with the recommendations and guidelines contained within British Standard 5837.

11. 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 site is on or near land forming part of Banstead Commons which are protected by an Act of Parliament and Commons' Byelaws. The applicant is requested to liaise with the Clerk to the Conservators in order to protect the commons against unlawful acts including driving, parking, excavating or storage of materials on the commons. The Clerk may be contacted by writing to PO Box 528, Dorking, Surrey RH4 1NY.

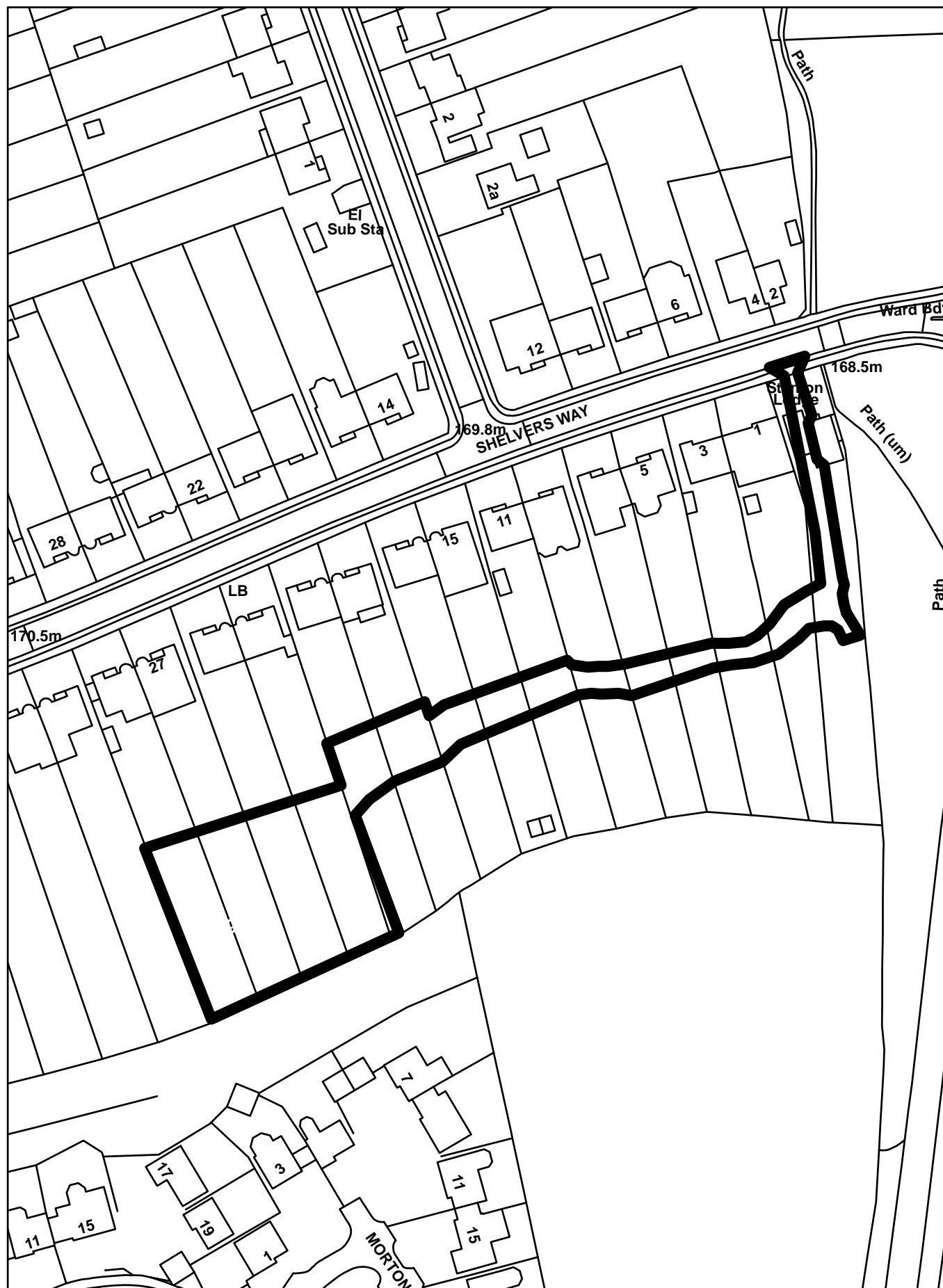
## **REASON FOR PERMISSION**

The development hereby permitted has been assessed against development plan policies CS1, CS2, CS4, CS10, CS11, CS12, CS14, CS15, Pc4, Ho9, Ho9A, Ho13, Ho14, Ho16, Mo5 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.

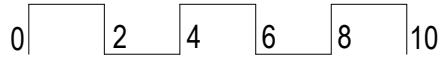
## **Proactive and Positive Statement**

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and 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.

# 18/01134/F - Land To The Rear Of 19-29 Shelveys Way, Tadworth







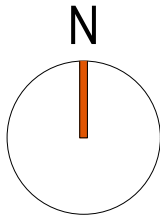
Application Site Area = 3883 sq.m / 0.39 hectares / 0.96 acres		
PLOT / TYPE		QUANTITY
Plots 1,2,4,5 & 6- 3 Bedroom Houses (91.5 sq.m / 985 sq.ft)		5
Plot 3- 3 Bedroom House (110.2 sq.m / 1186 sq.ft)		1
TOTAL		6
Parking		12 spaces

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4. DISCREPANCIES SHOULD BE REPORTED IN WRITING TO THE PROJECT ARCHITECT OR ENGINEER IMMEDIATELY

	PLANNING ISSUE.
A	PRELIMINARY ISSUE.
P1	description
rev.	

**drawing No:** 18007-A-PL03





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18007-A-PL14

revision: A

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t: 01794 830660 e: enquiries@vision-architects.org.uk

client: DEVINE HOMES PLC

project: Land at 19 to29 Shalvers Way, Tadworth, KT20 5QL.

drawing: Proposed Site Layout-Wider Context (Coloured)

status: PLANNING

scale: 1:250 @ A1

date: June2018

drawn: A/JC

checked: A/JC

2018.06.07

A/JC

date

by

ch

A

PLANNING ISSUE

rev.

description









client:	DEVINE HOMES PLC
project:	Land at 19 to 29 Shelveys Way, Tadworth, KT20 5QJ.
drawing:	Existing & Proposed Street Sections from Shelveys Way
status:	PLANNING

scale:	1:200 @ A1
date:	May 2018
drawn:	AJC
checked:	AJC

2018.05.16	AJC	AJC
2018.05.14	AJC	AJC
date	by	ch

A	PLANNING ISSUE.
P1	PRELIMINARY ISSUE.
rev.	description





SECTION FF



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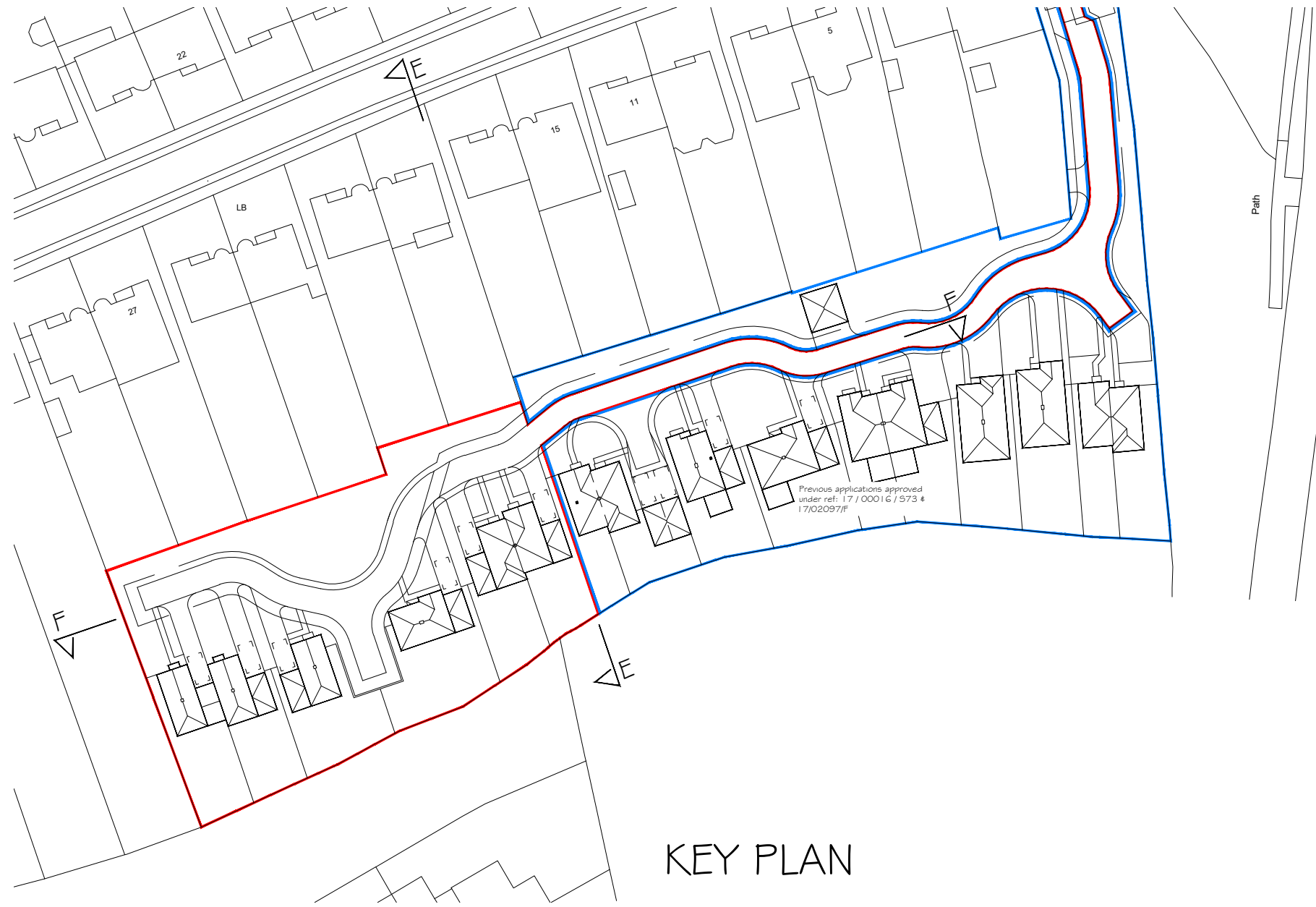
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description	P1	PRELIMINARY ISSUE.	2018.05.14	AJC	AJC	

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date:	May 2018	project:	Land at 19 to 29 Shelveys Way, Tadworth, KT20 5QJ.
drawn:	AJC	drawing:	Proposed Street Scene within site (coloured)
checked:	AJC	status:	PLANNING





SECTION EE



KEY PLAN



SECTION FF

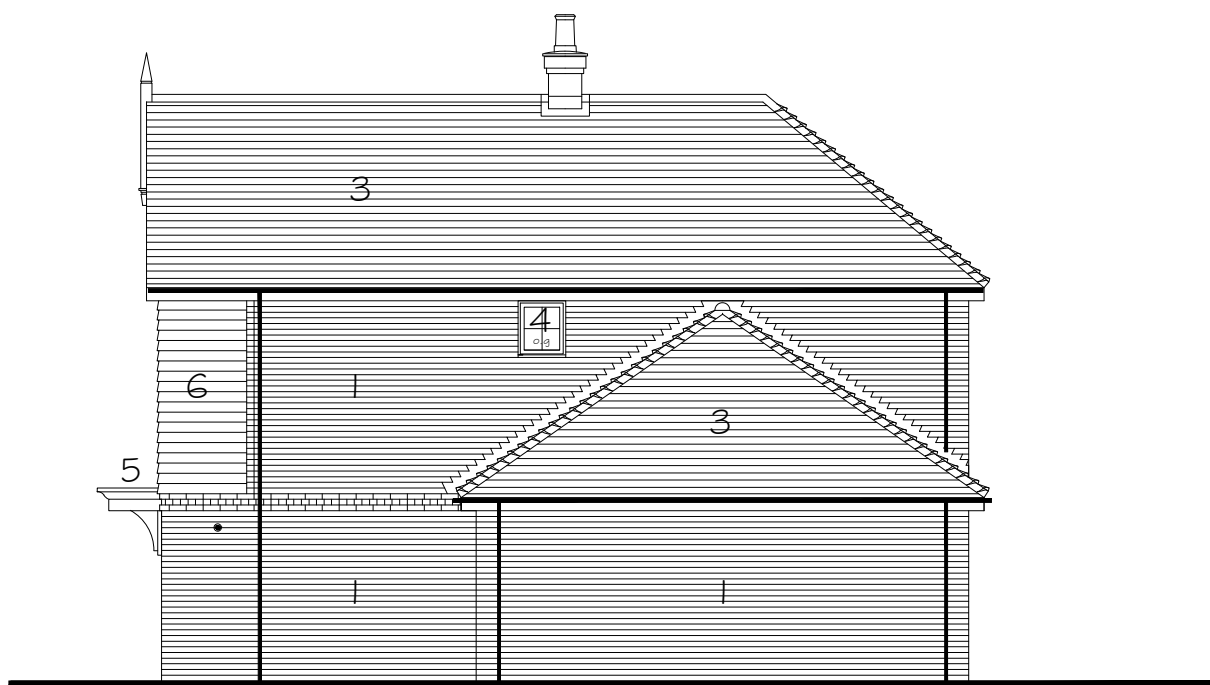
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date:	May 2018	project:	Land at 19 to 29 Shelvers Way, Tadworth, KT20 5QJ.
drawn:	AJC	drawing:	Proposed Site Sections
checked:	AJC	status:	PLANNING

2018.05.16	AJC	AJC	rev.	A	PLANNING ISSUE.
2018.05.14	AJC	AJC	rev.	P1	PRELIMINARY ISSUE.
date	by	ch	description		





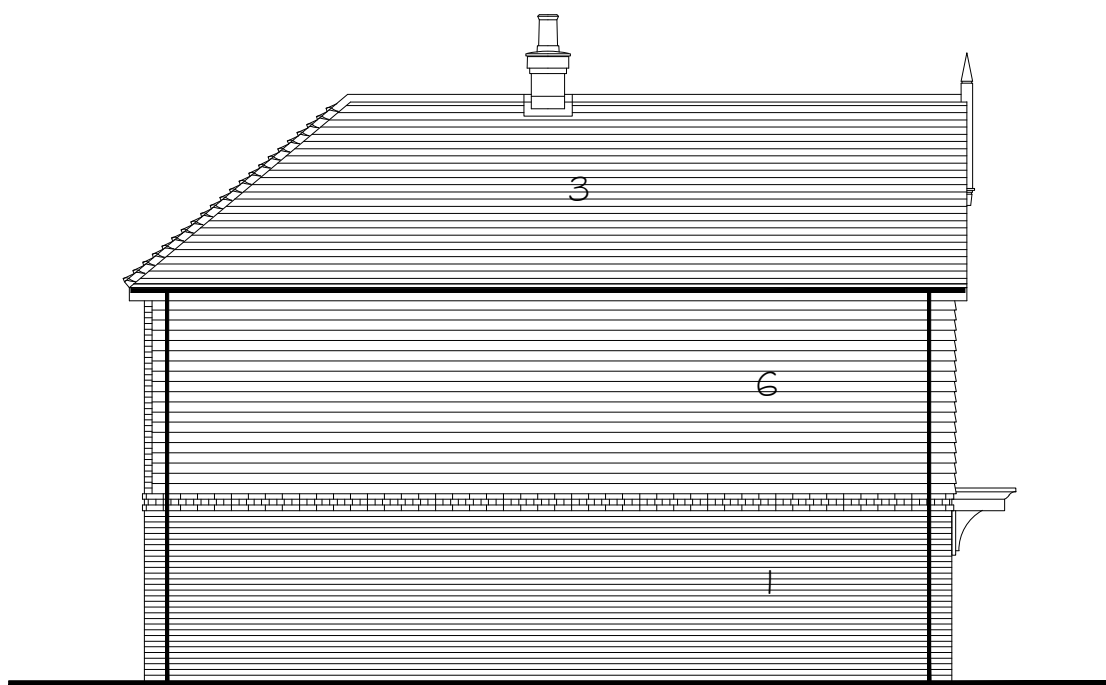
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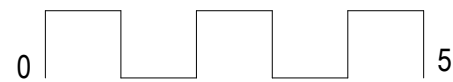
NORTH-EAST ELEVATION



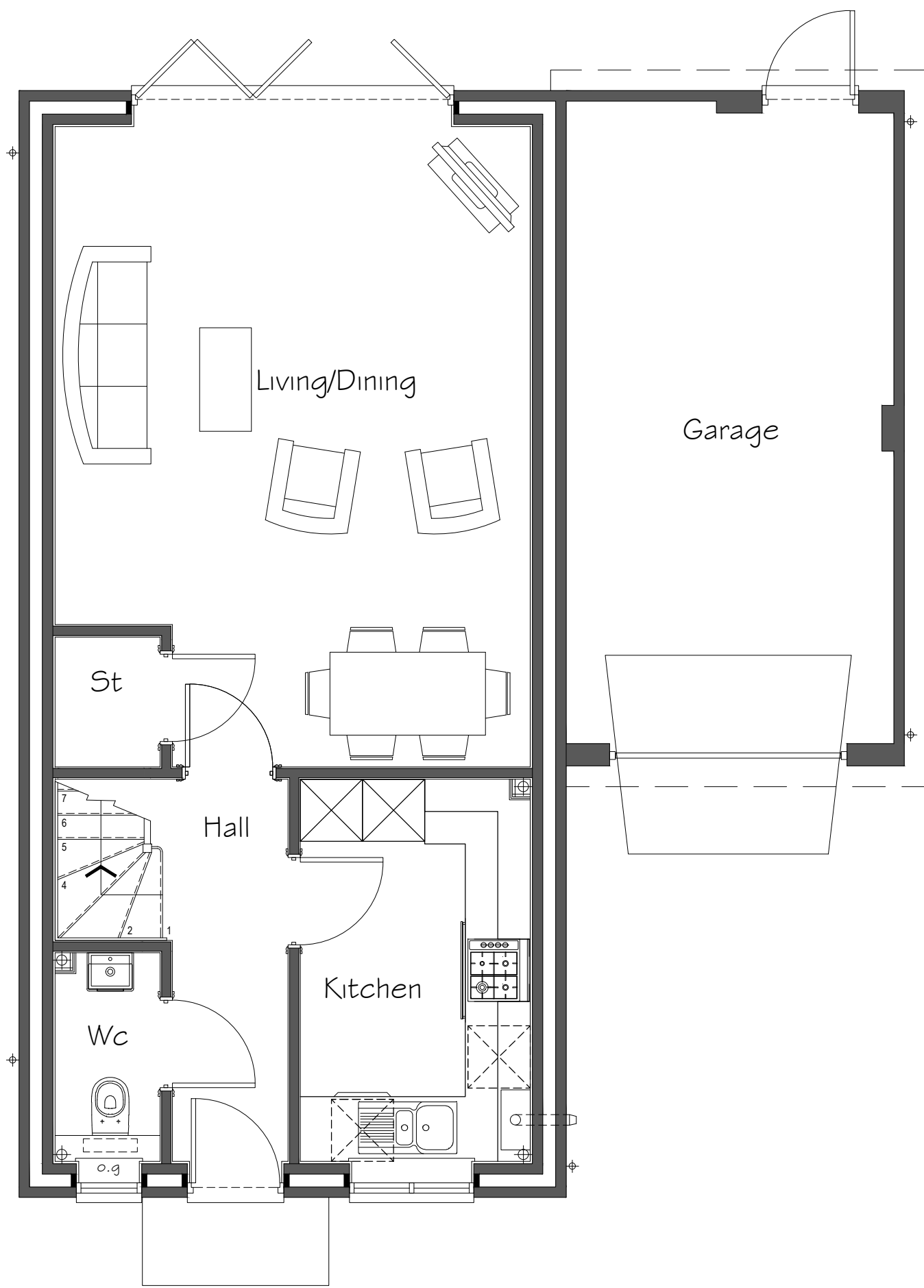
SOUTH-EAST ELEVATION



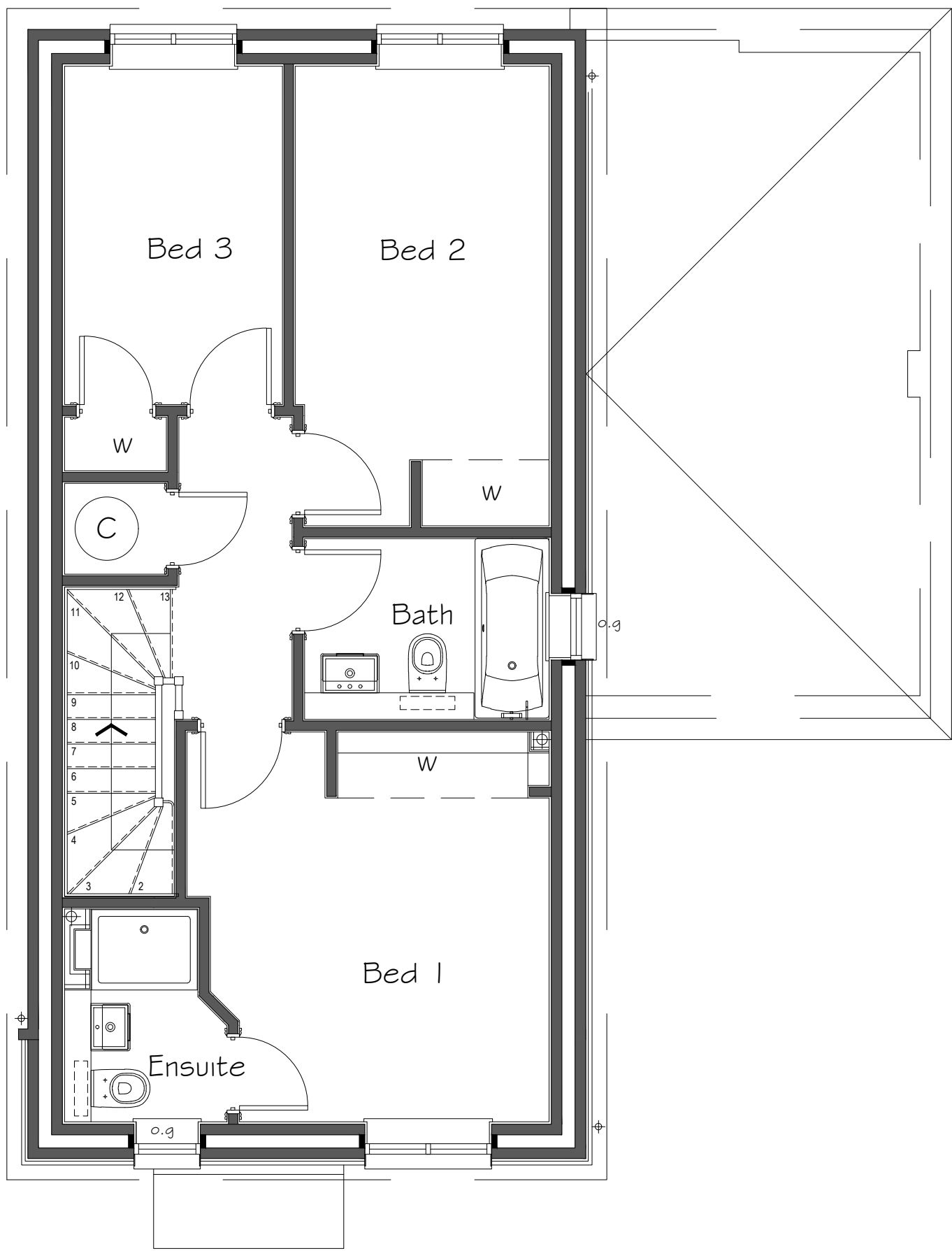
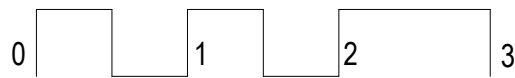
SOUTH-WEST ELEVATION



KEY TO MATERIALS	
1	Facing Brickwork
2	Render
3	Plain Tiles
4	uPVC Windows and Doors
5	Single Ply Membrane
6	Plain Tile Hanging
7	Timber Boarding



GROUND FLOOR PLAN



FIRST FLOOR PLAN

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rev.	description	date	by	ch
A	PLANNING ISSUE.	2018.05.16	AJC	AJC
P1	PRELIMINARY ISSUE.	2018.05.14	AJC	AJC

scale:	1:50 / 1:100 @ A1	client:	DEVINE HOMES PLC
date:	May 2018	project:	Land at 19 to 29 Shelveys Way, Tadworth, KT20 5QJ.
drawn:	AJC	drawing:	Plot 4 - Proposed Floor Plans & Elevations
checked:	AJC	status:	PLANNING



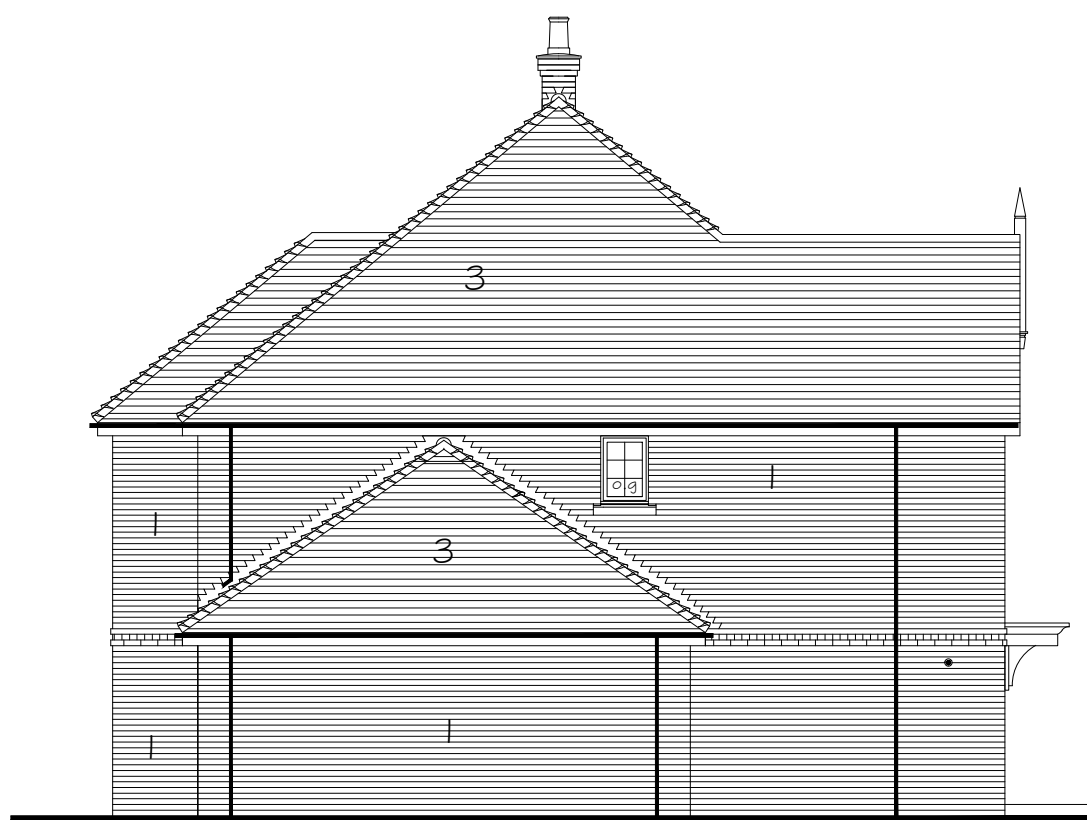
NORTH-WEST ELEVATION



SOUTH-WEST ELEVATION

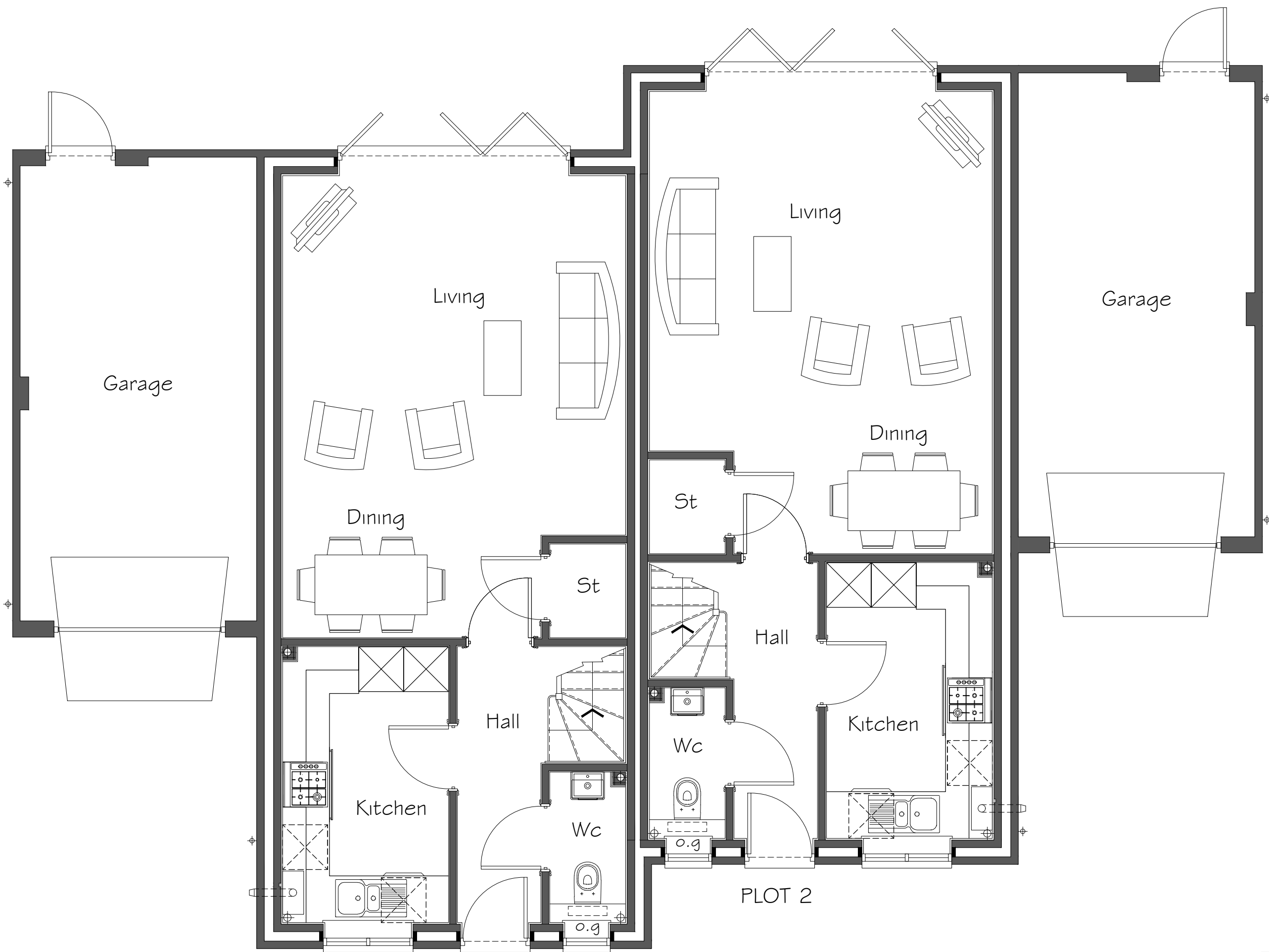


SOUTH-EAST ELEVATION

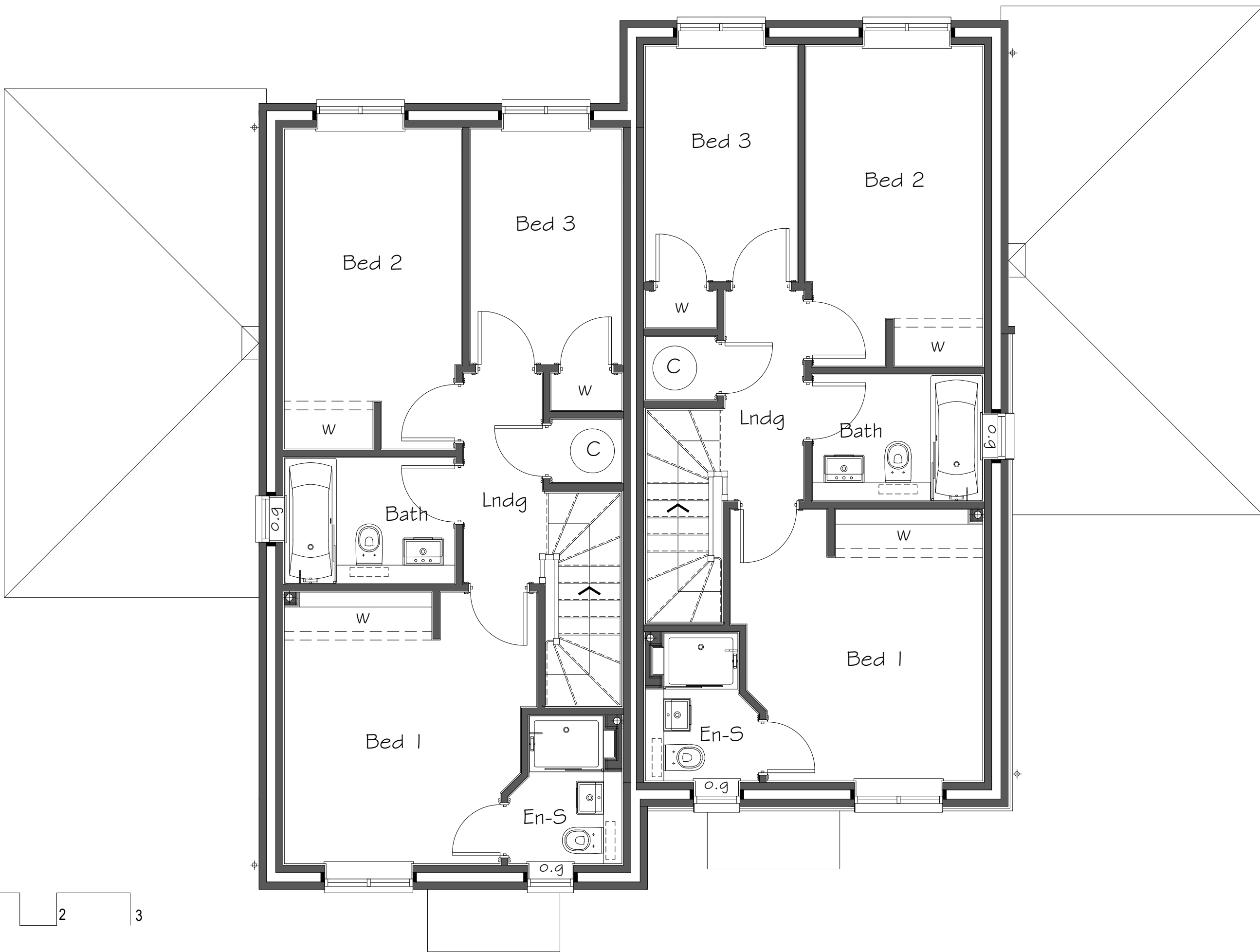


NORTH-EAST ELEVATION

KEY TO MATERIALS	
1	Facing Brickwork
2	Render
3	Plain Tiles
4	uPVC Windows and Doors
5	Single Ply Membrane
6	Plain Tile Hanging
7	Timber Boarding



GROUND FLOOR PLAN



FIRST FLOOR PLAN

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MODEL FILE REFERENCE- 18007-A-P-PL

rev.	description	date	by	ch
A	PLANNING ISSUE: PRELIMINARY ISSUE.	2018.05.16	AJC	AJC
P1		2018.05.14	AJC	AJC

scale:	1:50 / 1:100 @ A1
date:	May 2018
drawn:	AJC
checked:	AJC

client:	DEVINE HOMES PLC
project:	Land at 19 to 29 Shelveys Way, Tadworth, KT20 5QJ.
drawing:	Plots 1 and 2- Proposed Floor Plans & Elevations
status:	PLANNING

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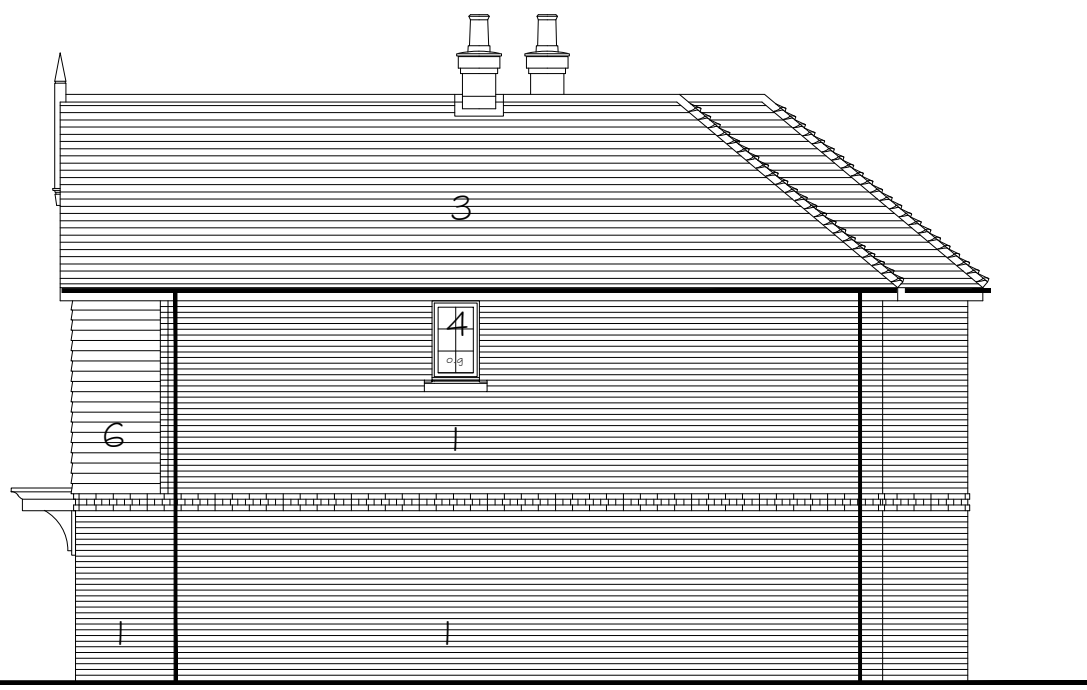
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drawing No: 18007-A-PL05 revision: A





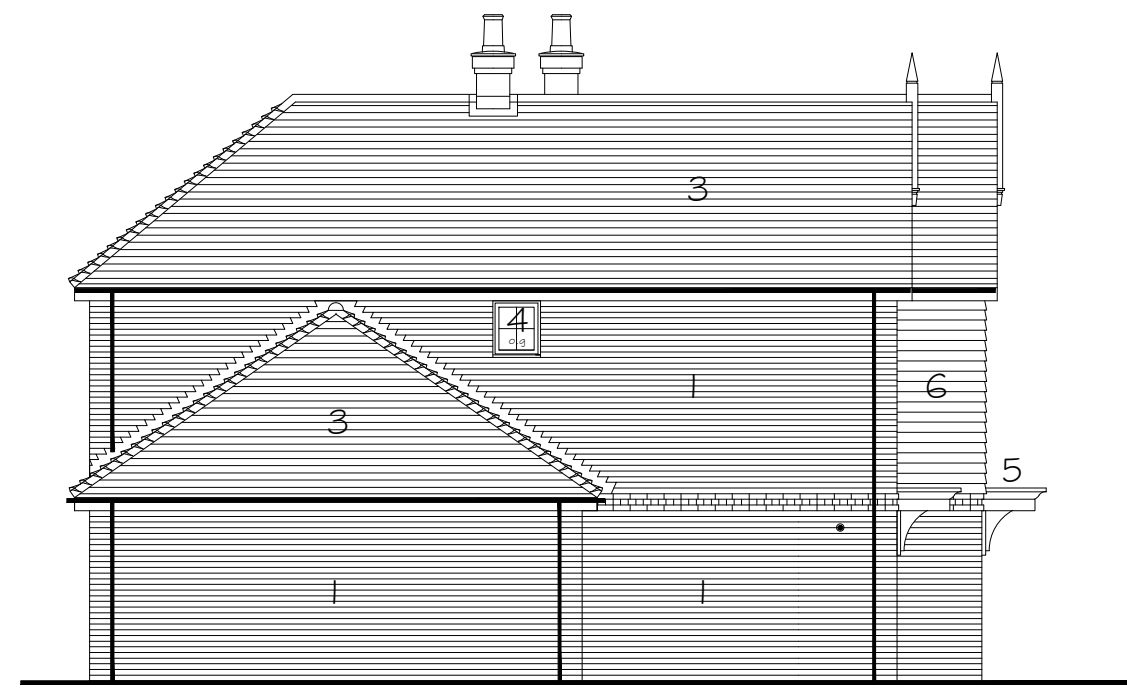
NORTH-WEST ELEVATION



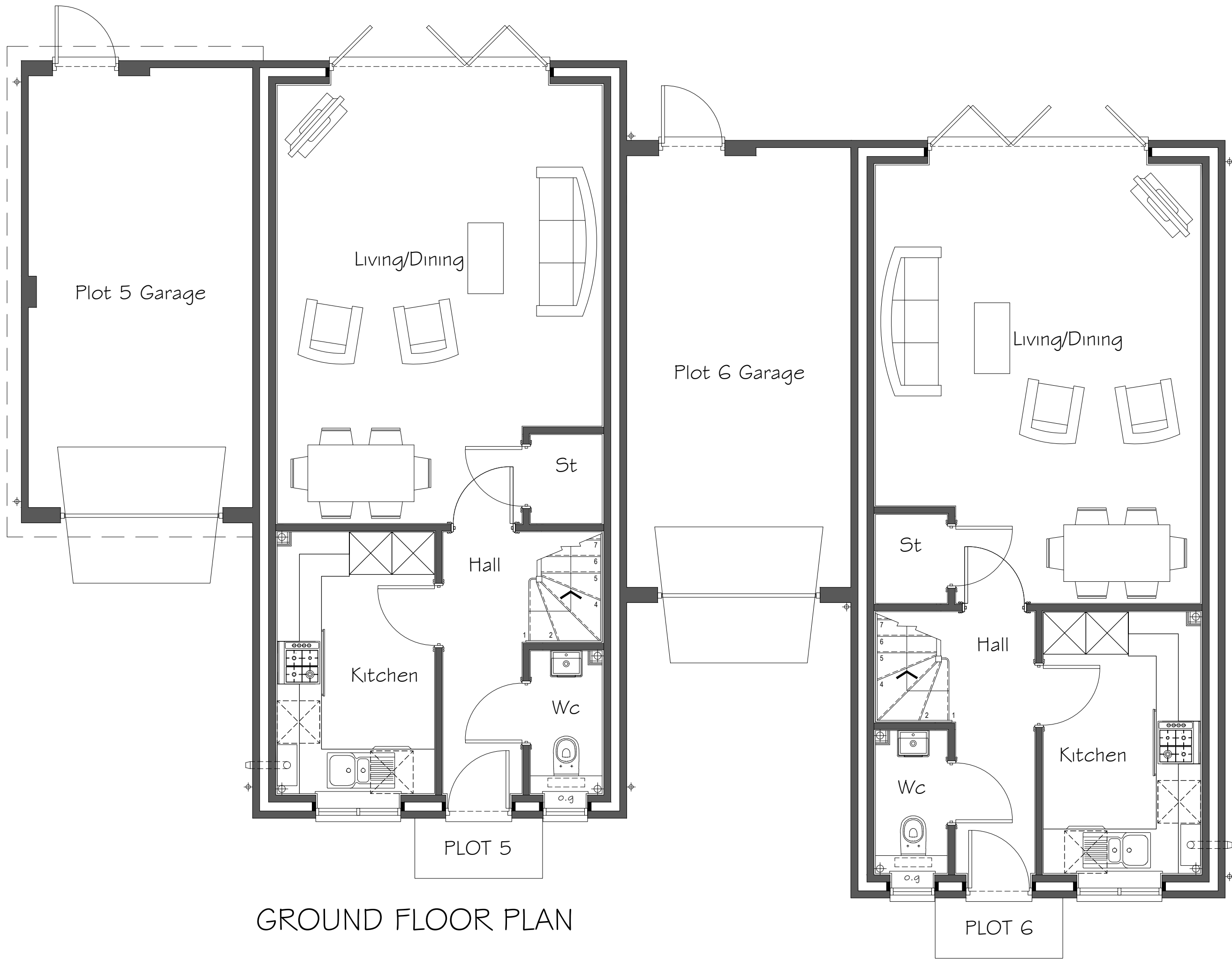
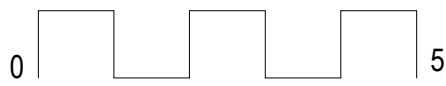
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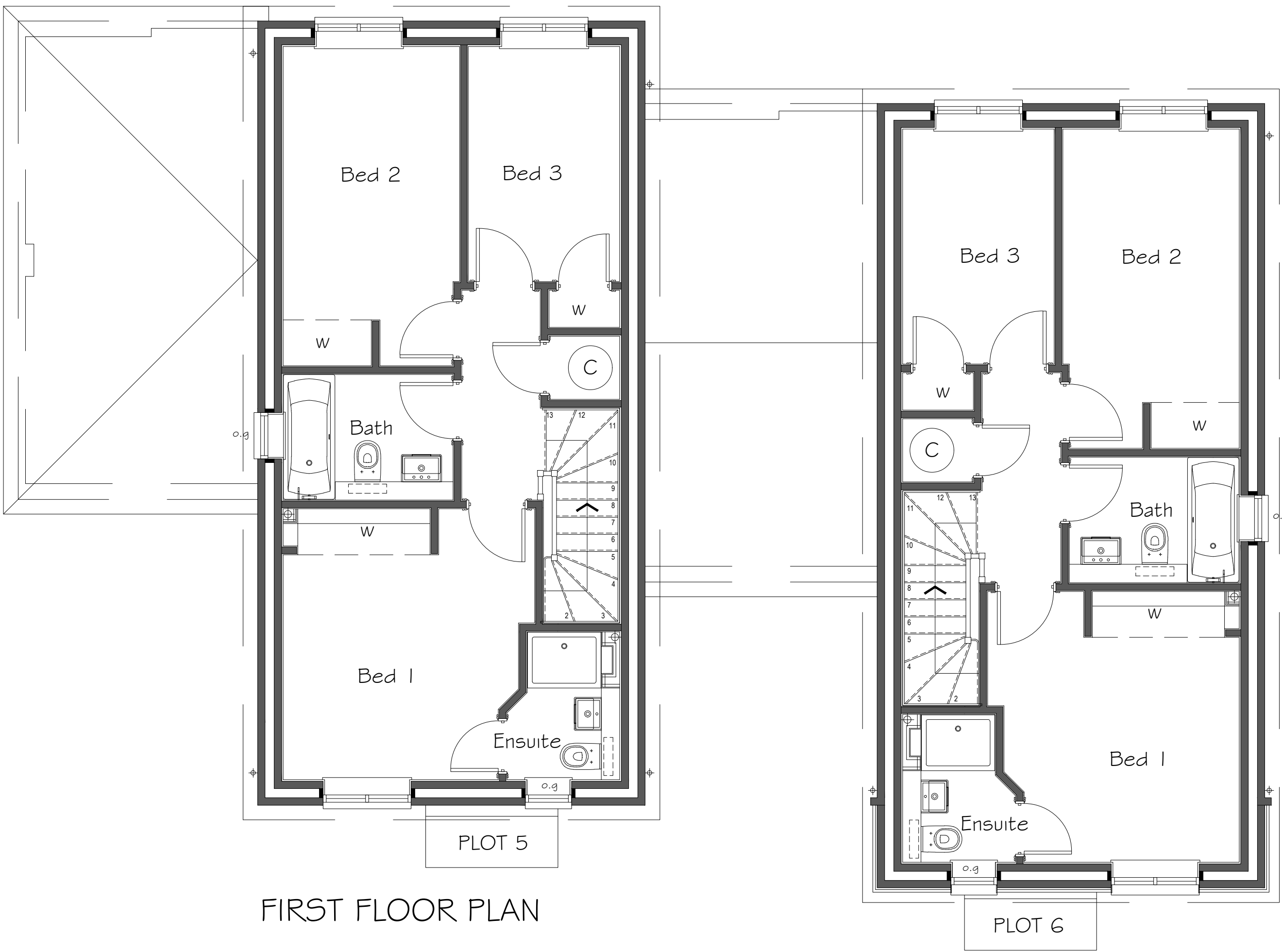
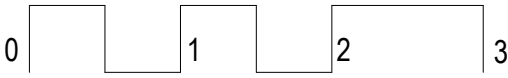
SOUTH-EAST ELEVATION



NORTH-EAST ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN

KEY TO MATERIALS	
1	Facing Brickwork
2	Render
3	Plain Tiles
4	uPVC Windows and Doors
5	Single Ply Membrane
6	Plain Tile Hanging
7	Timber Boarding

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drawing No:

revision: A

client: DEVINE HOMES PLC

project: Land at 19 to 29 Shelveys Way, Tadworth, KT20 5QJ.

drawing: Plots 5 & 6 - Proposed Floor Plans & Elevations

status: PLANNING

scale: 1:50 / 1:100 @ A1

date: May 2018

drawn: AJC

checked: AJC

scale: 1:50 / 1:100 @ A1

date: May 2018

drawn: AJC

checked: AJC

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drawing No:

revision: A



KEY TO MATERIALS	
1	Facing Brickwork
2	Render
3	Plain Tiles
4	uPVC Windows and Doors
5	Single Ply Membrane
6	Plain Tile Hanging
7	Timber Boarding



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drawing No: **A** revision:

scale:	1:50 / 1:100 @ A1	client:	DEVINE HOMES PLC
date:	May 2018	project:	Land at 19 to 29 Shelvel Way, Tadworth, KT20 9
drawn:	AJC	drawing:	Plot 3 - Proposed Floor Plans & Elevations
checked:	AJC	status:	PLANNING

	A	JC	ch
PLANNING ISSUE.	2018.05.16	AJC	
PRELIMINARY ISSUE.	2018.05.14	AJC	
description	date	by	
rev.			

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