

ADDENDUM
MEETING OF THE PLANNING COMMITTEE
WEDNESDAY 05th APRIL 2023

ITEM NO: 5

PLANNING APPLICATION: 22/02493/F - HUNTERSFIELD FARM FAIRLAWN ROAD BANSTEAD SURREY SM7 3AU

Additional comments from Surrey County Council Highway Authority regarding the impact of further development on the crossroads, following other committed development for example the dwellings allowed on appeal at Oak Tree Farm.

“I have considered application at Oak Tree Farm 25 Croydon Lane submitted under application RE/20/1799. The proposed development under that application is 10 dwellings and during the morning 0800 to 0900h peak and during the 1700 to 1800h peak the quantum of vehicle movements is likely to be similar to the previous gardening centre use.

For application 22/02493/F the access is located on Croydon Lane in the London Borough of Sutton, just to the east of the boundary with Surrey. There is an accident history that involved one accident in 2019 with a vehicle turning left at the junction of Fairlawn Road with Croydon Lane. It should be noted that there is adequate sight lines to the west into Surrey but substandard to the east into Sutton.

Throughout the day the proposed development is likely to lead to 13 inward movements and 14 outward movements. During the morning peak between 0800 and 0900h the development could lead to one inward movement and 2 outward movements and in the evening peak the development could lead to 1 inward movement and 1 outward movement. The current or former equestrian use of the site could have generated 29 inward movements and 29 outward movements throughout the day compared to the proposed 13 inward and 14 outward movements for the same time period. It is also likely that the current use of the site does not generate as much traffic as the developer’s transport consultant is stating, but it could have been similar to what the proposed development is likely to generate. However the proposed development is more likely to be a peak highway movement traffic generator than the previous use of the site meaning there is likely to be a slight increase in vehicle movements at the junction of Fairlawn Road with Croydon Lane during peak vehicle movements on the highway. The increase is unlikely to materially worsen highway safety at the junction (which is in Sutton and Surrey) over and above that which has already been occurring.

The approved development at 25 Croydon Lane is unlikely to worsen the situation because the traffic generation would have occurred anyway as both uses are likely to generate similar movements of traffic during the morning and evening peak.

The turning overlays for the site are accepted on the bases that the neighbouring properties are already being serviced with refuse vehicles of the size proposed to be used to collect waste from the proposed development.”

ITEM NO: 6

PLANNING APPLICATION: 22/01974/S73 – DORMER COTTAGE, THE CHASE, KINGSWOOD

Paragraph 4.6 referred to the applicant’s stated relocation of the dwelling, as submitted, which was 4.2 metres.

However, as referenced elsewhere within the report the plans did not accord with the on-site measurements and the correct re-positioning is 4.7 metres to the northwest.

Representations:

Since the publication of the report, a further 6 letters of representation have been received and have raised the following issues:

Issue	Number	Response
Overlooking and loss of privacy	5	See paragraphs 6.9-6.14
Overbearing	5	See paragraphs 6.9-6.14
Out of character	4	See paragraphs 6.4-6.8
Loss of trees	2	See paragraph 6.15- 6.17

Additional Commentary:

It was observed at the Committee Site visit on 01/04/2023 that further development comprising of a concrete base with brick/block plinth and doorway located to the north-east facing flank elevation has taken place. The purpose and final intended design of this is not known to the Council. Given its location adjacent to a swimming pool it is surmised that it is likely to be used as an ancillary plant room serving the swimming pool.

This further development does not form part of the scheme being considered under this S73 application. The plans do not indicate its presence or appearance.

As such the development has been referred to the Planning Enforcement team for further investigation and consideration.

The further development is not material to the scheme being considered, which solely relates to the repositioning of the dwelling, as previously approved.

Whilst it is frustrating and dismaying that further unauthorised works have taken place, Members of the committee are directed to consider the planning merits and impacts of the proposed re-siting only, which are covered in the officer report.

Also at the Committee Site visit it appeared that upright supports for the rear balcony screening had been installed. It was not clear whether these have been installed at the height or location, shown on the plans approved 21/01562/F.

With these in situ, and with the re-siting proposed by this current application magnifying their impact, it is apparent that the use of the area as a balcony and the screening itself could give rise to a neighbour amenity impact upon the occupiers of Oak Cottage, to the north east.

A condition is therefore suggested to prevent the screening being installed or the roof of the rear extension being used as a balcony unless and until details of the location, height and materials of any screening and balcony area are approved.

There has been constructed a 2.8 metre high fence along the boundary with Oak Cottage which was not shown on the approved plans and is therefore unauthorised. However, as reported at para 6.13, this fence does provide some mitigation against the impact of the building and may be preferable to the reversion back to the original fence. It is therefore considered appropriate to impose an additional condition requiring submission of details of boundary treatments to enable this to be retained or require its removable, whichever is preferable to all parties.

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
Tree Protection Plan	TPP04		23.10.2022
Floor Plan	009		07.06.2021
Elevation Plan	010		07.06.2021
Location Plan	101 A		23.09.2021
Proposed Plans	103 A		23.09.2021
Floor Plan	102 A		23.09.2021
Elevation Plan	104 B		23.09.2021
Proposed Plans	105 A		23.09.2021

Site Layout Plan	201 A	17.02.2023
Proposed street scene	205 A	17.02.2022

9. Notwithstanding the approved plans, this permission does not purport to grant consent for the use of any of the roof area as a balcony or the installation of any balcony screening unless and until details have been submitted to and approved by the local planning authority of any areas of roof to be used as a balcony together with the position, height and materials of balcony screening to be installed. Thereafter any screening shall be permanently retained and maintained.

Reason: To ensure that the use of the roof area as a balcony and the position and height of any screening do not cause any overlooking or appear unduly overbearing with regards preservation of the neighbour's amenities with regards Policy DES1 of the Reigate and Banstead Development Management Plan 2029.

10. Prior to occupation of the dwelling written details of the finalised positions, design, materials and type of boundary treatment to be erected shall have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and all boundary treatment shall be completed before the first occupation of the development hereby permitted.

Reason: To preserve the visual amenity of the area with regard to the Reigate and Banstead Borough Reigate and Banstead Development Management Plan 2019 Policy DES1 and requirements of the NPPF.

ITEM NO: 7

PLANNING APPLICATION: 22/01961/F 19 Station Road Horley, Surrey

Plans

A corrected location plan and block plan has been submitted, at Appendix A, showing the previously proposed side extension removed. This extension no longer forms part of the proposal. The red line of the application site remains unchanged.

Conditions

The changes to the following conditions are shown in ***bold italics and underlined***.

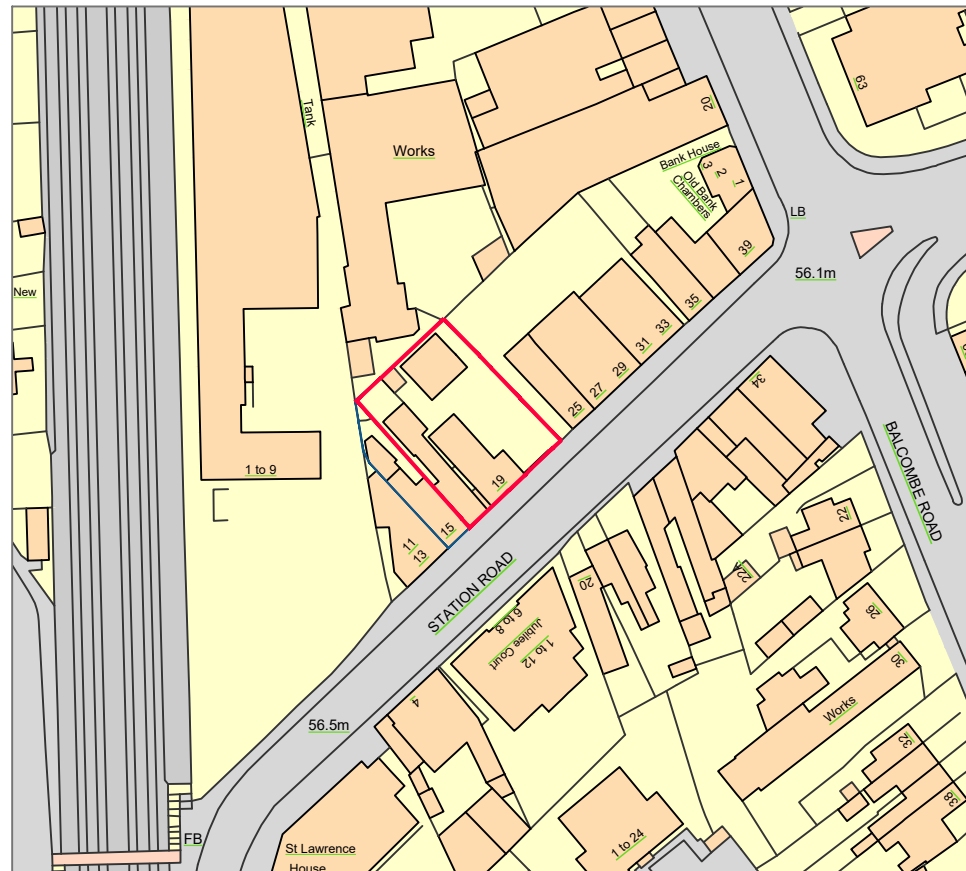
2. The development hereby permitted shall be carried out in accordance with the following approved plans:

Plan Type	Reference	Version	Received
Elevation Plan	5979-005	A	01.09.2022
Floor Plan	5979-004	G	01.09.2022
Site Layout Plan	2021-38 S6-02		16.02.2023
Floor Plan	2021-38 S6-10		16.02.2023
Roof Plan	2021-38 S6-11		16.02.2023
Elevation Plan	2021-38 S6-20		16.02.2023
Section Plan	2021-38 S6-30		16.02.2023
<u>Location and block plan</u>	<u>CP-2021-38-E-01</u>	<u>Rev A</u>	<u>04.04.2023</u>

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.

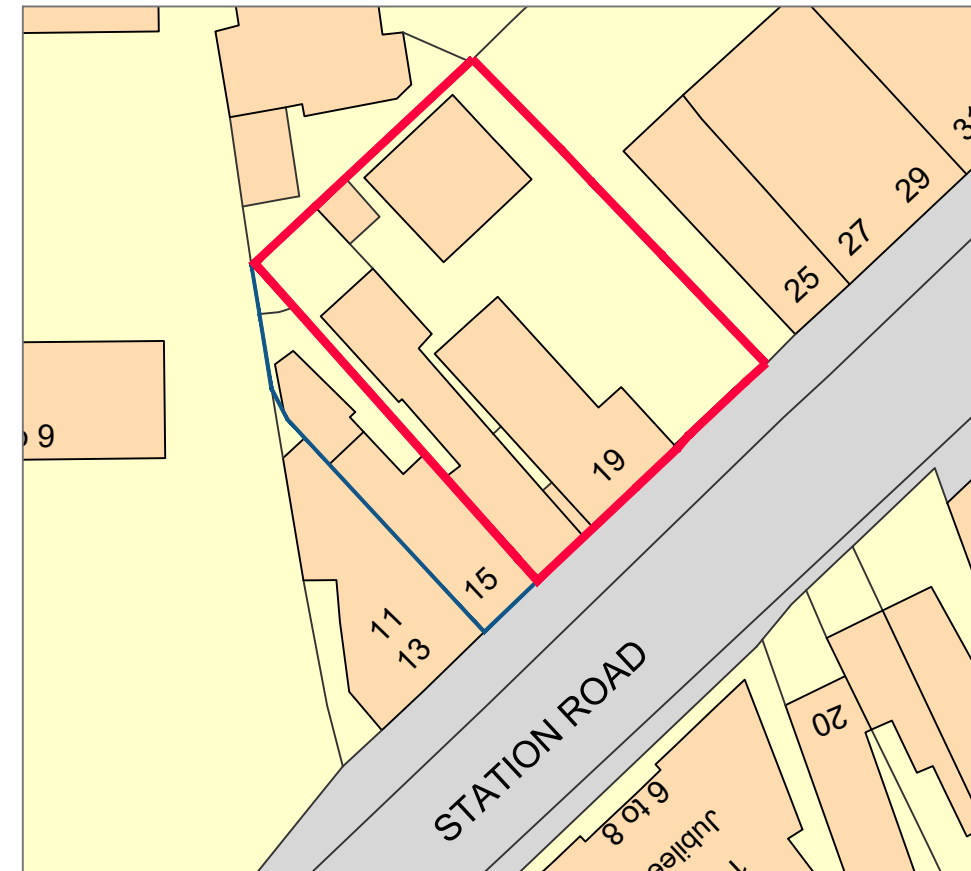
Appendix A

REVISIONS				
REV	DESCRIPTION	DRAWN	CHKD	DATE
1st	First Issue	JN	JN	20 05 22
A	Amended boundary lines	JO	CR	04 04 23



Location Plan

Scale 1:1250 @ A3



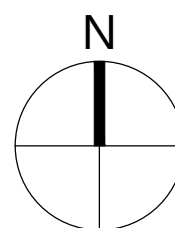
Block Plan

Scale 1:500 @ A3



NOTES

1. Drawing to be read in conjunction with specification and all relevant drawings.
2. Do not scale from this drawing unless for planning or transfer purposes - figured dimensions should be used where shown.
3. If you are in doubt of the contents of the drawing, please report discrepancies to the architect.
4. The architect is not liable for any faults relied on by third party consultants



PROJECT

19 Station Road
Horley, RH6 9HW

DRAWING TITLE

Location & Block Plans

PROJECT REF. | SHEET NO.

CP-2021-38 | E-01 - Rev A

SCALE	SHEET SIZE	DATE	CLIENT	PURPOSE
varies	A3	04 04 2023	Riverhill Ltd.	Planning



City Planning Ltd.

Third Floor, 244 Vauxhall Bridge Road, London, SW1V 1AU

T: 0203 393 2540 www.city-planning.co.uk