 <b>Reigate &amp; Banstead</b> <b>BOROUGH COUNCIL</b> Banstead   Horley   Redhill   Reigate	<b>TO:</b>		PLANNING COMMITTEE
	<b>DATE:</b>		28 June 2023
	<b>REPORT OF:</b>		HEAD OF PLANNING
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<b>AGENDA ITEM:</b>	5	<b>WARD:</b>	Hooley, Merstham, and Woodmansterne

<b>APPLICATION NUMBER:</b>		22/02132/F	<b>VALID:</b>	30/09/2022
<b>APPLICANT:</b>	Ringside Property Ltd		<b>AGENT:</b>	Grainger Planning Associates Ltd.
<b>LOCATION:</b>	12-18 HIGH STREET, MERSTHAM			
<b>DESCRIPTION:</b>	Retention of existing roof and re-use of original roofing timbers (where feasible) including re-use of original roofing slates; reinstatement of chimney stacks; retention and incorporation of remaining original first floor wall in connection with erection of first floor side and rear extension comprising three flats; new shopfront; and retention of single storey flank extension			
All plans in this report have been reproduced, are not to scale, and are for illustrative purposes only. The original plans should be viewed/referenced for detail.				

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

## SUMMARY

The application is for the erection of a first floor extension over part of the flat roof ground floor element to create three flats (1 x one bed, 1 x two bed, 1 x three bed). It is also proposed to retain and repair the roof of the Georgian elements of the locally listed building, reinstate the chimney stacks and reconstruct the wooden walls with masonry. A retrospective single storey side extension also forms part of this application.

The application follows on from enforcement action relating to damage caused to the locally listed building and a previous dismissed appeal for four flats above the existing ground floor. The scheme is considered to overcome the harm to the Merstham Conservation Area previously identified in the refused scheme dismissed at appeal by virtue of its reduced bulk, scale and massing, and reduction in eaves and ridge height so that it appears subservient to the existing building. The proposed extension is of a design in keeping with the Georgian character of the building.

The proposal would repair the locally listed building and reinstate elements that have been lost, such as the chimney stacks. Conditions have been added to the permission relating to the repair and restoration of the locally listed building and to the shop front fascia and these are timed to be actioned before the occupation of the flats. In this respect therefore it is considered an appropriate remedy, in keeping with the character of the building and Merstham Conservation Area.

It is noted that no car parking for the flats has been proposed; however, neither Surrey Highways nor the planning inspector for the previous appeal raised an objection in relation to this due to the proximity to public transport within easy walking distance including a main line railway station and a local shopping centre.

### **RECOMMENDATION(S)**

Planning permission is GRANTED subject to conditions.

## Consultations:

Highway Authority: No objections subject to informatives being added to the permission.

Surrey Archaeological Officer: The original consented works carried out on this site were fully monitored by the Surrey County Council Archaeology Unit in accordance with a condition attached to the 2019 planning consent and so I can confirm I have no archaeological concerns regarding the current application.

Conservation Officer: I have no objection from a conservation viewpoint subject to conditions, as the latest amendments have either addressed the issues referred to in my previous email or has suggested these are covered by condition

## Representations:

Letters were sent to neighbouring properties on 04 October 2022 and a site notice was posted on 11 October 2022. Thirty five letters of representation from local residents (Thirty two from the same address) have been received raising the following concerns:

Issue	Number	Response
Harm to conservation area	32	See paragraphs 6.10-6.13
Harm to locally listed building	32	See paragraphs 6.10-6.13
Out of character	9	See paragraphs 6.4-6.6
Overdevelopment	8	See paragraphs 6.4-6.6
Inadequate parking	11	See paragraph 6.17-6.20

Two letter of support have also been received.

## 1.0 Site and Character Appraisal

- 1.1 The property is a substantial building, previously in A1 use (now class E) and now a gym. The building is locally listed and parts of it date from the 18th century. The site is also within Merstham Conservation Area. To the rear of the property is an informal parking area, accessed from Station Road. There are two lime trees situated on the highway verge that would not be impacted by the proposed development. The site is relatively flat.
- 1.2 There have been recent extensions and alterations, some of which have been approved under previous schemes and some of which are subject to enforcement action.

## 2.0 Added Value

- 2.1 Improvements secured at the pre-application stage: None

- 2.2 Further improvements could be secured: Materials, conditions relating to the shopfront, reinstatement of chimneys and other parts of the locally listed building, broadband condition, water condition, highways conditions,

### **3.0 Relevant Planning and Enforcement History**

- 3.1 17/02682/F - Demolition of existing rear extensions, new single storey rear/side extension, new shop frontage, change of use to A3 and B1, new vehicle access, drop kerb to Station Road together with 8 no parking spaces – withdrawn by applicant.
- 3.2 19/01016/F - Change of use of the ground floor from A1 retail to mixed A1/D2 gym; demolition of the existing detached range of garages at the rear together with three rear extensions to the shops; erection of a single storey rear extension with car parking to the rear and a new dropped kerb. Installation of new shop fronts and replacement windows to first floor and amalgamation of two studio flats to form one self-contained 2-bed flat at first floor level – approved with conditions
- 3.3 19/01951/S73 - Change of use of the ground floor from A1 retail to mixed A1/D2 gym; demolition of the existing detached range of garages at the rear together with three rear extensions to the shops; erection of a single storey rear extension with car parking to the rear and a new dropped kerb. Installation of new shop fronts and replacement windows to first floor and amalgamation of two studio flats to form one self-contained 2-bed flat at first floor level. Variation of condition 1 of permission 19/01016/F. Amendment to approved plans – refused.
- 3.4 19/00288/DEMON – Removal of walls, chimney etc without permission – stop notices served.
- 3.5 20/02201/RET - Retrospective consent to demolish the original ground and first floor walls of No.14, consent to demolish the remaining original structure of the first floor walls, any remaining floor elements and the roof structure over of No.14; erection of a first floor over the whole of the ground floor comprising four 3-bed flats together with new roof over whole including the reintroduction of chimney stacks; and retain the ground floor side extension to the gym – non determination. – Appeal dismissed

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

- 4.1 The proposal is for a number of different aspects as follows:
- Erection of first floor extension over existing ground floor element to provide three flats.
  - Reinstatement of chimney stacks to locally listed building
  - Retention of the roof of the locally listed building
  - Repairs to the locally listed building.
  - Retention of the ground floor side extension to the gym.

- 4.2 The proposed scheme has been amended during the course of the application and follows a number of different applications and appeals relating to the site.
- 4.3 The design of the extension is in a Georgian style and is designed to be in keeping with the locally listed building. The scheme has been reduced from the proposal that was refused on appeal and is for three flats rather than four flats.
- 4.4 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.
- 4.5 Evidence of the applicant's design approach is set out below:

Assessment	At first floor level, there will be an extension over No.16 attached to the original building and running behind the original building. On the front elevation, the extension sits set back from the original front wall of No.14 to explain new from old. A further deep setback exists above the extension at No.18. The roof forms span shallow depths reflecting the Georgian designs of No.14, and the roof height of the original building s the tallest height, with roof heights stepping down progressively
Involvement	No community consultation took place.
Evaluation	N/A
Design	This application varies significantly from the appeal scheme in terms of its impact upon the locally listed building, a non-designated heritage asset. The original front wall at first floor is now to be retained and the uPVC windows replaced with timber windows; and the existing roof is to be kept with existing roof timbers supplemented where necessary. The materials of the extension will match the existing building.

- 4.6 Further details of the development are as follows:

Site area	0.1 hectares
Proposed parking spaces	0 (for the dwellings)
Parking standard	3

Net increase in dwellings	2 (three overall but replacing one on the first floor of the locally listed building that was lost with the extensions to the gym)
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## 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, NHE9
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:

- Impact on local character
- Impact on locally listed building
- Neighbour amenity
- Highway and parking matters

- Trees and landscaping
- CIL
- Affordable housing
- Sustainability and Climate Change
- Other matters

Impact on local character

- 6.3 The application is for the erection of a first floor extension above much of the existing gym to provide 1x one bed flat, 1 x two bed flat and 1 x three bed flat. In addition, the retention of the existing ground floorside extension is proposed. Aspects of the application relating to the repair of the locally listed building will be discussed in the next section.
- 6.4 The previous scheme for four flats was considered an overdevelopment of the site with a higher ridge than the existing building and increase in bulk, scale and massing. This was considered harmful to the wider conservation area and the impact on the locally listed building.
- 6.5 The proposed scheme has reduced the quantum of development with ridges that are subservient to the original building and the extension is set back from the original dwelling. To the rear, there would be a number of gables in keeping with the original Georgian dwelling. This scheme is considered to overcome the harm to the conservation area and would now have eaves and a ridge no higher than the existing dwelling and would be in keeping with the heights of the other properties within the High Street, all of which falls under the Merstham Conservation Area.
- 6.6 The conservation officer has been consulted during the course of the application, and in terms of materials proposed on the extension, he raises no objection to the proposed materials subject to some conditions relating to the render, tiling and the use of wooden sash windows.
- 6.7 It is noted that the side extension is retrospective in nature and originally the Council raised concerns in relation to the side extension. However, in the appeal decision for 20/02201/RET, the inspector made the following comments: *"The single storey side extension is set well back from the public footpath and matches the height and appearance of the rear extensions. In itself, it does not have an adverse effect upon the existing building or wider MCA (Merstham Conservation Area)."*  
Therefore the retained side extension is acceptable in terms of its design and impact on the character of the conservation area.
- 6.8 The three residential units proposed exceed the minimum sizes as stated within the nationally prescribed space standards and comply with policy DES5.

- 6.9 It is considered therefore that the quantum of development and the design of the buildings are appropriate on this site and the proposal complies with both policies DES1 and NHE9 in this regard.

Impact on the locally listed building

- 6.10 Policy NHE9 and Para 195 of the NPPF require that Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. Para 196 states that where there is evidence of deliberate neglect of, or damage to, a heritage asset, the deteriorated state of the heritage asset should not be taken into account in any decision
- 6.11 Para 203 of the NPPF requires that the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.
- 6.12 The previous application was refused (20/02201/RET) as the locally listed building would have been largely lost at first floor. The appeal inspector agreed with the council's assessment and stated:  
*"Some of the upper floor walls have been lost during the works to the ground floor but the complete loss of the upper floor walls and roof would significantly erode the building's significance as a non-designated heritage asset."*
- 6.13 In this application, the proposal seeks to reinstate much of the locally listed building, including the reconstruction of the side walls, repair and reconstruction of the roof, reinstatement of the chimney stacks that have been removed and reinstatement of wooden sash windows to the front elevation of the locally listed building. The applicants have provided a structural report as part of the application.
- 6.14 It is noted that the first floor of the locally listed building will not have sufficient head height to be used as residential accommodation which is lamentable. However, the proposed changes and repair to the locally listed building will enhance the non-designated heritage asset within the conservation area. The conservation officer has raised no objections to the proposal subject to a number of conditions relating to the chimney stacks, the replacement of the side wooden walls with masonry, the replacement and repair of the roof and its structure, and the repair of the shopfront fascia.
- 6.15 Subject to the above conditions being carried out, it is considered that the proposal complies with policy NHE9 and that the proposal now sufficiently preserves the non-designated heritage asset



### Neighbour amenity

- 6.16 The proposal would increase the bulk and quantum of development on the site. A site visit has been undertaken in order to assess the impact of the new dwellings on neighbouring properties. It is noted that the closest residential neighbours to the property are those to the rear (east) of the site at Broadmead which is a block of residential flats. There is significant separation distance between the two properties of around 20m and the rear windows of the proposal would face onto the rear wall of the block of flats. Due to the distances involved, and the similar position of a number of the first floor rear windows to the existing building, it is not considered that there would be an unacceptable loss of amenity to those flats to the rear.
- 6.17 Turning to the side facing windows, these would face onto a road or a flank side elevation of a neighbouring unit on the High Street and these are not considered to cause significant or material overlooking to those properties.
- 6.18 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

- 6.19 The County Highways Authority has assessed the proposed development on safety, capacity and policy grounds and have recommended that the proposal would not cause material harm to the safety and operation of the adjacent highway.
- 6.20 DMP policy TAP1 states that new residential development should: "Include car parking and cycle storage for residential and non-residential development in accordance with adopted local standards (see Annex 4). The applicant has stated that the proposed flats would have no parking.
- 6.21 The applicant provided with the previous planning application a parking survey and they made the following comments:  
"Applying the new parking standards to the proposed development would suggest a total of four parking spaces for the four proposed flats. Discounting the theoretical parking demand arising from either the two original studio units or the one 2-bed flat approved as part of the 2019 permission, a parking survey (included within the accompanying parking report) concludes that the on-street parking stress within 200m of the site would only rise to 70% if all the theoretical parking demand was placed on-street."
- 6.22 No objection was raised in terms of lack of parking for the previous planning application and the planning inspector agreed with this. It is noted that there is a reduction of one flat from the previous proposal and the impact on on-street parking would be reduced from that scheme. The site is within a 2 minute walk of a main line railway station, and within a local shopping centre as well as on

a relatively major bus route. It is therefore considered that the proposal complies in this regard with policy TAP1.

### CIL

- 6.23 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

- 6.24 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.
- 6.25 In view of this, the Council is not presently requiring financial contributions from applications such as this resulting in a net gain of 10 units or less.

### Sustainability and Climate Change

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

### Other Matters

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

## CONDITIONS

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

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

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

Plan Type	Reference	Version	Date Received
Detailed Technical Plan	Unnumbered		24.04.2023
Detailed Technical Plan	Unnumbered		24.04.2023
Detailed Technical Plan	Unnumbered		24.04.2023
Existing Plans	P1	A	30.09.2022
Proposed Plans	P2	C	16.01.2023

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. Notwithstanding the drawings, the proposed external finishing materials and details shall be carried out using the external facing materials and details specified below and there shall be no variation without the prior approval in writing of the Local Planning Authority:
  - a) All external joinery shall be white painted timber.
  - b) All external walls shall be finished in white or cream painted smooth render.
  - c) Before any occupation of the flats the timber external walls to the existing building shall be replaced with external rendered masonry walls.
  - d) All roofs shall match the existing roof angle and the existing roof shall remain as existing angle and height, notwithstanding the angle of roof shown on the drawings.
  - e) The stability of the original front façade shall be maintained during and after the works. The front window height and opening size and position shall remain as existing.
  - f) The existing signs on the frontage including fascia signs, shop signs, fence signs and illuminated box sign above entrance shall be removed before the occupation of the flats.

**Reason:** To ensure that the development hereby permitted is only constructed using the appropriate external facing materials and detailing in the interest of maintaining the historic and architectural character of the locally listed building

and the visual amenities of the conservation area with regard to Reigate and Banstead Development Management Plan 2019 policies DES1 and NHE9.

4. Before installation of the front elevation shopfronts and external doors, details of the proposed shopfront and door joinery including detailed elevations and cross sections of the shopfront joinery including the fascias, shall be submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with these approved details. All joinery shall be of painted timber. The shopfronts shall be completed, and the existing signs removed before any occupation of the flats.

Reason: To ensure that the development hereby permitted is only constructed using the appropriate external facing materials and detailing in the interest of maintaining the historic and architectural character of the locally listed building and the visual amenities of the conservation area with regard to Reigate and Banstead Development Management Plan 2019 policies DES1 and NHE9.

5. All windows at first floor shall be white painted timber vertically sliding sashes with external glazing bars of traditional profile, no sash horns and set back behind the reveal at one brick depth. Before installation of these first floor windows, details of the joinery shall be submitted to and approved in writing by the LPA. All the first floor windows including those on the existing building shall be replaced with the approved painted timber vertically sliding sashes before any occupation of the flats.

Reason: To ensure that the development hereby permitted is only constructed using the appropriate external facing materials and detailing in the interest of maintaining the historic and architectural character of the locally listed building and the visual amenities of the conservation area with regard to Reigate and Banstead Development Management Plan 2019 policies DES1 and NHE9.

6. Notwithstanding the General Permitted Development Order, details of any photovoltaics or solar panels to be installed shall be submitted to and approved in writing by the Local Planning Authority to consider their site, appearance and locations in relation to the character of the Conservation Area and Locally Listed Building before their installation.

Reason: To ensure that the development hereby permitted is only constructed using the appropriate external facing materials and detailing in the interest of maintaining the historic and architectural character of the locally listed building and the visual amenities of the conservation area with regard to Reigate and Banstead Development Management Plan 2019 policies DES1 and NHE9.

7. Notwithstanding the General Permitted Development Order, details of any charging points shall be submitted to and approved in writing by the Local Planning Authority. The sockets, feeder pillars, conduit and any guarding shall minimise the visual impact and of a dark colour and minimal illumination to conserve the character of the Conservation Area and Locally Listed Building heritage asset. Conduits shall be located below ground where possible.

Reason: To ensure that the development hereby permitted is only constructed using the appropriate external facing materials and detailing in the interest of maintaining the historic and architectural character of the locally listed building and the visual amenities of the conservation area with regard to Reigate and Banstead Development Management Plan 2019 policies DES1 and NHE9.

8. Details of any bicycle stores or refuse stores shall be submitted to and approved in writing by the Local Planning Authority before their installation.

Reason: To ensure that the development hereby permitted is only constructed using the appropriate external facing materials and detailing in the interest of maintaining the historic and architectural character of the locally listed building and the visual amenities of the conservation area with regard to Reigate and Banstead Development Management Plan 2019 policies DES1 and NHE9.

9. Before the brick chimneystacks are reinstated details of their construction, shall be submitted to and approved in writing by the Local Planning Authority including reinstating the corbelling detail to the original detail of 2 rows brick corbel 2 bricks above, installation of terracotta chimney pots and approval of brickwork to match the original brick and shall be a dark red handmade sandfaced clay brick.

Reason: To ensure that the development hereby permitted is only constructed using the appropriate external facing materials and detailing in the interest of maintaining the historic and architectural character of the locally listed building and the visual amenities of the conservation area with regard to Reigate and Banstead Development Management Plan 2019 policies DES1 and NHE9.

10. The roof shall be of natural slate with Staffordshire blue clay ridge tiles. A photographic sample of the proposed slate adjacent to the original historic slates showing it is of the same size, dimensions, texture and colour shall be submitted to and approved in writing by the Local Planning Authority before their installation. The roof shall be fully repaired before the occupation of any units.

Reason: To ensure that the development hereby permitted is only constructed using the appropriate external facing materials and detailing in the interest of maintaining the historic and architectural character of the locally listed building and the visual amenities of the conservation area with regard to Reigate and Banstead Development Management Plan 2019 policies DES1 and NHE9

11. Detailed drawings of the strengthening, stabilising and repair of the existing roof timbers including eaves level timbers, purlins, rafters, joists, collars and tie beams shall be submitted to and approved in writing by the LPA before any repairs commence. All existing timbers from eaves level upwards shall be retained (the application section drawing shall not apply to the existing roof area). All repairs shall be in the form of supplementary timbers running alongside the existing timbers to provide structural support. All repairs shall be completed before occupation of any of the flats.

Reason: To ensure that the development hereby permitted is only constructed using the appropriate external facing materials and detailing in the interest of maintaining the historic and architectural character of the locally listed building and the visual amenities of the conservation area with regard to Reigate and Banstead Development Management Plan 2019 policies DES1 and NHE9

12. All rooflights shall be black painted metal conservation rooflights with a single vertical glazing bar. Metal sheet wrapped timber rooflights are not acceptable. Details of the conservation rooflights shall be submitted to and approved in writing by the Local Planning Authority before their installation.

Reason: To ensure that the development hereby permitted is only constructed using the appropriate external facing materials and detailing in the interest of maintaining the historic and architectural character of the locally listed building and the visual amenities of the conservation area with regard to Reigate and Banstead Development Management Plan 2019 policies DES1 and NHE9

13. 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.

14. The development hereby approved shall not be first occupied unless and until a Water Efficiency Statement has been submitted to and approved in writing by the Local Planning Authority. The Statement shall detail how the development will ensure that the potential water consumption by occupants of each new dwelling does not exceed 110 litres per person per day,

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

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

## 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 . Please also note our website area for developers <https://www.reigate-banstead.gov.uk>

[banstead.gov.uk/info/20062/recycling\\_and\\_refuse/392/fees\\_for\\_recycling\\_and\\_refuse\\_services/3](https://banstead.gov.uk/info/20062/recycling_and_refuse/392/fees_for_recycling_and_refuse_services/3).

5. The applicant is encouraged to provide renewable technology within the development hereby permitted in order to reduce greenhouse gas emissions. Further information can be found on the Council website at : [Climate Change Information](#).
6. The developer is reminded that it is an offence to allow materials to be carried from the site and deposited on or damage the highway from uncleaned wheels or badly loaded vehicles. The Highway Authority will seek, wherever possible, to recover any expenses incurred in clearing, cleaning or repairing highway surfaces and prosecutes persistent offenders. (Highways Act 1980 Sections 131, 148, 149).
7. Section 59 of the Highways Act permits the Highway Authority to charge developers for damage caused by excessive weight and movements of vehicles to and from a site. The Highway Authority will pass on the cost of any excess repairs compared to normal maintenance costs to the applicant/organisation responsible for the damage.
8. The permission hereby granted shall not be construed as authority to carry out any works on the highway or any works that may affect a drainage channel/culvert or water course. The applicant is advised that a permit and, potentially, a Section 278 agreement must be obtained from the Highway Authority before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway. All works on the highway will require a permit and an application will need to be submitted to the County Council's Street Works Team up to 3 months in advance of the intended start date, depending on the scale of the works proposed and the classification of the road. Please see <http://www.surreycc.gov.uk/roads-and-transport/road-permits-and-licences/the-traffic-management-permit-scheme> . The applicant is also advised that Consent may be required under Section 23 of the Land Drainage Act 1991. Please see [www.surreycc.gov.uk/people-and-community/emergency-planning-and-community-safety/floodingadvice](http://www.surreycc.gov.uk/people-and-community/emergency-planning-and-community-safety/floodingadvice) .
9. The applicant is expected to ensure the safe operation of all construction traffic in order to prevent unnecessary disturbance, obstruction and inconvenience to other highway users. Care should be taken to ensure that the waiting, parking, loading and unloading of construction vehicles does not hinder the free flow of any carriageway, footway, bridleway, footpath, cycle route, right of way or private driveway or entrance. Where repeated problems occur the Highway Authority may use available powers under the terms of the Highways Act 1980 to ensure the safe operation of the highway.
10. It is the responsibility of the developer to ensure that the electricity supply is sufficient to meet future demands and that any power balancing technology is in place if required. Please refer to:



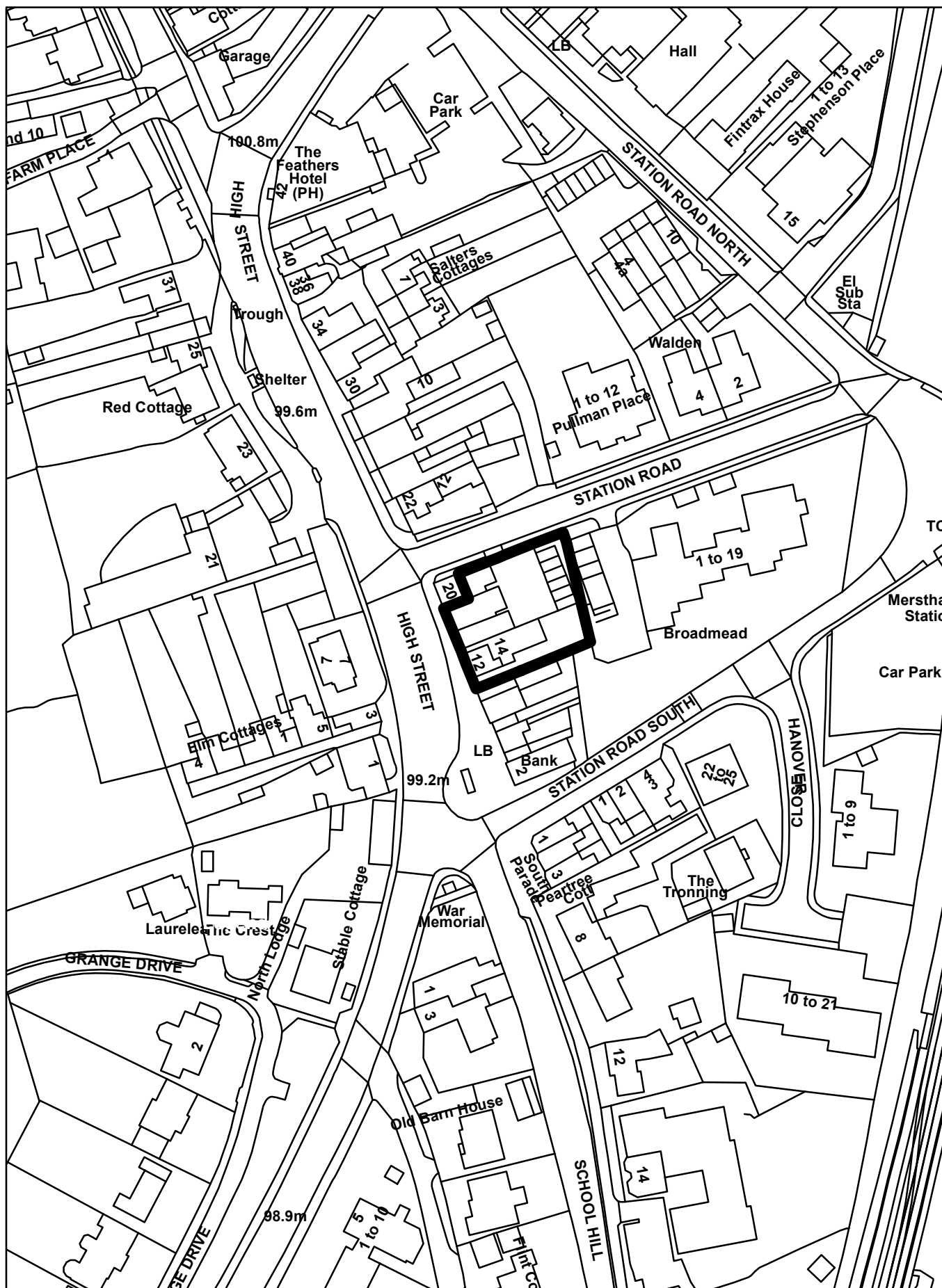
<http://www.beama.org.uk/resourceLibrary/beama-guide-to-electric-vehicle-infrastructure.html> for guidance and further information on charging modes and connector types.

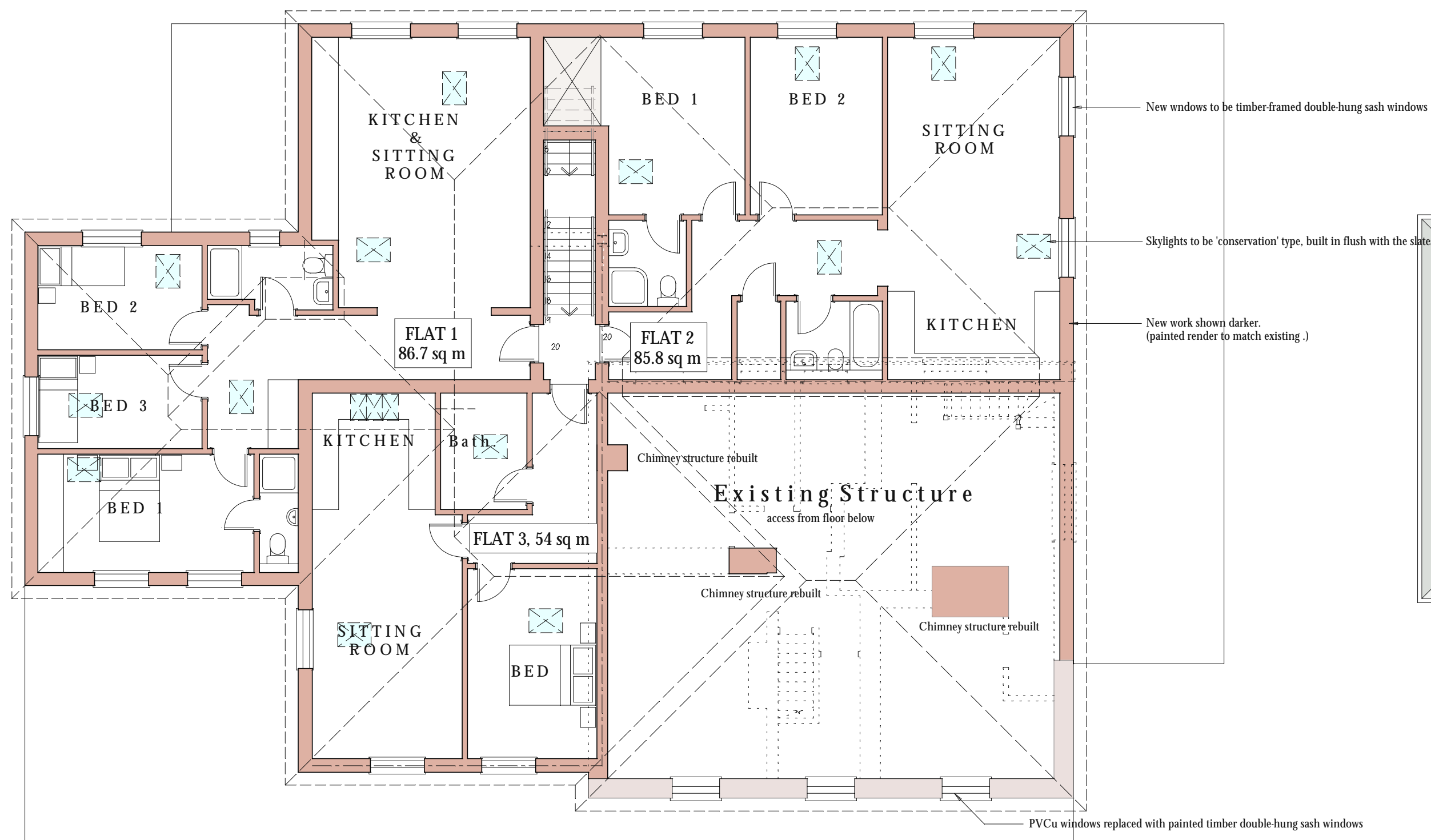
## **REASON FOR PERMISSION**

The development hereby permitted has been assessed against development plan policies DES1, DES5, DES8, TAP1, NHE3, NHE9, 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.

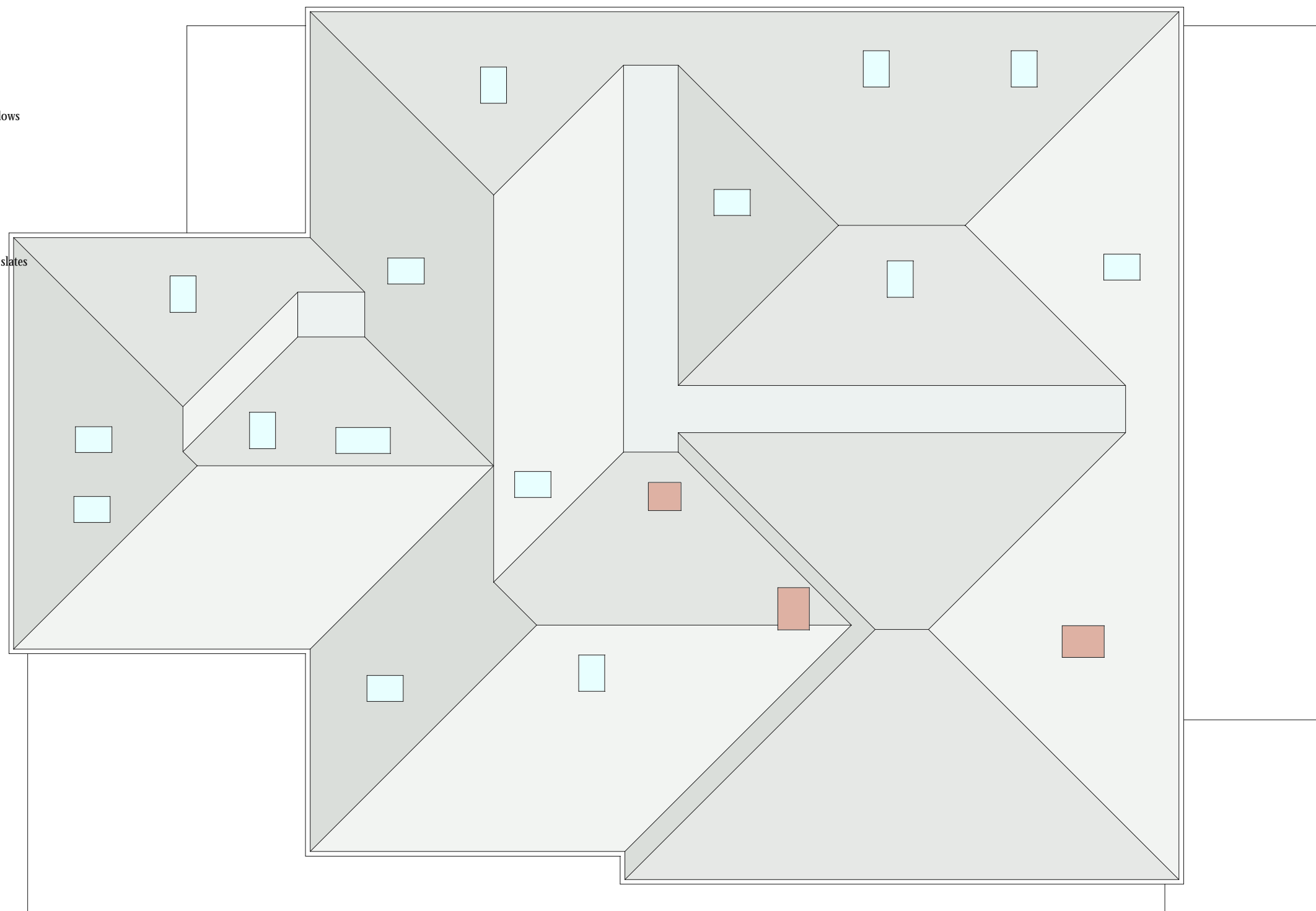
# 22/02132/F - 12-18 High Street, Merstham



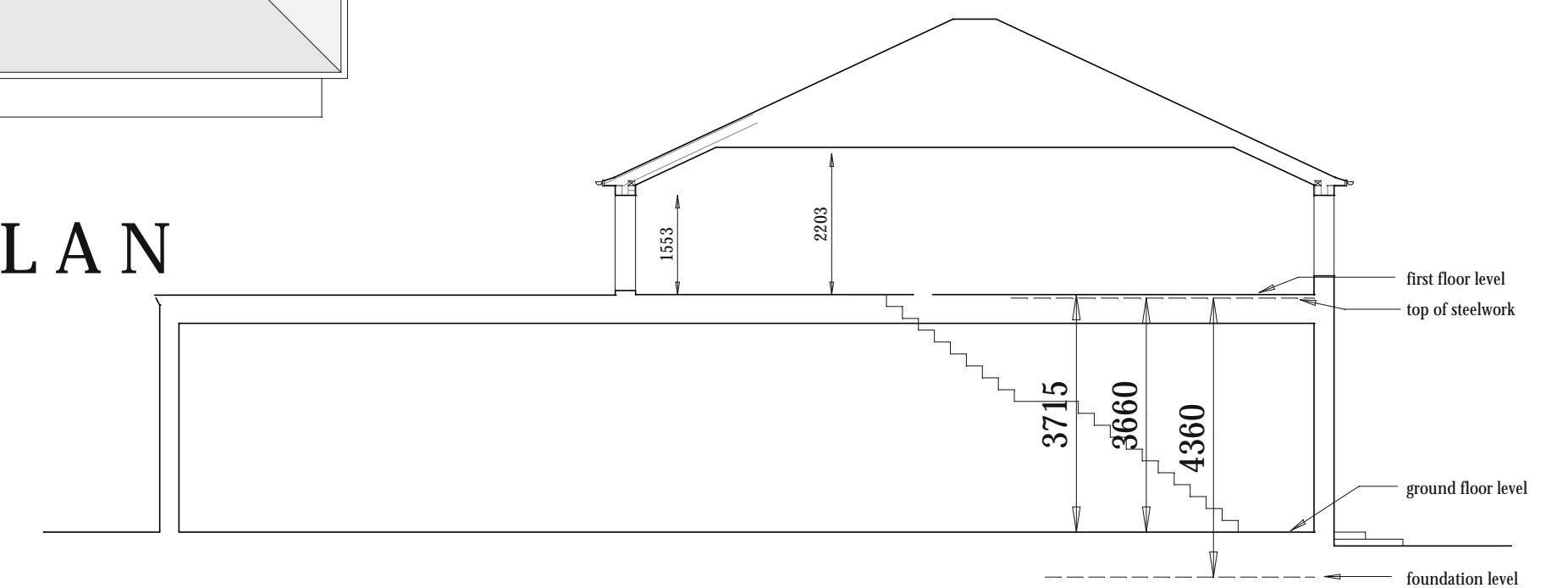
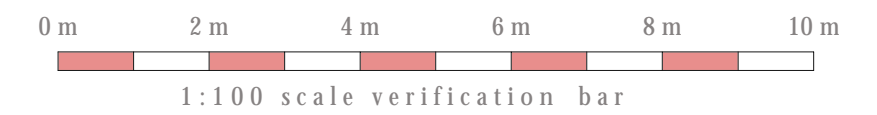


PROPOSED FIRST FLOOR PLAN

SCALE 1:100



PROPOSED ROOF PLAN



SECTION



FLANK ELEVATION

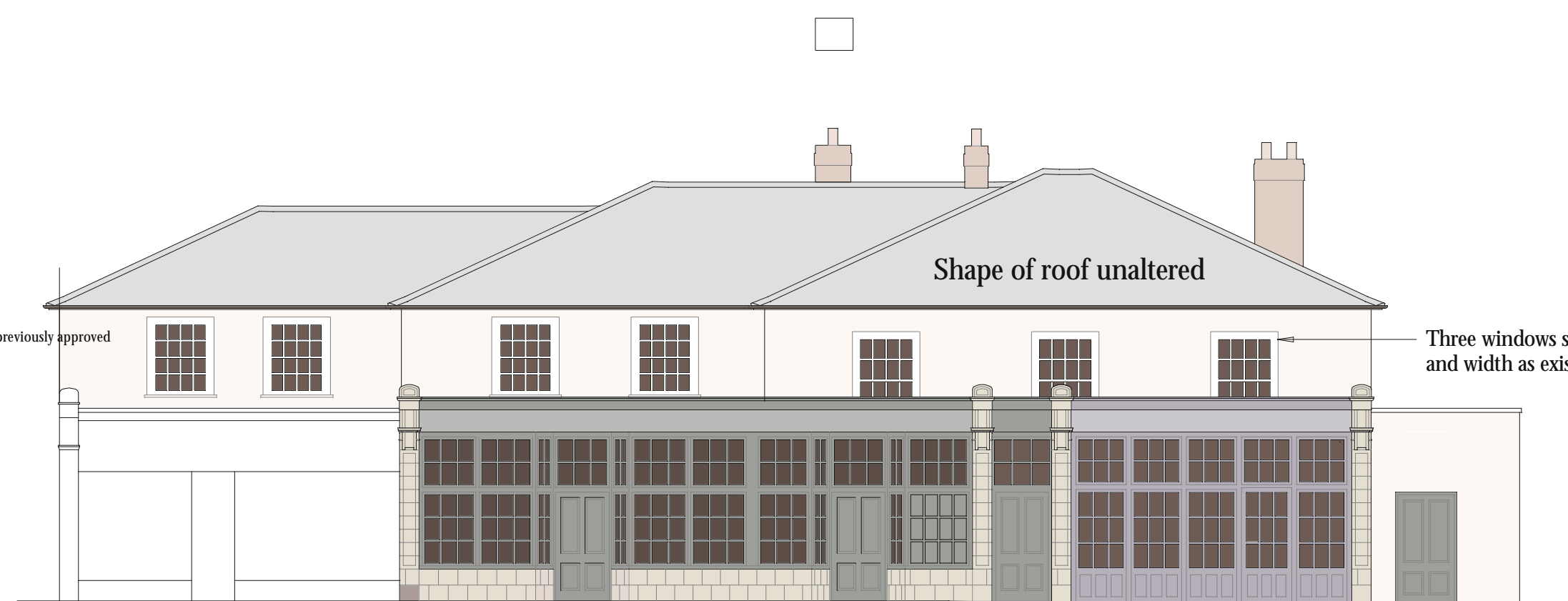
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REAR ELEVATION

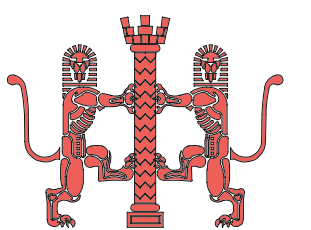
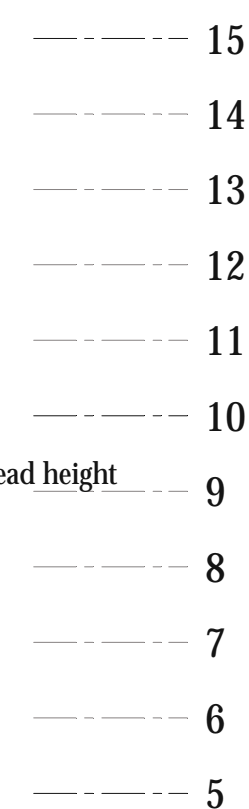


FLANK ELEVATION



PROPOSED FRONT ELEVATION

APPROVED SHOP FRONT SHOWN



GRAHAM RIX R I B A  
CHARTERED ARCHITECT  
13 Furze Lane, Purley  
Surrey CR8 3EJ

tel: 020 8660 2571

web site: [www.grahamrix.co.uk](http://www.grahamrix.co.uk)  
email: [graham@grahamrix.co.uk](mailto:graham@grahamrix.co.uk)

Proposed Development  
at  
12-18 HIGH STREET  
MERSTHAM RH1 3EA  
for Carvall Homes Ltd

THE  
PROPOSAL

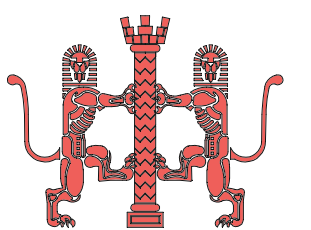
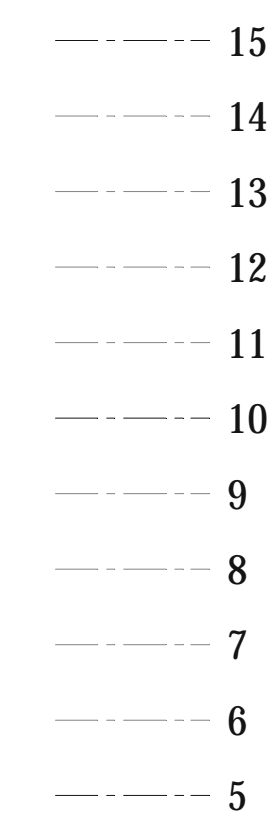
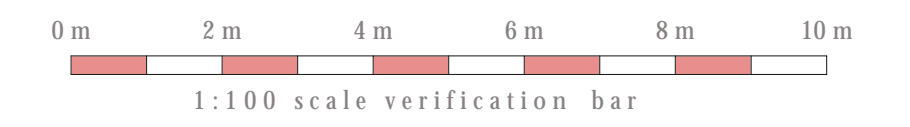
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21/08/2022

Rev C 16/12/2022 Front sash windows lowered  
Rev B 20/09/2022 Additional stack shown  
Rev A 24/08/2022 Approved shop front shown

12HS

P2 (C)



Proposed Development  
at  
12-18 HIGH STREET  
MERSTHAM RH1 3EA  
for Carvall Homes Ltd

## THE PROPOSAL

scale 1:100, 1:200

28/09/2022

12HS

P3