

ADDENDUM
MEETING OF THE PLANNING COMMITTEE
WEDNESDAY 07th FEBRUARY 2024

ITEM NO: 5

**PLANNING APPLICATION: 21/02289/OUT 1-12 Copthorne Brighton Road
Burgh Heath Surrey KT20 6BQ**

Report

The following corrections/ alterations are made the case officer report, highlighted in **bold** and *italics*:

4.4 The existing access would be re-built and re-used and would be **5.5m in width**.

4.8 Further details of the development are as follows:

| | |
|----------------------------|---|
| Site area | 0.62Ha |
| Existing use | Residential (13 one bed/ bed sit units Class C3) |
| Proposed use | Residential (10 units Class C3) |
| Housing Mix | 8x3 bed flats, 2x2 bad flats |
| Parking Standard | Low Accessibility |
| | 1 bed flat – 1 space required. |
| | 2 bed Flat – 2 spaces required. |
| | 3 bed flat – 2 spaces required. |
| | 22 spaces required |
| Existing parking provision | 16 spaces |
| Proposed parking provision | 40 spaces – 22 for the proposed dwellings, 16 for the 16 retained flats, 2 for Copthorne Lodge |

Highway Matters

6.22 The site is located in an area of low accessibility as defined within Annex 4 of the DMP. On this basis the proposed development would require the provision of 20 spaces and 2 visitor spaces (22 in total). This would be provided within the **40 proposed spaces**. A further **16 spaces** would be given over to the existing 8x1 bed units on site. ***This would meet the required standard of 1 space per 1 bed unit. On this basis all required parking for existing and proposed flats would be provided for on site.***

6.23 The existing access into the site would be maintained and utilised for the proposed development. The County Highway Authority (CHA) has reviewed the application and is satisfied with the level of visibility and that there would not be

harm to the safe operation of the highway. It is noted that the existing access is reasonably long and at present is not provided with a pedestrian footpath linking the site to the highway. A condition has been recommended by the CHA to secure this. ***The access road is 5.5m in width which would be sufficiently wide enough to incorporate a footpath of 1.5m (the required width for two pedestrians to pass each other) whilst maintaining the minimum 4m width required for access by vehicles, including a fire appliance.***

Conditions

8. The development shall not be occupied until a separate pedestrian access ***measuring a minimum width of 1.5m from the highway to the site*** has been provided in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority.

Reason: The condition above is required in order that the development should not prejudice highway safety, nor cause inconvenience to other highway users, and to accord with the National Planning Policy Framework 2021 and Reigate and Banstead Core Strategy 2014 Policy CS17 (Travel Options and Accessibility).

ITEM NO: 6

PLANNING APPLICATION: 23/01979/F Woodlands Chapel, St Marys Road Reigate RH2 7JQ

Plans

The landscaping plan on page 63 of the agenda is out of date as it does not reflect the reduced depth of Plot 1 as shown on page 62. A revised landscaping plan is required by condition.

Consultations

Tree Officer: No objection. Condition and informative recommended.

The following corrections are made to the case officer report highlighted in **bold** and *italics*.

- 4.1 ...Each of the dwellings would be 8.8m in height. Plot 1 would be 7.8m in depth whilst ***plot 2*** would be 10.3. There would be a separation of approx. 1.5m between the two dwellings.
- 6.11 The proposed dwellings would face towards existing dwellings to the north side of ***St Marys Road***.

Conditions

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

| Plan Type | Reference | Version | Received |
|-------------------------|-----------------------|----------------|-------------------|
| Elevation Plan | CRB/P23/09 | A | 12.12.2023 |
| Elevation Plan | CRB/P23/10 | A | 12.12.2023 |
| Elevation Plan | CRB/P23/11 | A | 12.12.2023 |
| Site Layout Plan | CRB/P23/06 | A | 12.12.2023 |
| Proposed Plans | CRB/P22/08 | A | 12.12.2023 |
| Floor Plan | WCR/P23/07 | A | 12.12.2023 |
| Landscaping Plan | CWLD-BP-WC-LA-2337-01 | | 22.09.2023 |
| Location Plan | WCR/P22/01 | | 22.09.2023 |
| Block Plan | CRB/P22/02 | | 22.09.2023 |
| Other Plan | CRB/P22/03 | | 22.09.2023 |
| Elevation Plan | CRB/P22/04 | | 22.09.2023 |
| Existing Plans | CRB/P22/05 | | 22.09.2023 |
| Elevation Plan | CRB/P23/09 | | 22.09.2023 |

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.

4. The development shall not be commenced unless and until the accesses to St Mary's Way have been constructed and provided with pedestrian and vehicle visibility zones in accordance with the approved plan numbered No.CRB/P23/06/**Rev A** and thereafter the visibility zones shall be kept permanently clear of any obstruction over 0.6 metres high above the ground.
Reason: In order that the development should not prejudice highway safety, nor cause inconvenience to other highway users, and to accord with the National Planning Policy Framework 2023 and Policy TAP1 Parking, access, and Servicing of the Reigate and Banstead Local Plan Development Management Plan September 2019 and Reigate and Banstead Core Strategy 2014 Policy CS17 (Travel Options and Accessibility).

6. The development hereby approved shall not be first occupied unless and until pedestrian inter-visibility splays to St. Mary's Road are provided in accordance the approved plan No.CRB/P23/06/**Rev A**. No obstruction to visibility between 0.6m and 2m in height above ground level shall be erected within the area of such splays.
Reason: In order that the development should not prejudice highway safety, nor cause inconvenience to other highway users, and to accord with the National Planning Policy Framework 2023 and Policy TAP1 Parking, access, and Servicing of the Reigate and Banstead Local Plan Development Management Plan September 2019 and Reigate and Banstead Core Strategy 2014 Policy CS17 (Travel Options and Accessibility).

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

report which includes Tree Protection Plan compiled by Challice Consultancy Ltd dated 15th September 2023, reference AR5263.

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 NHE3 and DES1 of the Reigate and Banstead Development Management Plan 2019.

21. The first floor windows in the east side elevation of **plot 2** hereby permitted shall be glazed with obscured glass and shall be non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed 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 Development Management Plan 2019 policy DES1.

ITEM NO: 7

PLANNING APPLICATION: 23/02185/HHOLD Emerald Place, Dorking Road, Walton On The Hill, KT20 7TN

Report

The following clarifications are made to the case officer report highlighted in **bold** and *italics*.

- 6.13 ...As such, it is not considered that the building gives rise an unacceptable degree of overlooking or loss of privacy to this neighbour. ***Nevertheless, a condition would be attached with any grant of planning permission stipulating that the existing boundary fence which separates the properties shall be maintained at its existing height in the interests of preserving future amenities enjoyed by this neighbouring property with regard to overlooking.*** Whilst the structure may incur a degree of noise and disturbance through its use, due to its residential nature ancillary to the main property, the increase in noise and disturbance is not considered to be unacceptable in this part of the garden space and **would** not be any more significant than a permissible incidental use (such as a games room or gym) would be.
- 6.14 ...As such, it is not considered an unacceptable degree of overlooking or loss of privacy would arise. ***Nevertheless, a condition would be attached with any grant of planning permission stipulating that the existing boundary fence which separates the properties shall be maintained at its existing height in the interests of preserving future amenities enjoyed by this neighbouring property with regard to overlooking.*** Whilst the structure may incur a degree of noise and disturbance through its use, due to its residential nature ancillary to the main property, the increase in noise and disturbance is not considered to be unacceptable in this part of the garden space.

Conditions

An additional condition is suggested to ensure appropriate boundary treatment is retained on site.

3. Boundary fence screening along the north and east plot boundaries shall be permanently retained and maintained at the same height as existing and there shall be no variation to the height of the screening without the prior approval in writing of the Local Planning Authority.

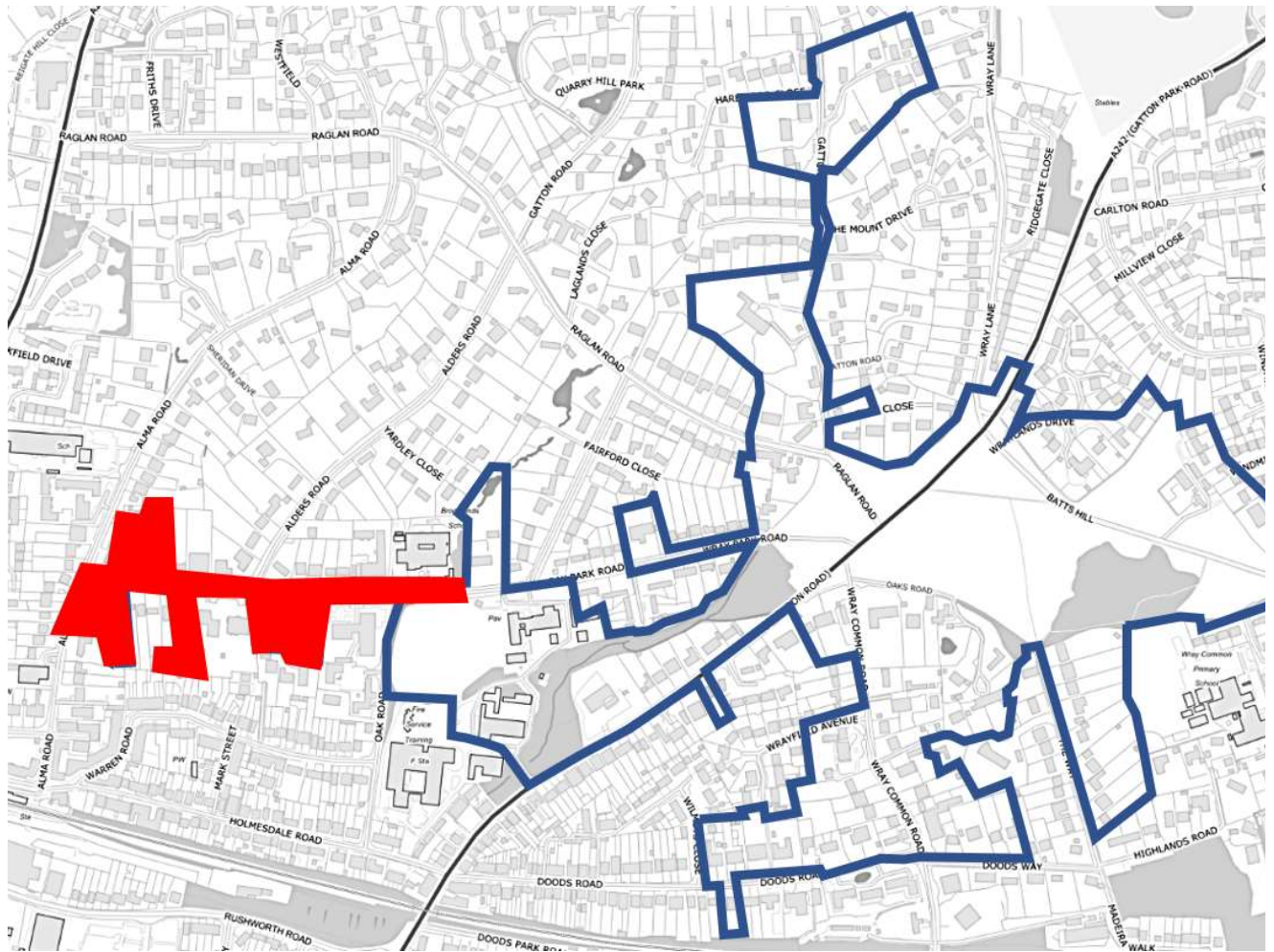
Reason: To ensure that the development does not affect the amenity of neighbouring properties by overlooking with regard to Reigate and Banstead Development Management Plan policy DES1.

The following plans were not included within the agenda pack and are provided within the addendum for illustrative purposes at Appendix A:

Location Plan – Ref - 6119 OS 01p1

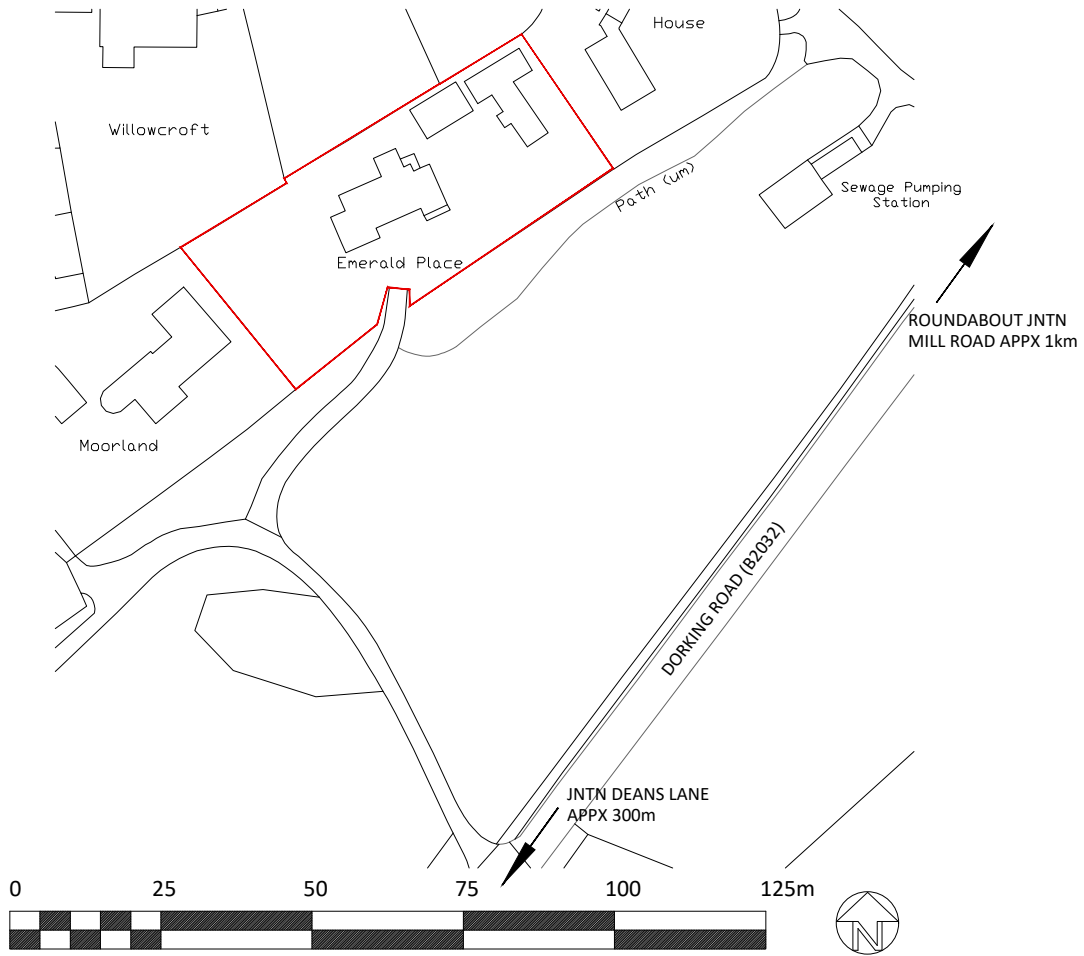
Proposed Elevations approved under 19/02208/CLP – Ref - 08

**ITEM NO: 8 WRAY COMMON CONSERVATION PROPOSED EXTENSION
ADDITIONAL PLAN**



Proposed Extension in Red (Existing Conservation Area in Blue)

APPENDIX A



Produced on 24 May 2023 from the Ordnance Survey National Geographic Database and incorporating surveyed revision available at this date. This map shows the area bounded by 522855 154693,522997 154693,522997 154835,522855 154835,522855 154693
Crown copyright and database rights 2023 OS 100054135.
Supplied by copla ltd trading as UKPlanningMaps.com a licensed Ordnance Survey partner (OS 100054135).
Data licence expires 24 May 2024. Unique plan reference: v2c//954123/1286655

AMBER ARCHITECTURE

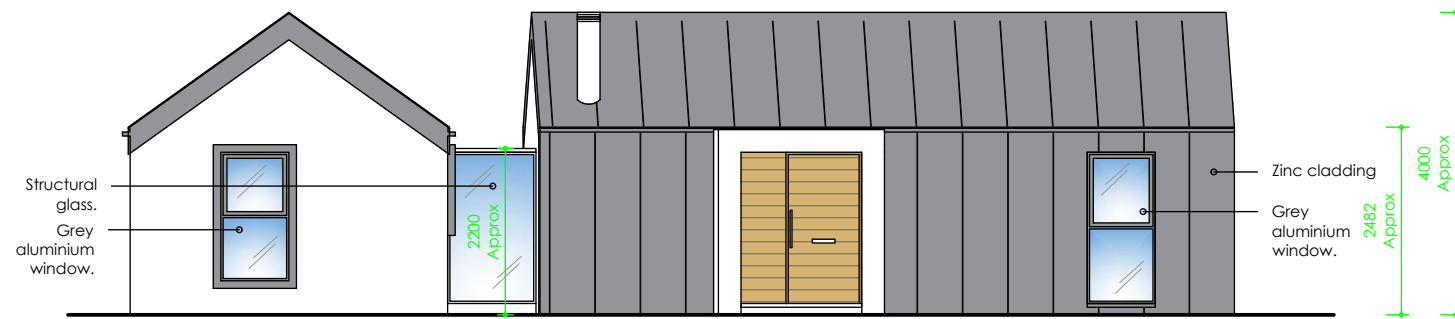
EMERALD PLACE
DORKING ROAD
WALTON ON THE HILL
KT20 7TN

SITE LOCATION PLAN
1:1250

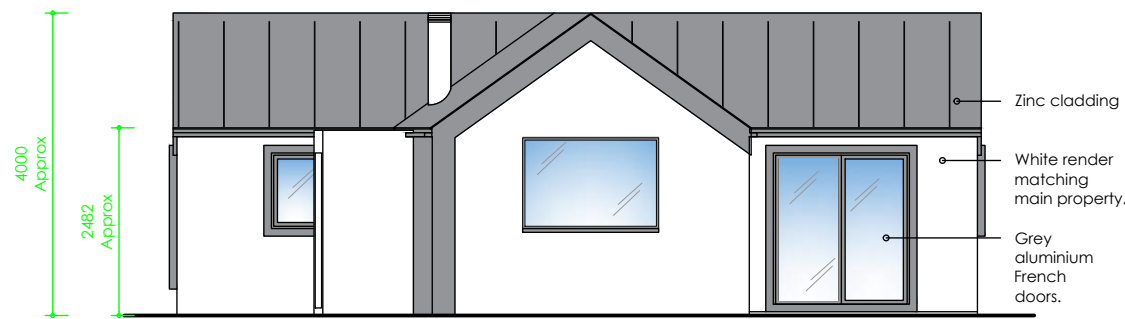
24.05.2023

6119 OS 01p1

APPENDIX A



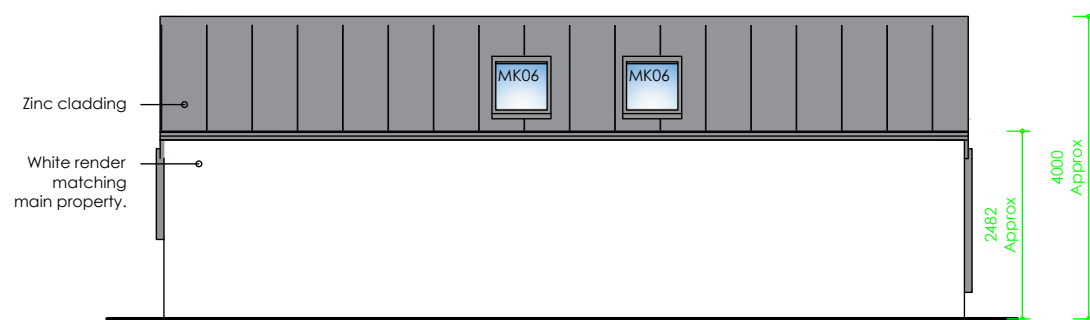
Proposed West Elevation (Entrance)
Scale 1/100@A3



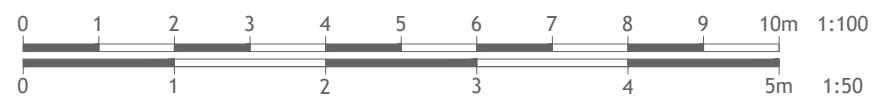
Proposed South Elevation
Scale 1/100@A3



Proposed East Elevation
Scale 1/100@A3



Proposed North Elevation
Scale 1/100@A3



Preliminary Design

Please print, sign and date below to approve drawings
Signature
Print name
Date

General Notes:

1. The General Contractor is responsible for the verification of all dimensions on site and shall inform the contract administrator of any discrepancies.
2. Do not scale from this drawing. Use figure dimension only.
3. Existing foundations, lintels and wall to be exposed if required by Building Control for assessment and upgrading if found inadequate.
4. It is the home owners responsibility to obtain party wall, line of junction or notice of adjacent excavation agreements.

DRAWING COPYRIGHT © TO:
LIME TREE DESIGNS LTD., LINDFIELD, WEST SUSSEX.

| Date | Description | Rev |
|----------|----------------------------|---------|
| 11.11.19 | Existing Garage Elevations | A |
| 15.10.19 | Preliminary Drawings | Prelims |



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Project Emerald Place, Walton on the Hill
New Carport & Single Storey Outbuilding

Client
Firth

Title
Proposed Elevations - Single Storey Outbuilding

Scale
1/100 @ A3

Drawn by
SK

Checked by
ASE

Job No.

Drawing

08