

 Reigate & Banstead BOROUGH COUNCIL Banstead Horley Redhill Reigate	TO:	PLANNING COMMITTEE
	DATE:	23 rd January 2019
	REPORT OF:	HEAD OF PLACES & PLANNING
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AGENDA ITEM:	8	WARD: Chipstead, Hooley And Woodmansterne

APPLICATION NUMBER:	18/01964/F	VALID:	19th September 2018
APPLICANT:	Mr T Cawley	AGENT:	WS Planning & Architecture
LOCATION:	ROWANS HILL COULSDON LANE CHIPSTEAD COULSDON SURREY CR5 3QG		
DESCRIPTION:	Demolition of existing dwelling, triple garage and outbuildings and erection of 3 detached dwellings. As amended on 06/11/2018.		
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SUMMARY

This is a full application for demolition of the existing dwelling, triple garage and outbuildings and erection of 3 detached dwellings. The dwellings would be arranged in a linear form and a single access point would be siting in a similar position to that of the existing primary access.

The principle of residential development is dependent on establishing that the site constitutes previously developed land (PDL), which the NPPF considers appropriate for redevelopment, subject to no greater impact on openness. In the case of *Dartford Borough Council v Secretary of State for Communities & Local Government (CO/4129/2015)* the judge found that only residential gardens within the "built-up area" were exempt from the definition of previously developed land whereas, residential gardens outside "built up areas" were "brownfield". On this basis its redevelopment is considered acceptable in principle subject to the proposal not having a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development. The proposal would represent a reduction in the volume of built form of 0.13%, 6% reduction in footprint, 10% reduction in gross internal area and a reduction in hardstanding of 55%. Such a reduction in volume, footprint, GIA and hardstanding could be considered as proportionate replacement and considering the reduction based on figures would seem an attractive proposition in reducing greenbelt sprawl.

Policy Co1 of the adopted Local Plan and National Green Belt policy directs that other factors can determine openness and is not solely based on a crude volumetric or floor space calculation. In this regard the sprawl of development existing versus proposed is important to consider and the proposal is considered, on balance, to be neutral in this impact. The existing development sprawls further eastwards than proposed whilst this proposal extends further southwards to a similar degree. Given this, and the reasonable gaps between the dwellings, particularly to the southern part of the site, there is considered to be no greater impact on openness.

Therefore when considering the site is previously developed land (PDL) and considering no harm would result to the openness of the Green Belt, the proposal is deemed to be appropriate development within the Green Belt under para 89 of the NPPF and is therefore acceptable in principle. There is no objection in principle to a potential redevelopment of the site on this basis and such a redevelopment would help the Council meet some of the Borough's identified housing need and furthermore would be welcomed as a contribution to housing supply.

Whilst not designated, the site is within an existing high quality character area to which any redevelopment should respect and reinforce. The design of the three dwellings would be traditional in appearance with a cohesive design, however with a degree of individuality that would integrate well with the character of the area. The separation distances to neighbouring dwellings are such that the proposal would not give rise to harm to neighbour amenity.

A single entrance is proposed to serve the three dwellings and a total of six parking spaces would be included to serve the three dwellings. The County Highways Authority have raised no objection to the proposal subject to recommended conditions.

RECOMMENDATION(S)

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

Consultations:

Highway Authority: The County Highway Authority has undertaken an assessment in terms of the likely net additional traffic generation, access arrangements and parking provision and are satisfied that the application would not have a material impact on the safety and operation of the adjoining public highway. The County Highway Authority therefore has no highway requirements subject to conditions.

Sutton and East Surrey Water Company – no comments received

London Borough of Croydon – No comment

Surrey Hills AONB Planning Adviser – Does not consider that the proposed development would adversely impact upon the adjoining AGLV however concern over the design standards of the development.

Chipstead Residents Association – Objects on the grounds of suburbanising impact on character, overdevelopment, poor design, out of character with surrounding area, hazard to highway safety, loss of/harm to trees

Thames Water – No objection subject to the developer following the sequential approach to the disposal of surface water, condition and informative recommended.

Representations:

Letters were sent to neighbouring properties on 21st November and again on 13th November and a site notice was posted 16th October 2018

9 responses have been received raising the following issues:

Issue	Response
Harm to Green Belt/countryside	See paragraph 6.2 – 6.9
Hazard to highway safety	See paragraph 6.19 – 6.21 and conditions 8, 9 and 10
Out of character with surrounding area	See paragraph 6.10 – 6.14
Overdevelopment	See paragraph 6.2 – 6.9
Inconvenience during construction	See paragraph 6.16
Overlooking and loss of privacy	See paragraph 6.15
Drainage/sewage capacity	See paragraph
Flooding	See paragraph 6.27 and condition 10
Increase in traffic and congestion	See paragraph 6.20
Loss of buildings	See paragraph 6.14
No need for the development	See paragraph 6.9
Out of character with surrounding	See paragraph 6.10 – 6.14

area

Overbearing relationship	See paragraph 6.15
Poor design	See paragraph 6.10 – 6.14
Noise and disturbance	See paragraph 6.16 – 6.17
Support – benefit to housing need	See paragraph 6.9
Support – community/regeneration benefit	See paragraph 6.24
Support – economic growth/jobs	See paragraph 6.9
Support – visual amenity benefit	See paragraph 6.10 – 6.14
Under development of site	See paragraph 6.2 – 6.9

1.0 Site and Character Appraisal

- 1.1 The site comprises of a large detached dwelling, with a detached garage set in a generously sized plot on the south eastern side of Coulsdon Lane. The detached dwelling is a substantial, two storey house with roof accommodation served by numerous dormer windows to the front and rear elevations. The detached garage sits to the rear of the house and is also of a generous scale with dormer windows serving the first floor level. Areas of hardstanding cover the frontage of the property and around the rear of the house to the garage. The house is set at an angle to road and is concentrated towards the northern side of the plot with a generous gap to the south west side.
- 1.2 The rear garden is mainly laid to lawn with mature trees bounding the site to the rear and side boundaries. The site decreases in gradient gradually towards the rear/south east. There are two existing access points to the road and these are marked by railing style gates.
- 1.3 The surrounding area is characterised by large detached houses set in generous plots. The dwellings have individual style and design features and the streetscene has a verdant character with an informal building line that meanders along Coulsdon Lane. To the rear of the site are open fields.
- 1.4 The site lies within the Metropolitan Green Belt. Land to the north and west are outside this designation and within the urban area. The site is also within an Area of Great Landscape Value.

2.0 Added Value

- 2.1 Improvements secured at the pre-application stage: Pre-application advice was sought and concern raised over the quantum of development.
- 2.2 Improvements secured during the course of the application: During the course of the application concern was raised over the scale, layout and design of the proposal.

3.0 Relevant Planning and Enforcement History

3.1	82P/1003/F	Extensions and alterations to existing dwelling	Approved with conditions
3.2	85P/0218/F	Three storey extension to existing dwellinghouse	Approved with conditions
3.3	86/90431/F	Garages and garden store	Approved with conditions 24 th January 1986
3.4	86/90432/M	Garages and garden store, minor amendment to external finishes	Approved with conditions 7 th July 1987
3.5	89/16090/F	Retention of private garage with games room over	Approved 12 th January 1990
3.6	90/02190/OUT	Two storey detached house with double garage and vehicular access from Coulsdon lane	Refused 9 th April 1990 Appeal dismissed 8 th November 1990
3.7	90/02200/OUT	Two storey detached house with double garage and vehicular access from Coulsdon lane	Refused 9 th April 1990
3.8	90/08450/OUT	Two storey detached house with double garage using existing/modified vehicular access from Coulsdon lane	Refused Appeal dismissed 24 th September 1990 Appeal dismissed 7 th March 1991

4.0 Proposal and Design Approach

- 4.1 This is a full application for demolition of the existing dwelling, triple garage and outbuildings and the erection of 3 detached dwellings. The proposed dwellings would share a newly created access towards the northern end of the front boundary that would fork within the site to provide access to the three dwellings. All three plots would have parking spaces provided to the front of each dwelling. The existing frontage boundary wall would be removed and existing trees and vegetation retained.
- 4.2 The proposed houses would be two storey, detached dwellings with traditional style hipped roof forms. The dwellings would have individuality through features such as porches, gables, materials and bay windows however would have a cohesive design approach. For example, plots one

and three would have a front gable feature, plot one's gable would be central and plot three would be towards the northern end, with a set back element to the front elevation beyond. Plot two would include a central porch feature flanked by ground floor bay windows.

- 4.3 All three plots would be generous in scale, with rear gardens ranging in depth from approximately 42m to 49m. The dwellings would have separation distances of 4m between them. Plot one would be sited 1m from the northern boundary of the site however an existing access to the fields at the rear of the site lies between this plot and the neighbouring dwelling to north, resulting in a separation distance of 12m to the garage of Longfield and 23m to the main dwelling, Coulsdon Lane. Plot three would be sited 10.4m from the southern boundary of the site, creating separation to the existing mature tree belt along this boundary.
- 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	The statement does not include an assessment of local character
	A number of trees along the front boundary and all trees along the south western side boundary are to be retained
Involvement	No community consultation took place.
Evaluation	The statement includes the proposal for four dwellings that were proposed at pre-application stage.
Design	The applicant's reasons for choosing the proposal from the available options were informed by pre-application advice whereby concern was raised over the spread of development across the site and the current proposal has been reduced to three dwellings in a linear form.

- 4.6 Further details of the development are as follows:

Site area	0.59 hectares
Proposed parking spaces	6
Parking standard	6 (maximum)
Net increase in dwellings	2

Existing site density	1.2 dwellings per hectare
Proposed site density	5 dwellings per hectare
Density of the surrounding area	3.6 dwellings per hectare dwellings to north and west, 3.5 dwellings per hectare to south west

5.0 Policy Context

5.1 Designation

Metropolitan Green Belt
Area of Great Landscape Value

5.2 Reigate and Banstead Core Strategy

CS1 (Sustainable Development)
CS2 (Valued Landscapes and Natural Environment),
CS3 (Green Belt)
CS10 (Sustainable Development),
CS14 (Housing Needs)
CS15 (Affordable Housing)

5.3 Reigate & Banstead Borough Local Plan 2005

Landscape & Nature Conservation	Pc4
Metropolitan Green Belt	Co1, Co3
Housing	Ho9, Ho13, Ho16
Housing Outside Urban Areas	Ho24
Utilities	Ut4
Movement	Mo5, Mo6, 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 Householder Extensions and Alterations Affordable Housing
Other	Human Rights Act 1998 Community Infrastructure Levy Regulations 2010

6.0 Assessment

6.1 The main issues to consider are:

- Impact on the Green Belt
- Design appraisal
- Neighbour amenity
- Access and parking
- Infrastructure contributions
- Affordable Housing

Impact on the Green Belt

6.2 The application site is located within the Metropolitan Green Belt; the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open. The essential characteristics of green belts are their openness and permanence. The National Planning Policy Framework (NPPF) states that the local planning authority should regard the construction of new buildings as inappropriate development in the green belt. Inappropriate development is by definition, harmful to the green belt and should not be approved except in very special circumstances.

6.3 The NPPF (paragraph 145) includes within it provisions for the redevelopment of brownfield sites within the Green Belt on the following basis: "limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would:
– not have a greater impact on the openness of the Green Belt than the existing development;'

6.4 The definition of Previous Developed Land (PDL) contained in the NPPF is: "Previously developed land: Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or has been occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill purposes where provision for restoration has been made through development control procedures; land in built-up areas such as private residential gardens, parks, recreation grounds and allotments; and land that was previously-developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape in the process of time". In the case of *Dartford Borough Council v Secretary of State for Communities & Local Government (CO/4129/2015)* was raised the judge found that only residential gardens within the "built-up area" were exempt from the definition of previously developed land whereas, residential gardens outside "built up areas" were "brownfield".

- 6.5 The site, in the context of the above decision, would therefore constitute previously developed land. The stipulation of the NPPF allows 'limited infilling or the partial or complete redevelopment of previously developed sites (brownfield land), whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development. On this basis its redevelopment is considered acceptable in principle subject to the proposal not having a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development.
- 6.6 The existing large dwelling on the site is concentrated towards the northern front section of the site, with a detached three bay garage sited to the rear of the dwelling along the north eastern side boundary. The dwelling is of a significant scale and height as is also the detached garage building which spreads the built form south eastwards into the site. Surrounding the dwelling and garage are large areas of hardstanding and a 3m high wall bounds the site along the frontage, although this wall is currently well screened by frontage vegetation. The existing buildings would be demolished and replaced with three new detached dwellings.
- 6.7 The applicant has provided an existing volume claim of 2792.36 cubic metres against a proposed volume of 2776.67 cubic metres. This would demonstrate a reduction in the volume of 0.13%. Furthermore, the application has provided calculations that show a reduction in footprint of 6%, reduction in gross internal area of 10% and a reduction in hardstanding of 55%. Such a reduction in volume, footprint, GIA and hardstanding is considered as a proportionate replacement and considering the reduction based on figures would seem an attractive proposition in reducing greenbelt sprawl.
- 6.8 Such measurements in terms of impact is considered relevant when assessing the impact of proposals upon openness. The measure of 'openness' is not defined in the Framework but matters such as form, bulk, height and siting are used in relevant Borough Local Plan Green Belt policies. Policy Co1 of the adopted Local Plan and National Green Belt policy directs that other factors can determine openness and is not solely base on a crude volumetric or floor space calculation. In this regard the sprawl of development existing versus proposed is important to consider and the proposal is considered to significantly reduce that which exists currently which extends south eastwards into the site and would concentrate development in line with the ribbon of development in to locality, thus the impact in this regard is broadly neutral.
- 6.9 Therefore when considering the site is considered to be previously developed land (PDL) and considering that no greater impact on the openness of the Green Belt would result, the proposal is deemed to be appropriate development and is therefore acceptable in principle. There is no objection in principle to a potential redevelopment of the site on this basis and such a redevelopment would help the Council meet some of the Borough's identified

housing need and furthermore would be welcomed as a contribution to housing supply.

Design appraisal

- 6.10 The application proposes the erection of three detached dwellings. The proposed new dwellings would be arranged in a linear form however with a slight staggering of the building line by way of plot two sitting slightly further eastwards. This stagger would follow the more informal building line that exists in the wider locality.
- 6.11 The design of the dwellings would be traditional in appearance. Two of the dwellings would include gable features to the front elevations; this is a feature that is seen on a number of dwellings fronting Coulsdon Lane. Plot two would have a symmetrical design with a central front door, flanked by bay windows on each side. This cohesive design approach with elements of individuality would reflect the wider character in the area where dwellings are of a traditional design with a variety in styles and appearances.
- 6.12 The separation distances between the dwellings would be akin to those of neighbouring dwellings with a particularly generous separation distance to the south western side boundary. This greater distance to the south western side boundary would also assist in positively integrating the development into the existing building pattern, which does have a somewhat irregular pattern in terms of separation distances between properties, particular to the south west of the site.
- 6.13 To the front of the site a single vehicular entrance point is proposed in a similar position to that of the existing access. The second entrance to the site would be closed. Some existing frontage trees would be removed, along with the 3m high frontage wall, however generous areas of soft landscaping would be maintained along the frontage and landscaping would be secured through condition.
- 6.14 Therefore the proposal is considered to be acceptable with regards its design and impact upon the character and appearance of the area. The design successfully integrates with the locality and is therefore acceptable on this basis. The existing buildings on site are not considered to be of high architectural merit, and their loss is not considered to warrant refusal of the application, on an architectural level.

Neighbour amenity

- 6.15 The proposed development has been considered with regards to its impact on the amenity of neighbouring properties. There is a significant separation distance between the application site and it's nearest neighbouring properties (approximately 23m to Longfield to the north, 13m to Homewood to the south and approximately 26 – 30m to Little Stocks and The Field House opposite to the north west). This is such that no adverse impact is considered to occur to

neighbouring dwellings in regards to overlooking, loss of privacy, loss of light, overbearing and domination as a result of the proposed development.

- 6.16 Objection was raised on the grounds of inconvenience during the construction period. Whilst it is acknowledged there may be a degree of disruption during the construction phase, the proposal would not warrant refusal on this basis and statutory nuisance legislation exists to control any significant disturbance caused during the construction of the proposal.
- 6.17 The proposed development would be in residential use and is not considered to give rise to harm in terms of noise and disturbance.
- 6.18 While giving rise to a degree of change in the relationship between buildings, the proposed scheme would not adversely affect the amenity of neighbouring properties and is considered to be acceptable in this regard.

Access and Parking

- 6.19 The application proposes a single entrance into the site in a similar siting to that of the existing. Two parking spaces are proposed to serve each dwelling.
- 6.20 The County Highway Authority has undertaken an assessment in terms of the likely net additional traffic generation, access arrangements and parking provision and are satisfied that the application would not have a material impact on the safety and operation of the adjoining public highway. The County Highway Authority therefore has no highway requirements subject to conditions.
- 6.21 The CHA requests that the proposed access is constructed prior to commencement of any further works to ensure that visibility is adequate for construction vehicles accessing the site. The CHA notes visibility from the existing access onto the development site is very substandard. This would be secured by way of condition.

Impact on trees

- 6.22 The site contains and is bounded by a variety of mature trees. Whilst none of these are formally protected, they are considered to contribute to visual amenity, providing a backdrop which reinforces the spacious rural character.
- 6.23 In this case, whilst some trees would be lost as a result of the development, these are mostly less significant lower grade trees whose removal would not have an undue impact on overall tree cover and the local landscape and could be adequately compensated through replacement planting. The submitted AIA also shows how retained trees would be protected during the construction process. It is considered that subject to a tree protection and landscaping condition, the proposal would comply with policy Pc4 of the Borough Local Plan in respect of trees.

Infrastructure contributions

- 6.24 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 a grant of planning permission.

Affordable housing

- 6.25 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, the 2018 NPPF makes clear such contributions should not be sought from developments of 10 units or less.
- 6.26 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. The absence of an agreed undertaking does not therefore warrant a reason for refusal in this case.

Other matters

- 6.27 The site is not located within a flood zone although part of the site is within an area surface water flood model 1 – 1000 years. Thames Water has recommended a drainage condition and a suitably worded condition is proposed in regard to the disposal of foul and surface water drainage.

CONDITIONS

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:

Plan Type	Reference	Version	Date Received
Location Plan	J002752/DD 01		17.09.2018
Floor Plan	J002752/DD 03		17.09.2018
Elevation Plan	J002752/DD 04		17.09.2018
Site Layout Plan	J002752/DD 02		17.09.2018
Other Plan	J002752/ DD 12		21.12.2018
Street Scene	J002752/ DD 10	C	21.12.2018

Street Scene	J002752/ DD 09	C	21.12.2018
Proposed Plans	J002752/ DD 08	C	21.12.2018
Proposed Plans	J002752/ DD 07	C	21.12.2018
Proposed Plans	J002752/ DD 06	C	21.12.2018
Site Layout Plan	J002752/ DD 05	C	21.12.2018
Other Plan	J002752/ DD 11		05.12.2018

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. No development shall take place until the developer obtains the Local Planning Authority's written approval of details of both existing and proposed ground levels and the proposed finished ground floor levels of the buildings. The development shall be carried out in accordance with the approved levels.

Reason:

To ensure the Local Planning Authority are satisfied with the details of the proposal and its relationship with adjoining development and to safeguard the visual amenities of the locality with regard to Reigate and Banstead Borough Local Plan 2005 policy Ho9.

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

Reason:

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

5. 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 Tree Protection Plan and Arboricultural Method Statement compiled by David Archer Associates dated January 2019.

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.

6. 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.

- a. 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
- b. Timings, frequency of the supervision and monitoring regime and an agreed reporting process to the local planning authority.
- c. 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.

7. No development shall commence on site until a scheme for the landscaping of the site including the retention of existing landscape features has been submitted to and approved in writing by the 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, Pc12, Ho9 of the Reigate and Banstead Borough Local Plan 2005.

8. 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 and 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, and in recognition of Section 9

“Promoting Sustainable Transport “ in the National Planning Policy Framework 2018 and in order to meet the objectives of the NPPF (2018), and to satisfy policies Mo5, Mo6 & Mo7 of the Reigate and Banstead Local Plan.

9. No part of the development shall be commenced unless and until the proposed vehicular access to Coulsdon Lane has been constructed and provided with visibility zones in accordance with the approved plans and thereafter the visibility zones shall be kept permanently clear of any obstruction over 0.6m high.

Reason:

In order that the development should not prejudice highway safety nor cause inconvenience to other highway users, and in recognition of Section 9 “Promoting Sustainable Transport “ in the National Planning Policy Framework 2018 and in order to meet the objectives of the NPPF (2018), and to satisfy policies Mo5, Mo6 & Mo7 of the Reigate and Banstead Local Plan.

10. 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) measures to prevent the deposit of materials on the highway
 - (f) 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, and in recognition of Section 9 “Promoting Sustainable Transport “ in the National Planning Policy Framework 2018 and in order to meet the objectives of the NPPF (2018), and to satisfy policies Mo5, Mo6 & Mo7 of the Reigate and Banstead Local Plan.

11. No development shall commence until a scheme for the disposal of foul and surface water drainage from the site has been submitted to and approved by the Local Planning Authority. The scheme shall be implemented as approved prior to the occupation of the dwelling hereby permitted.

Reason: To ensure that the site is satisfactorily drained with regard to Reigate and Banstead Borough Local Plan 2005 policies Ut3 and National Planning Policy Framework.

12. The development hereby approved shall not be occupied unless and until each of the proposed dwellings are provided with a fast charge socket (current minimum requirements - 7 kw Mode 3 with Type 2 connector - 230v AC 32 Amp single phase dedicated supply) in accordance with a scheme to be submitted and approved in writing by the Local Planning Authority and thereafter retained and maintained to the satisfaction of the Local Planning Authority.

Reason:

In order that the development should not prejudice highway safety nor cause inconvenience to other highway users, and in recognition of Section 9 "Promoting Sustainable Transport " in the National Planning Policy Framework 2018 and in order to meet the objectives of the NPPF (2018), and to satisfy policies Mo5, Mo6 & Mo7 of the Reigate and Banstead Local Plan.

13. 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 Ho9 and Pc4.

14. The first floor windows in the north east and south west side elevations 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.

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.
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. 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.

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 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/flooding-advice.

7. The developer is advised that as part of the detailed design of the highway works required by the above condition(s), 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.
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. Notwithstanding any permission granted under the Planning Acts, no signs, devices or other apparatus may be erected within the limits of the highway without the express approval of the Highway Authority. It is not the policy of the Highway Authority to approve the erection of signs or other devices of a non-statutory nature within the limits of the highway.
10. The permission hereby granted shall not be construed as authority to obstruct the public highway by the erection of scaffolding, hoarding or any other device or apparatus for which a licence must be sought from the Highway Authority Local Highways Service.
11. 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.
12. A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. Thames Water expect the developer to demonstrate what measures they will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 02035779483 or by emailing wwqriskmanagement@thameswater.co.uk. Application forms should be completed on line via www.thameswater.co.uk/wastewaterquality."

13. The use of a suitably qualified arboricultural consultant is essential to provide acceptable submissions in respect of the arboricultural tree condition above. All works shall comply with the recommendations and guidelines contained within British Standard 5837
14. The use of a landscape/arboricultural consultant is considered essential to provide acceptable submissions in respect of the above relevant condition. The planting of trees and shrubs shall be in keeping with the character and appearance of the locality.

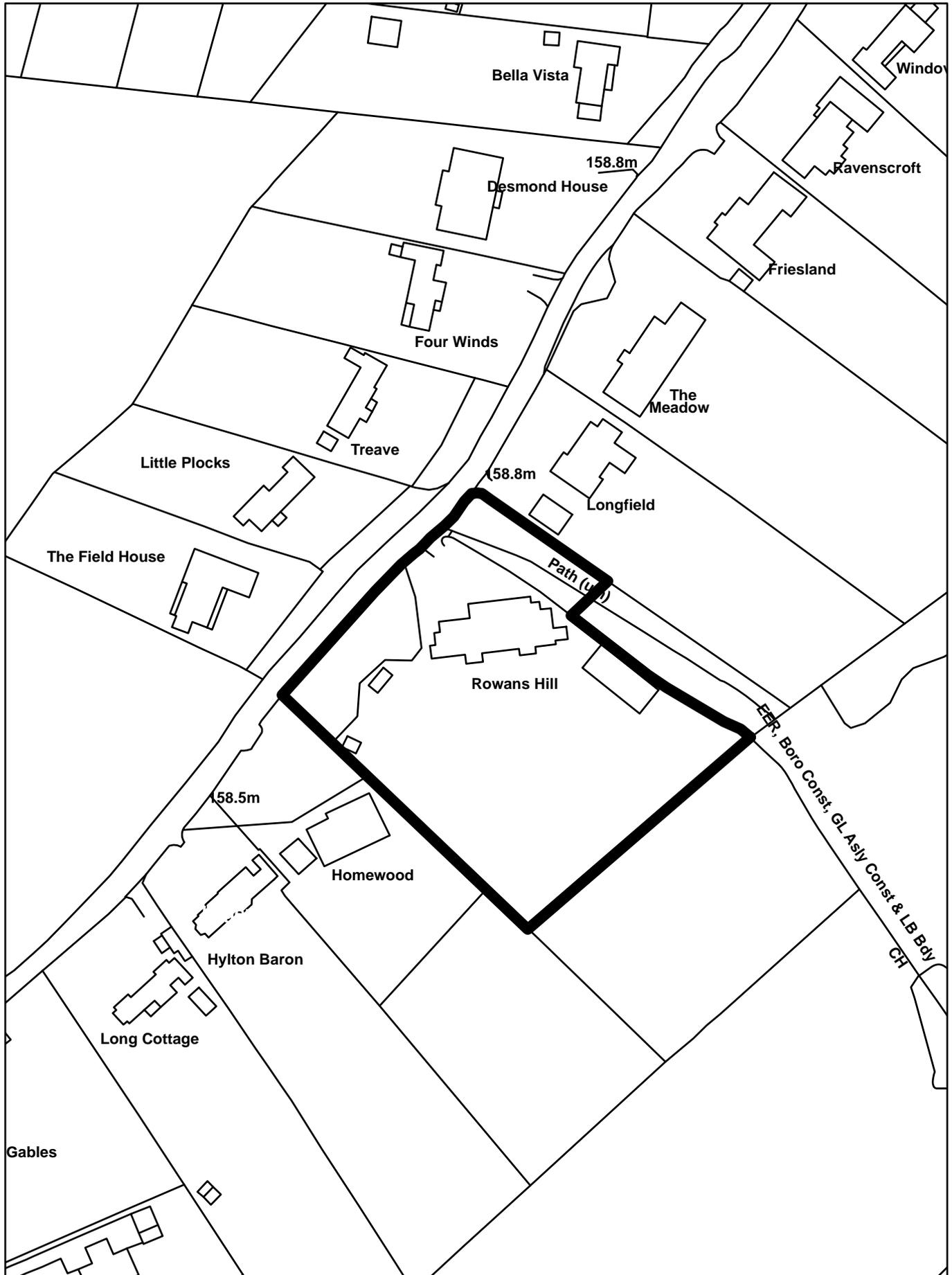
REASON FOR PERMISSION

The development hereby permitted has been assessed against development plan policies Pc4, Co1, Co3, Ut4, Ho9, Ho13, Ho16, Ho24, Mo5, Mo6 and Mo7 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 Statements

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.

18/01964/F - Rowans Hill, Coulsdon Lane, Chipstead, Coulsdon



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Refer to Structural Engineers details for all structural design criteria.
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- Key Plan**
- Existing tree
 - Existing soft landscaping
 - Proposed tree
 - Proposed soft landscaping

Area schedule

Existing

Total footprint: 462.87m²
Total GIA: 833.1m²
Total volume: 2792.36m³
Total hard standing: 1505.8m²
Ridge height: 166.9m (OS)
Chimney height: 167.79m (OS)

Proposed

Footprint
 Dwelling 1: 155.3m²
 Dwelling 2: 133.8m²
 Dwelling 3: 140.2m²
Total: 429.3m² **6% decrease to existing**

GIA:
 Dwelling 1: 273m²
 Dwelling 2: 231.9m²
 Dwelling 3: 241.3m²
Total: 746.2m² **10% decrease to existing**

Volume:
 Dwelling 1: 1043.76m³
 Dwelling 2: 850.81m³
 Dwelling 3: 882.1m³
Total: 2776.67m³ **0.13% decrease to existing**

Hard landscaping:
 Dwelling 1: 148.50m²
 Dwelling 2: 148.35m²
 Dwelling 3: 178.82m²
 Access road: 200.36m²
Total: 676.03m² **55% decrease to existing**

Ridge height:
 Dwelling 1: 166.84m (OS) **Lower than existing**
 Dwelling 2: 166.74m (OS) **Lower than existing**
 Dwelling 3: 166.22m (OS) **Lower than existing**

Rev	Date	Description
C	18/12/18	Revision of elevations and plans
B	30/11/18	Revision of sittings of dwellings hardstanding area
A	24.10.18	Visibility splays added Access amended

WS PLANNING & ARCHITECTURE
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 Bancroft Road,
 Reigate,
 Surrey, RH2 7RP
 T. 01737 225711
 F. 01737 226311
 www.wspa.co.uk

Date	August 18	Drawn By	PH
Scale	1:200@A1	Checked	*
Client	Mr Tom Cawley		

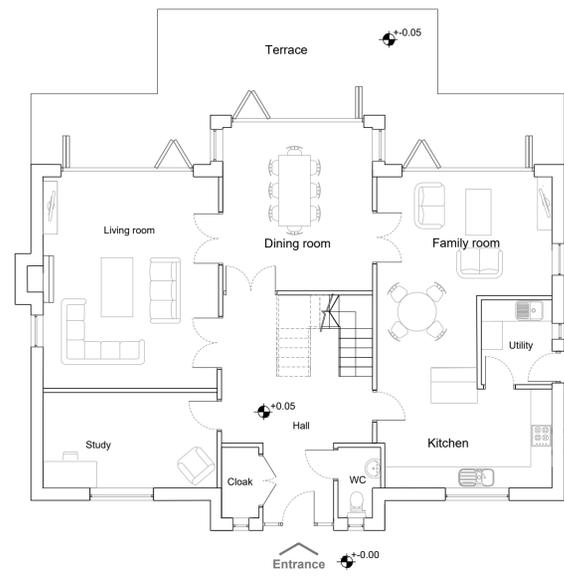
Project
 Rowans Hill
 Coulsdon Lane
 Chipstead, CR5 3QG

Title
 Proposed
 Site plan

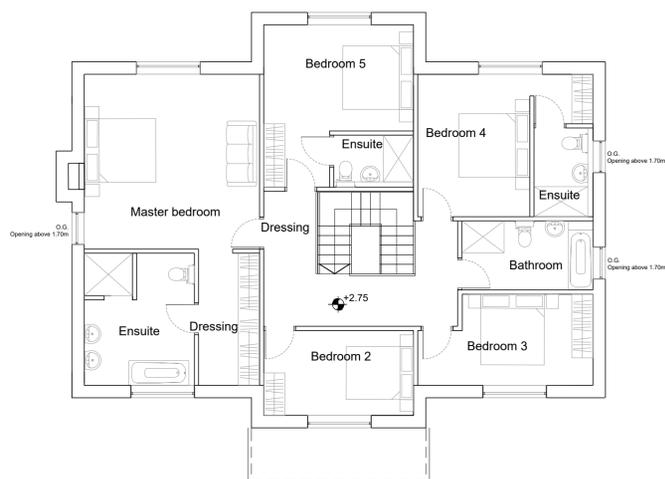
Drawing No.	Rev.
J002752/ DD 05	C



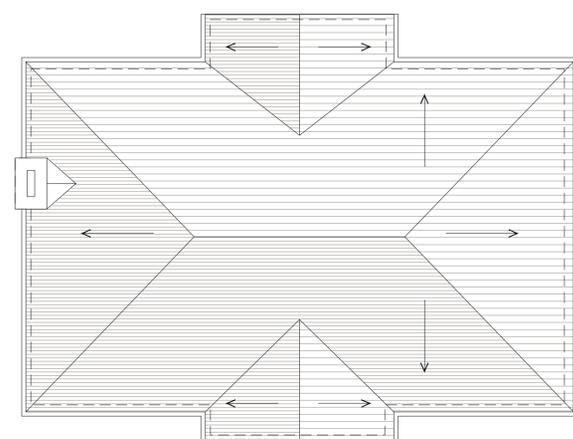
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Proposed
Ground floor plan



Proposed
First floor plan



Proposed
Roof plan



Proposed
Northwest elevation



Proposed
Southwest elevation



Proposed
Northeast elevation



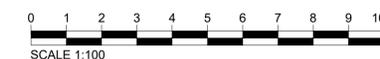
Proposed
Southwest elevation

Area schedule

Dwelling 1

Footprint:	155.3m²
GIA:	
Ground floor:	136.5m ²
First floor:	136.5m ²
Total GIA:	273m²
Volume:	1043.76m³
Permeable driveway:	104.9m ²
Terrace:	43.6m ²
Total:	148.5m²

Key Plan



Rev	Date	Description
C	18/12/18	Revision of elevations and plans
B	30/11/18	Revision of materials on elevations; hardstanding area
A	24/10/18	Revision of driveway area

WS PLANNING & ARCHITECTURE

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Bancroft Road,
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Surrey, RH2 7RP

T. 01737 225711
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www.wspba.co.uk

Date: August 18
Scale: 1:100@A1

Client: Mr Tom Cawley

Project: Rowans Hill
Coulston Lane
Chipstead, CR5 3QG

Title: Proposed Dwelling 1 Plans
Drawing No. J002752/ DD 06
Rev. C

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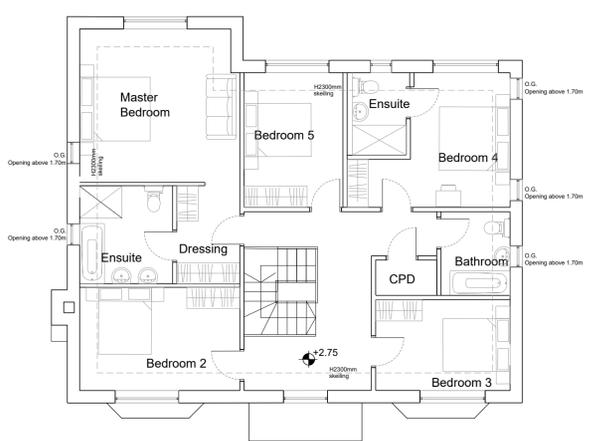
Proposed Ground floor plan



Proposed Northwest elevation



Proposed Southwest elevation



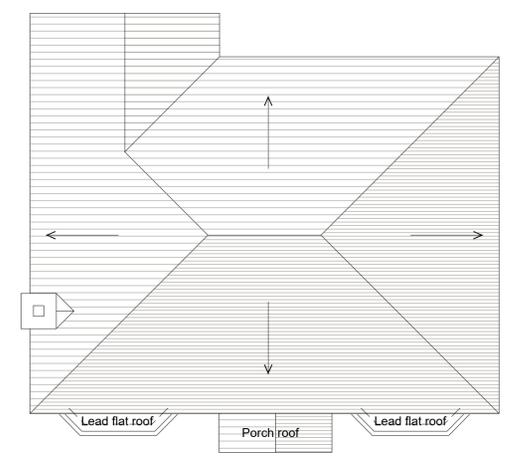
Proposed First floor plan



Proposed Northeast elevation



Proposed Southwest elevation

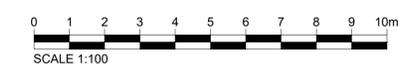


Proposed Roof plan

Area schedule Dwelling 2

Footprint:	133.8m²
GIA:	
Ground floor:	117.1m ²
First floor:	114.8m ²
Total GIA:	231.9m²
Volume:	850.81m³
Permeable driveway:	116.65m ²
Terrace:	31.7m ²
Total:	148.35m²

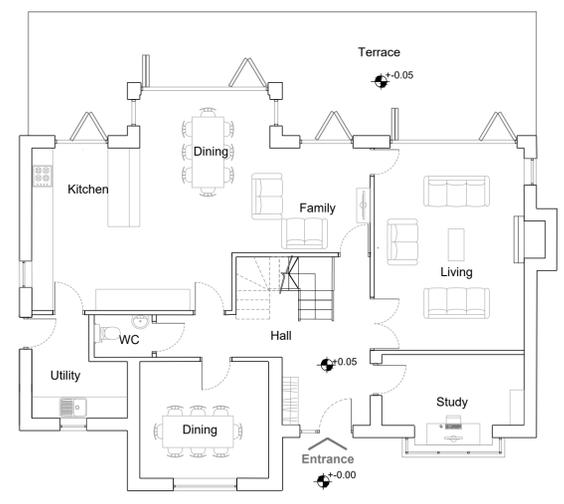
Key Plan



Rev	Date	Description
C	18/12/18	Revision of elevations & plans
B	30/11/18	Revision of materials on elevations
A	24/10/18	Revision of driveway area

<p>WS PLANNING & ARCHITECTURE</p> <p>Europe House Bancroft Road, Reigate, Surrey, RH2 7RP</p> <p>T. 01737 225711 F. 01737 226311 www.wspa.co.uk</p>		
Date	August 18	Drawn By PH
Scale	1:100@A1	Checked *
Client	Mr Tom Cawley	
Project	Rowans Hill Coulston Lane Chipstead, CR5 3QG	
Title	Proposed Dwelling 2 Plans	
Drawing No.	J002752/ DD 07	Rev. C

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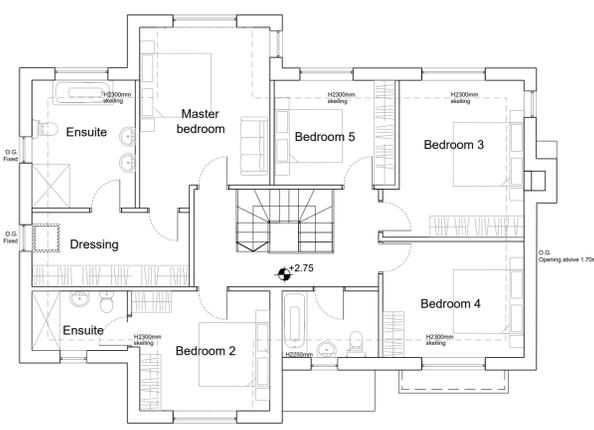
Proposed Ground floor plan



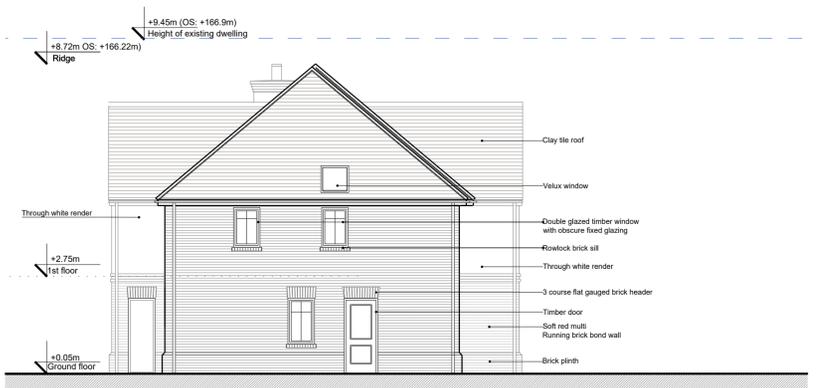
Proposed Northwest elevation



Proposed Southwest elevation



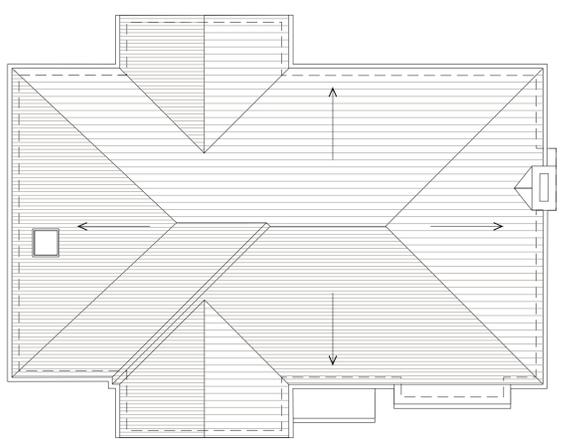
Proposed First floor plan



Proposed Northeast elevation



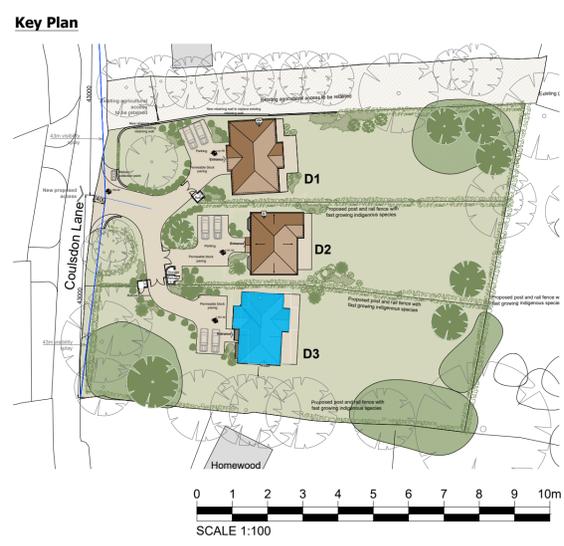
Proposed Northwest elevation



Proposed Roof plan

Area schedule Dwelling 3

Footprint:	140.2m²
GIA:	
Ground floor:	121.6m ²
First floor:	119.7m ²
Total GIA:	241.3m²
Volume:	882.1m³
Permeable driveway:	135.22m ²
Terrace:	43.6m ²
Total:	178.82m²

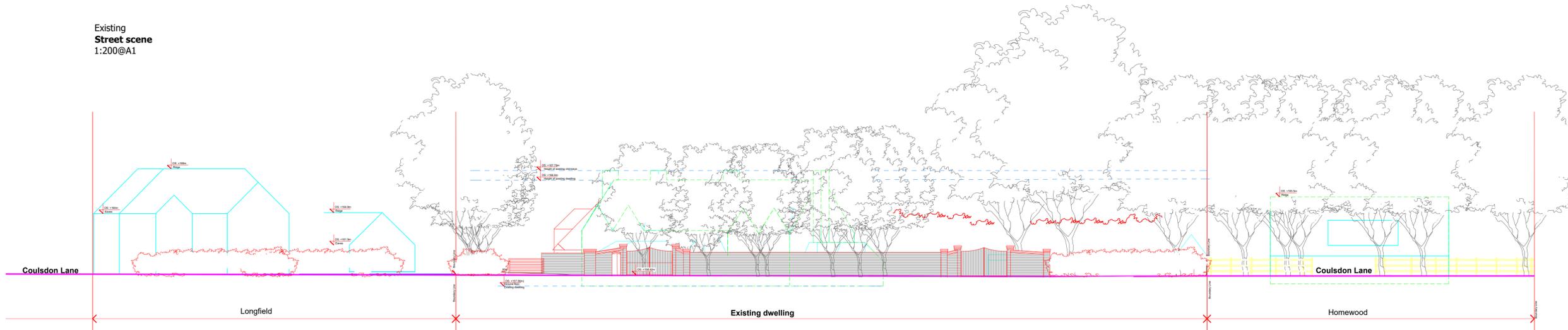


Rev	Date	Description
C	18/12/18	Revision of elevations & Plans
B	30/11/18	Revision of materials on elevations; hardstanding area
A	24/10/18	Revision of driveway area

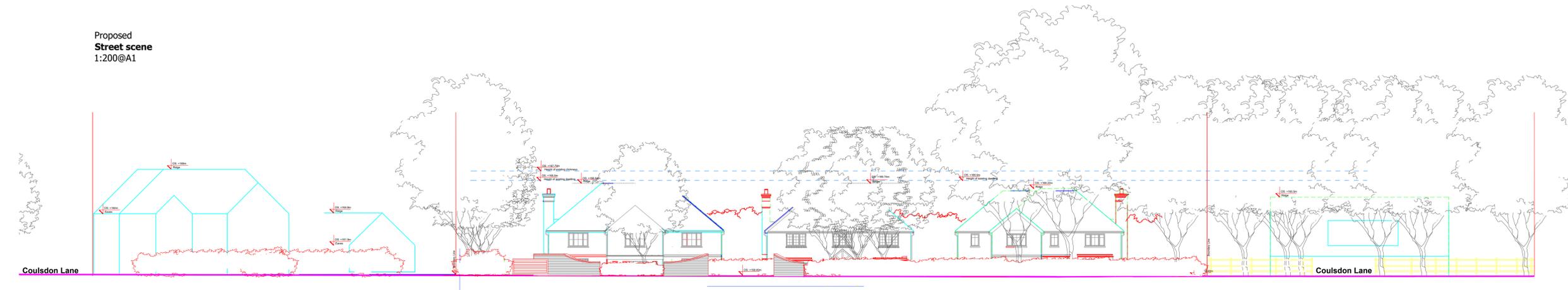
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Date	August 18	Drawn By PH
Scale	1:100@A1	Checked *
Client	Mr Tom Cawley	
Project	Rowans Hill, Cousdon Lane, Chipstead, CR5 3QG	
Title	Proposed Dwelling 3 Plans	
Drawing No.	J002752/ DD 08	Rev. C

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Existing Street scene
1:200@A1

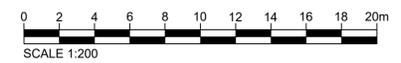


Proposed Street scene
1:200@A1



Key Plan

- Existing dwelling
- Existing hard standing
- Proposed dwellings
- Neighbours



Area schedule

Existing

Total footprint: 462.87m²
Total GIA: 833.1m²
Total volume: 2792.36m³
Total hard standing: 1505.8m²
Ridge height: 166.9m (OS)
Chimney height: 167.79m (OS)

Proposed

Total footprint: 429.3m² **6% decrease to existing**
Total GIA: 746.2m² **10% decrease to existing**
Total Volume: 2776.67m³ **0.13% decrease to existing**
Total hard standing: 676.03m² **55% decrease to existing**
Highest ridge height: 166.84m (OS) **Lower than existing**

C	18/12/18	Revision of elevations & Plans
B	30/11/18	Revision of sittings of dwellings hardstanding area
A	24.10.18	Boundary wall/fence revised Access amended
Rev	Date	Description

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Date	August 18	Drawn By	PH
Scale	1:200; 1:500@A1	Checked	
Client	Mr Tom Cawley		
Project	Rowans Hill Coulsdon Lane Chipstead, CR5 3QG		
Title	Existing and Proposed Street Scenes Superimposed site plan		
Drawing No.	J002752/ DD 09	Rev.	C

