Reigate & Banstead BOROUGH COUNCIL Banstead I Horley I Redhill I Reigate	***TO:***	PLANNING COMMITTEE
	DATE:	12th June 2019
	REPORT OF:	HEAD OF PLACES & PLANNING
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AGENDA ITEM: 8	***WARD:***	**Chipstead, Kingswood And Woodmansterne**

APPLICATION NUMBER:	18/00240/F	***VALID:***	**21st September 2018**
APPLICANT:	Mr S Merci	***AGENT:***	WS Planning & Architecture
LOCATION:	**39 WOODMANSTERNE STREET, WOODMANSTERNE, SURREY SM7 3NQ**		
DESCRIPTION:	**Demolition of existing dwelling and outbuildings and erection of 3 dwellings. Amended on 16/07/2018. As amended on 21/09/2018.**		
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.			

SUMMARY

This is a full application for the demolition of the existing dwelling and outbuildings and the erection of three dwellings. The proposed dwellings would share the existing entrance into the site that provides an access to Woodmansterne Street. The new access road into the site would head south eastwards into the site with plots one and three sited on the eastern side and plot two on the western side. The proposed dwellings would be single storey, detached properties with a contemporary rural style.

The site is within the Metropolitan Green Belt. 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". The site also includes an area of stables and outbuildings, that at the time of the site visit was outside the curtilage of the dwelling, albeit historic maps show within. 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. Stables and outbuildings

sited outside the residential curtilage whether in commercial or private use would likewise fall within the definition of previously developed land. 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 volume of 76 cubic metres (0.47%) and a reduction in gross internal floor area of 35%. Such a reduction in volume, footprint, and GIA is considered as a 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 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, on balance, to be neutral in this impact. The three new dwellings would all be single storey, akin to the existing scale of buildings on site. The spread of development would also be concentrated further northwards; bringing development further from the southern, more open undeveloped part of the site whereby the paddock is located. Given this, and the reasonable gaps between the dwellings, 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 145 of the NPPF and is therefore acceptable in principle and not required to demonstrate very special circumstances. 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.

The design of the three dwellings would be rural 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. 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.

Housing – no comments received

Sutton and East Surrey Water Company – no comments received

Environmental Health – no objection subject to conditions

Principal Archaeologist – no objection subject to condition

Woodmansterne Greenbelt and Residents Association – objects on the grounds of overdevelopment, loss of/harm to trees, inappropriate development in the green belt, inconvenience during construction, increase in traffic and congestion and overbearing impact upon neighbour amenity

Surrey Archaeological Society – no comments received

Surrey Wildlife Trust – Initially advised for a bat emergence survey to be undertaken

Neighbourhood Services – no objection

Representations:

Letters were sent to neighbouring properties on 13th February and 5th October 2018, site notices were posted on 19th February and 16th October 2018.

48 responses have been received raising the following issues:

Issue	**Response**
Harm to wildlife	See paragraph 6.30 – 6.32 and condition 15
Noise and disturbance	See paragraph 6.36
Loss of a private view	See paragraph 6.34
Set a precedent	See paragraph 6.34
Increase in traffic and congestion	See paragraph 6.21
Hazard to highway safety	See paragraph 6.21
Harm to Conservaiton Area	See paragraph 6.33
Harm to Green Belt/countryside	See paragraph 6.3 – 6.11 and conditions 12 and 13
Inconvenience during construction	See paragraph 6.18

Loss of/harm to trees	See paragraph 6.22 – 6.23 and conditions 5 and 6
No need for the development	See paragraph 6.11
Out of character with surrounding area	See paragraph 6.12 – 6.15
Overdevelopment	See paragraph 6.12 – 6.15
Overlooking and loss of privacy	See paragraph 6.16 – 6.17
Development of paddock	See paragraph 6.3 – 6.11
Japanese Knotweed	See paragraph 6.37 and condition 11
Impact on utilities	See paragraph 6.33
Archaeology	See paragraph 6.27 – 6.29
Drainage/sewage capacity	See paragraph 6.33
Flooding	See paragraph 6.33
Loss of buildings	See paragraph 6.34
Overbearing relationship	See paragraph 6.16 – 6.17
Overshadowing	See paragraph 6.16 – 6.17
Light pollution	See paragraph 6.36
Smells	See paragraph 6.36
Lack of affordable housing	See paragraph 6.25 – 6.26
Crime fears	See paragraph 6.36
Alternative location/proposal preferred	See paragraph 6.3 – 6.11
No need for the development	See paragraph 6.11
Inadequate parking	See paragraph 6.20 – 6.21
Conflict with a covenant	See paragraph 6.34
Health fears	See paragraph 6.36
Property devaluation	See paragraph 6.34
Poor design	See paragraph 6.12 – 6.13
Cramped	See paragraph 6.14
Human rights	See paragraph 6.35
Loss of light	See paragraph 6.16 – 6.17
Undemocratic	See paragraph 6.38
Impact on infrastructure	See paragraph 6.24
Proximity to cricket ground	See paragraph 6.39

1.0 Site and Character Appraisal

1.1 The site comprises detached bungalow set in a generous plot with a detached garage. The bungalow is of a traditional design and sits towards the north western corner of the plot with the garage sited further towards the eastern boundary. The existing garden is mainly laid to lawn with mature vegetation around the boundaries. There are numerous outbuildings and stables to the rear most part of the site spread around the southern and eastern boundaries.

1.2 The site is set back from the road, on the southern side of Woodmansterne Street. To the south east of the site there is an open area of land bordered on the eastern side by the rear gardens of properties fronting Chipstead Way.The surrounding area is characterised by a mix of woodlands and fields, along with residential properties varying in scale and style to the north and east.

1.3 The site lites within the Metropolitan Green Belt. Land surrounding the site also lies within the Green Belt, with the urban area sited further to the east at Chipstead Way.

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 and layout of the proposal and amended plans were submitted.

3.0 Relevant Planning and Enforcement History

3.1	06/02053/F	Land Adjoinining 39 Woodmansterne Street - Erection of a house and garage	Approved with conditions 19 December 2006

4.0 Proposal and Design Approach

4.1 This is a full application for demolition of the existing dwelling and outbuildings and erection of 3 dwellings. The proposed dwellings would share the existing entrance into the site that provides an access to Woodmansterne Street. The new access road into the site would head south eastwards into the site with plots one and three sited on the eastern side and plot two on the western side.

4.2 The proposed dwellings would be single storey, detached properties with a contemporary rural style. The dwellings would feature gable style roofs and be finished in a traditional pallet of material that would include timber cladding, plain clay roof tiles and red multi facing brickwork. The fenstration would be contemporary in its design with minimal glazing bars.

4.3 Each plot would be provided with two parking spaces to the front or side of the dwellings. Garden amenity areas would be sited to the rear of each plot

with areas of garden and landscpaing to the front of each dwelling also.The proposed layout would allow for generous separation distances between plots and site boundaries. The gap between plots one and three would be 5.5m and the separation distance between plots two and three and the south eastern boundary of the site would be 6.6m and 4.7m.

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 character of the surrounding area is assessed as rural. Woodmansterne Street recreation ground is situated immediately to the east of the application site and the site lies within the Metropolitan Green Belt.
	No site features worthy of retention were identified.
Involvement	No community consultation took place.
Evaluation	The statement does not include any evidence of other development options being considered.
Design	The applicant's reasons for choosing the proposal from the available options were informed by pre-application advice and the proposal has been reduced from five dwellings proposed at pre-application stage to three dwellings.

4.5 Further details of the development are as follows:

Site area	0.78 hectares
Existing parking spaces	2
Proposed parking spaces	6
Parking standard	6 (maximum)
Net increase in dwellings	2
Existing site density	1.2 dwellings per hectare
Proposed site density	3.8 dwellings per hectare
Density of the surrounding area	16.6 dwellings per hectare (29 to 39A Woodmansterne Street)

5.0 Policy Context

5.1 Designation

Metropolitan Green Belt
Area of High Archaeological Potential

5.2 Reigate and Banstead Core Strategy

CS1(Sustainable Development)
CS3 (Green Belt)
CS4 (Valued Townscapes and Historic Environment)
CS10 (Sustainable Development),
CS11 (Sustainable Construction),
CS14 (Housing Needs)
CS15 (Affordable Housing)

5.3 Reigate & Banstead Borough Local Plan 2005

Landscape & Nature Conservation	Pc4
Heritage Sites	Pc8
Metropolitan Green Belt	Co1, Co3
Housing	Ho9, Ho13, Ho16
Housing Outside Urban Areas	Ho24
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

6.2 The main issues to consider are:

- Impact on the Green Belt
- Design appraisal
- Neighbour amenity
- Access and parking

- Impact on trees
- Infrastructure contributions
- Affordable Housing
- Archaeology
- Ecology
- Other matters

Impact on the Green Belt

6.3 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.

6.4 The NPPF (paragraph 145) includes within it provisions for the redevelopment of brownfield sites (previously developed land) 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;'

6.5 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".

6.6 The site is made up of the existing dwelling, garden area, garage, stables, outbuildings and a paddock area. The applicant has supported the application with a statement about the use of the site and notes *'the high number of stables for one dwelling would suggest that the previous use for them was either for private equestrian use, or possibly a mixture with some commercial equestrian use, where one or more was rented out. There also appears to be*

no evidence that the stable yard and paddock have ever not been associated with the dwelling.'

6.7 Historic maps show the stables and outbuildings within the curtilage of No. 39, however at the time of the site visit, there was a separate gated entrance to the stable/outbuilding area. There are no business rates records at the site to support a commercial use of the property. Stables and outbuildings sited outside the residential curtilage whether in commercial or private use would likewise fall within the definition of previously developed land and in the context of the above decision and the NPPF, the residential dwellling, curtilage and stable/outbuilding area would therefore constitute previously developed land. Limited infilling or the partial or complete redevelopment of such land is thus considered acceptable subject to the proposal having no greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development. The paddock area is excluded from the area concluded to to be PDL.

6.8 The existing dwelling, garage, stables and outbuildings are spread across the site from north to south (excluding the paddock). This includes extensive areas of hardstanding covering the access way to the stables/outbuildings and around the stable yard area.

6.9 The applicant has an existing volume claim of 1598 cubic metres against a proposed volume of 1522 cubic metres. This would demonstrate a reduction in volume of 76 cubic metres (0.47%). Furthermore the applicant has provided calculations that show a reduction in gross internal floor area of 35%. The three new dwellings would all be single storey, akin to the existing scale of buildings on site. The spread of development would also be concentrated further northwards, bringing development further from the southern, more open undeveloped part of the site whereby the paddock is located. Such a reduction in volume, footprint, and GIA is considered as a proportionate replacement and considering the reduction based on figures would seem an attractive proposition in reducing greenbelt sprawl.

6.10 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 neighbouring properties that border the sight to the north.

6.11 Therefore when considering the site is considered to be previously developed land (PDL) and considering the benefit to the openness of the Green Belt that would result, the proposal is deemed to be appropriate development within the Green Belt under para 145 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.

Design appraisal

6.12 The application proposes the erection of three detached dwellings following demolition of the existing dwelling, stables and outbuildings. The proposed new dwellings would be arranged in either side of the central access with plots one and three on the north eastern side and plot two on south western side This staggered layout would follow the more informal building line that exists in the wider locality along the access from Woodmansterne Street.

6.13 The design of the dwellings would be of a rural appearance with a contemporary style. All three dwellings would be single storey and would have gable style roofs. They would be finished in a palette of traditional materials with the walls including elements of timber boarding, brick and stone. The fenestration would be simple in appearance with minimal glazing bars creating a more contemporary finish. Whilst individually designed the three dwellings would have cohesive style to create a courtyard appearance. The dwellings in the wider area have a variety of styles and designs and the rural appearance with traditional roof forms is considered appropriate for the locality.

6.14 The dwellings would have generous separation distances between plots, the neighbouring dwelling to the north and the site boundaries. Areas of landscaping would be included to the front of dwellings and sides, with wide front garden areas to plots two and three and landscaping would be secured through condition.

6.15 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.

Neighbour amenity

6.16 The proposed development has been considered with regards to its impact on the amenity of neighbouring properties. The nearest neighbouring dwelling is sited to the north, 39a Woodmansterne Street. Plot one would be sited 4m from the shared side boundary with this dwelling, with a separation distance of 6.3m between the dwellings. The northern flank of plot one would not extend beyond the rear elevation of No. 39a. A rear projection proposed to the dwelling on plot one would extend into the rear part of the site, however this would be sited 29m from the shared side boundary and given this level of separation is not considered to result in harm in terms of overbearing, domination or loss of light.

6.17 The rear boundaries of dwellings front Chipstead Way are sited approximately 59m of the site, at the closest point, and there given the generous level of separation the proposal is not considered to result in harm upon the amenities of these properties.

6.18 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.

6.19 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

6.20 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.

6.21 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.

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 The trees proposed for removal are low quality specimens and their removal will little impact on the character of the area. The remaining trees, including the off-site trees will provide screening for the new dwellings. The proposed landscape scheme will ensure there is a diverse selection of plants and trees which overtime will enhance the site. 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.

Archaeology

6.27 The site lies within an Area of High Archaeological Potential. An Archaeological Desk Based Assessment was submitted with the application.

6.28 The County Archaeologist was consulted upon the proposal and confirms that the assessment has consulted all currently available sources and concludes that it contains no known heritage assets but has a high potential for buried archaeology from the post medieval period, a moderate potential for prehistoric remains with a lower potential for finds of Roman and medieval periods.

6.29 As there is potential for archaeology to be present within the site it is considered that further archaeological works are required in order to properly assess the nature and extent of any archaeology that may be present. A condition is recommended to secure a programme of archaeological evaluation and mitigation works.

Ecology

6.30 Concern has been raised regarding the potential for harm to wildlife. An Ecology Report was submitted with the application by Applied Ecology Ltd dated September 2018. The Surrey Wildlife Trust were consulted upon the proposal in reference to bats they noted the report appears appropriate in scope and methodology and has provided a comprehensive evaluation of the buildings on site to host active bat roosts. The report identified the main dwelling as having a low potential to support active bat roosts. A further bat emergence survey was required to confirm presence of active roosts and to identify species present and categorise roosts type in order to determine if and what mitigation measures may be required in order to avoid contravention of European Protected Species Legislation.

6.31 A bat activity survey has recently been submitted (two activity surveys were undertaken on 3rd and 17th May 2019 during the bat survey season (May to

September, inclusive)). The report concludes 'the surveyed structure at 39 Woodmansterne Street has been deemed to be absent of roosting bats. Therefore, the proposed scheme of works will not impact upon any bats or their roosts. Due to this, no further surveys are necessary. However, an optional post-development enhancement is to install one Eco Bat Box on the site on the western elevation. As no nesting birds were found, no compulsory recommendations are apparent. However, a variety of bird boxes can be installed around the site to enhance the nesting opportunities for a variety of species within the local landscape.'

6.32 All bat species, their breeding sites and resting places are fully protected by law and the protected species legislation applies independently of planning permission. A condition would be attached to a grant of planning permission to ensure the proposal is undertaken in accordance with the mitigation methods stated within the ecology report.

Other matters

6.33 The site is not located within a flood zone nor within an area of surface water flooding. Drainage/sewage capacity and issues of utilities would be dealt with under Building Regulations. The site is not within nor adjacent to a Conservation Area and is not considered to cause harm in this regard.

6.34 Loss of a private view, property devaluation and conflicting with a covenant are not material planning considerations. Objection was raised on the grounds of setting a precedent; each application must be assessed on its own merits. The existing buildings are not of significant architectural merit and their loss if not considered to warrant refusal of the application.

6.35 Regard has been had to the Human Rights Act 1998. 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.

6.36 New boundary treatment is proposed and the development is not considered to cause crime issues. No significant health issues are considered to arise as a result of the planning application. Given the scale of the proposed development and residential nature, the proposal is not considered to result in a harmful impact in regard to noise and disturbance, smells, air or light pollution or nuisance from headlights.

6.37 Concern has been raised regarding the presence of Japanese Knotweed on the site. To control the spread of invasive plant species a condition is recommended requiring prior to the commencement of development a Method Statement and phasing plan for the control and eradication of Japanese Knotweed shall be submitted to the Local Planning Authority.

6.38 The application is being presented to the Planning Committee for a decision in line with the Council's constitution.

6.39 The site is located adjacent to the Woodmansterne Cricket Club on the south eastern side and objection has been raised on the grounds of the relationship between the application site and cricket club. The relationship between the

site and the cricket club would be similar to that of the existing residential dwelling and that of other neighbouring residential dwellings that border the cricket club and therefore the proposal is not considered to warrant refusal on this basis

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
Existing Plans	J002655-12 DD	A	21.09.2018
Existing Plans	J002655-11 DD	A	21.09.2018
Existing Plans	J002655-10 DD	B	21.09.2018
Floor Plan	J002655-05 DD	A	21.09.2018
Location Plan	J002655-01 DD	B	21.09.2018
Elevation Plan	J002655/06 DD	A	31.01.2018
Other Plan	1804021-TK04	E	05.02.2019
Arboricultural Plan	748-L-02	B	05.02.2019
Elevation Plan	J002655/ 15 DD	B	04.03.2019
Elevation Plan	J002655/ 14 DD	E	04.03.2019
Floor Plan	J002655/ 13 DD	C	04.03.2019
Elevation Plan	J002655/ 09 DD	F	04.03.2019
Elevation Plan J	002655/ 08 DD	E	04.03.2019
Floor Plan	J002655/ 07 DD	E	04.03.2019
Block Plan	J002655/ 03 DD	G	04.03.2019
Site Layout Plan	J002655/ 04 DD	I	04.03.2019
Landscaping Plan	748-L-01	D	04.03.2019

   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 DAA dated November 2018.
Reason:
To ensure good arboricultural practice in the interests of the maintenance of the character and appearance of the area and to comply with policy Pc4 of the Reigate and Banstead Borough Local Plan 2005 and the recommendations within British Standard 5837.

6. 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.

Any trees shrubs or plants planted in accordance the approved scheme which are removed, die or become damaged or diseased within five years of planting shall be replaced within the one year by trees, shrubs of the same size and species in the same location.
Reason:
To ensure good landscape practice in the interests of the maintenance of the character and appearance of the area and to comply with policy Ho9 of the Reigate and Banstead Borough Local Plan 2005 and the recommendations within British Standard 5837:2012 Trees in relation to design, demolition and construction

7. 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 those vehicles to be able to enter and leave the site in forward gear. Thereafter the parking and turning areas shall be retained and maintained for their designated purposes.
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 2018 and Policy M05 highway safety, Policy Mo7 Parking, and policy Mo6 Turning Space of the Reigate and Banstead Local Plan 2005.

8. 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) measures to prevent the deposit of materials on the highway
(e) 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:
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 2018 and Policy M05 highway safety, of the Reigate and Banstead Local Plan 2005

9. 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.

10. Prior to the commencement of development a Method Statement and phasing plan for the control and eradication of Japanese Knotweed shall be submitted to the Local Planning Authority. The Method Statement will include post-treatment monitoring of the site to ensure continuous 12 month period of where no Japanese Knotweed is identified growing on the whole site. In the event that any Japanese Knotweed is identified as growing during the 12 month monitoring period then treatment shall resume and continue until a 12 month period of no growth of Japanese Knotweed occurs. The agreed Method Statement shall thereafter be implemented.
Reason:
To control the spread of invasive plant species with regard to the Reigate and Banstead Borough Local Plan 2005 policy Ho9

11. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, (or any Order revoking and re-enacting that Order with or without modification), no first floor windows, dormer windows or rooflights other than those expressly authorised by this permission shall be constructed.
Reason:
To ensure that the development does not affect the amenity of the neighbouring property by overlooking and to protect the visual amenities of the area in accordance with Reigate and Banstead Borough Local Plan 2005 policy Ho9.

12. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no extensions permitted by Classes A, B, C, D or E of Part 1 of the Second Schedule of the 2015 Order shall be constructed.
Reason:
To control any subsequent enlargements in the interests of the visual and residential amenities of the locality with regard to Reigate and Banstead Borough Local Plan 2005 policies Ho9, Ho13, and Ho16

13. The development hereby approved shall not be first occupied unless and until full details (and plans where appropriate) of the waste management collection point, (and pulling distances where applicable), throughout the development have been submitted to and approved in writing by the Local Planning Authority.

The waste storage and collection point should be of an adequate size to accommodate the bins and containers required for the dwellings which they are intended to serve in accordance with the Council's guidance contained within Making Space for Waste Management in New Development.

Each dwelling shall be provided with the above facilities in accordance with the approved details prior to occupation of the relevant dwellings.

Reason:
To provide adequate waste facilities in the interests of the amenities of the area and to encourage in accordance with Reigate and Banstead Borough Local Plan (2005) policy Ho9.

14. The development hereby permitted shall be implemented in full accordance with the enhancement measures detailed in paragraphs 4.5 to 4.7 of the Ecology Report by Applied Ecology Ltd dated Sepember 2018 and the recommendations in section 6.4 of the Bat Activity Survey by Elite Ecology dated May 2019, with the recommended bat and bird boxes installed on the site prior to occupation of the first dwelling.
Reason:
To ensure the protection of the protected species with regard to Reigate and Banstead Borough Local Plan 2005 policy Pc2G and Reigate and Banstead Core Strategy 2014 policy CS2.

15. 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 to meet the objectives

of the NPPF (2012), and to satisfy policies Mo5 and Mo7 of the Reigate and Banstead Borough Local Plan (2005).

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. 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.

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. With regard to Condition 10 (boundary treatment), the developer is encouraged to incorporate measures to promote biodiversity and wildlife and to allow wildlife to move into and out of gardens, such as hedgehog friendly gravel boards, where appropriate. Details of the 'wildlife friendly' measures should be identified within the submission of the details for approval.

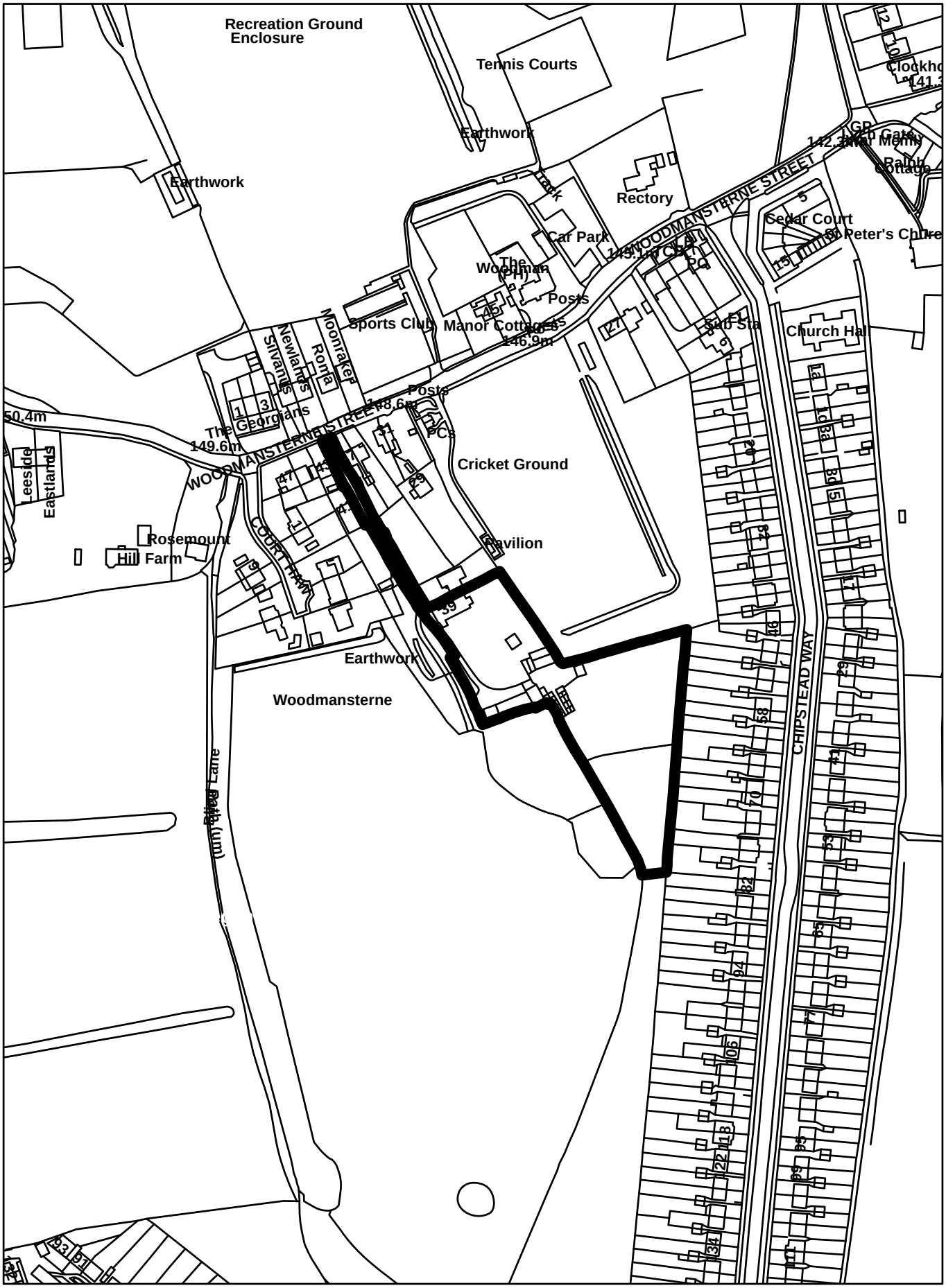
REASON FOR PERMISSION

The development hereby permitted has been assessed against development plan policies Pc4, Pc8, Co1, Co3, 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.

18/00240/F - 39 Woodmansterne Street, Woodmansterne



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As Proposed Block Plan
3No. 3B6P

GIA =	109.40m2 - Plot 1
	103.30m2 - Plot 2
	104.47m2 - Plot 3
Volume =	520.50m3 - Plot 1
	499.68m3 - Plot 2
	501.82m3 - Plot 3

0 5 10 15 20 25 30 35 40 45 50m
SCALE 1:500

Rev	Date	Description
G	01.03.19	Layout revised for Plot2&3, calc. updated
F	20.02.19	Layout revised for Plot2&3, calc. updated
E	16.01.19	Revision of road line
D	28.11.18	Revised layout for Plot2&3, Area calc. updated
C	30.08.18	House Types, Site Plan amended
B	12.01.18	Site Boundary amended
A	17.12.17	Plot 2 revised

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Date: 27.04.2017	Drawn By: TL
Scale: 1:500@A1	Checked: PH

Client: Simon Merci

Project: 39 Woodmansterne Street Banstead SM7 3NQ

Title: As Proposed Block Plan

Drawing. No.	Rev.
J002655/ 03 DD	G

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W S

Woodmansterne Street

Existing Road Access retained

Existing bin collection point for No43 ~1m from highway

Existing driveway

Existing driveway

Existing bin collection point for No37 ~11m from highway

43

37

Proposed bin collection point for No39 Woodmansterne Street next to neighbour's existing bin storage area ~13m from highway

29

Existing bin collection point for No41 ~31m from highway

41

Cricket Ground

Cricket Pavilion

Existing bin collection point for No29 ~76m from highway

39A Woodmansterne Road

Existing bin collection point for No39A ~90m from highway

E02

Plot 1
701m2

E01

Refuse

Parking

Refuse

Refuse

Parking

Parking

Plot 3
548m2

Plot 2
614m2

Access to paddock beyond

Decking

Proposed Hedge

E01

E02

0 5 10 15 20 25m
SCALE 1:250

As Proposed Site Plan
3No. 3B6P

GIA =	109.40m2 - Plot 1
	103.30m2 - Plot 2
	104.47m2 - Plot 3
Volume =	520.50m3 - Plot 1
	499.68m3 - Plot 2
	501.82m3 - Plot 3

Rev	Date	Description
I	01.03.19	Layout revised for Plot2&3, calc. updated
H	20.02.19	Layout revised for Plot2&3, calc. updated
G	16.01.19	Revision of road line
F	28.11.18	Revised layout for Plot2&3, Area calc. updated
E	11.10.18	Existing and Proposed bin collection points added
D	07.09.18	House Types, Site Plan amended. Garages omitted.
C	30.08.18	House Types, Site Plan amended. Garages omitted.
B	12.01.18	Site Boundary and landscaping amended
A	17.12.17	Plot 2 revised

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Date: 27.04.2017
Drawn By: TL
Scale: 1:250@A1
Checked: PH
Client: Simon Merci
Project: 39 Woodmansterne Street Banstead SM7 3NQ
Title: As Proposed Site Plan
Drawing. No.: J002655/ 04 DD
Rev.: I

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Site Elevation 01

Site Plan Key

0 2 4 6 8 10 12 14 16 18 20m

SCALE 1:200

Rev	Date	Description
F	01.03.19	Elevations revised
E	20.02.19	Elevations revised
D	28.11.18	Annotation added and revised
C	30.08.18	House Types, Site Plan amended. Garages omitted.
B	12.01.18	Site Boundary amended
A	17.12.17	Plot 2 revised

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Scale 1:200@A3	Checked PH

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Title
As Proposed
Site Elevation 01

Drawing. No.	Rev.
J002655/ 09 DD	F

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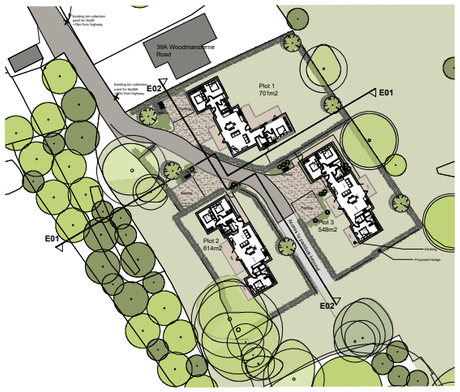
Site Elevation 02



Site Plan Key

0 2 4 6 8 10 12 14 16 18 20m

SCALE 1:200

Rev	Date	Description
B	01.03.19	Elevations revised
A	20.02.19	Elevations revised

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Title
As Proposed
Site Elevation 02

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J002655/ 15 DD	B

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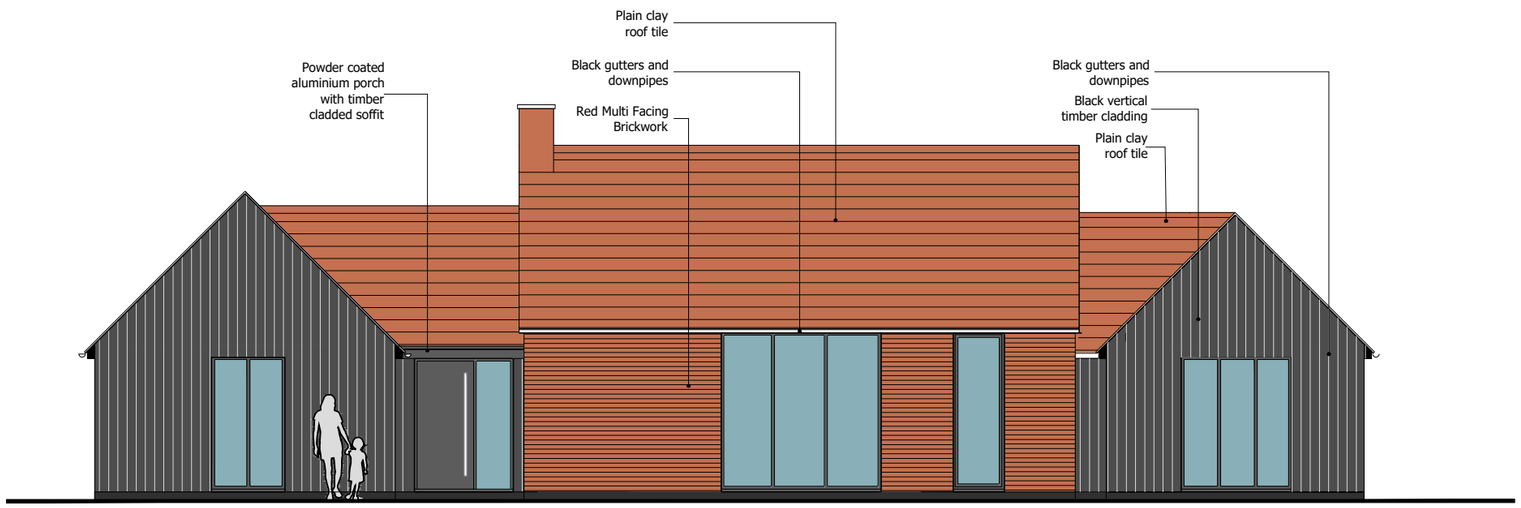
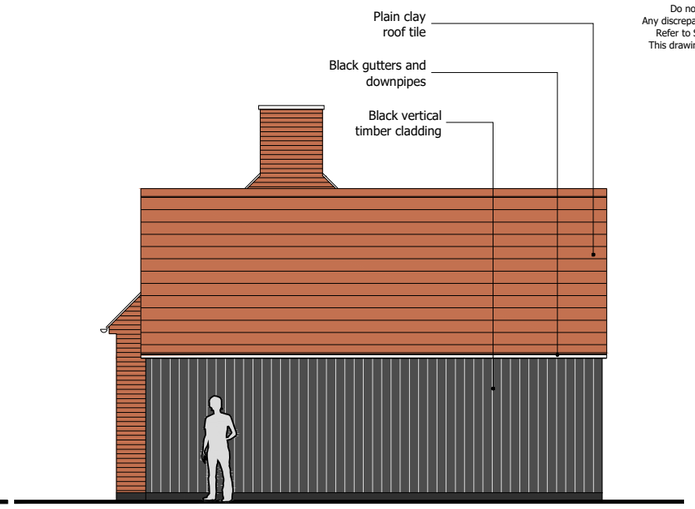
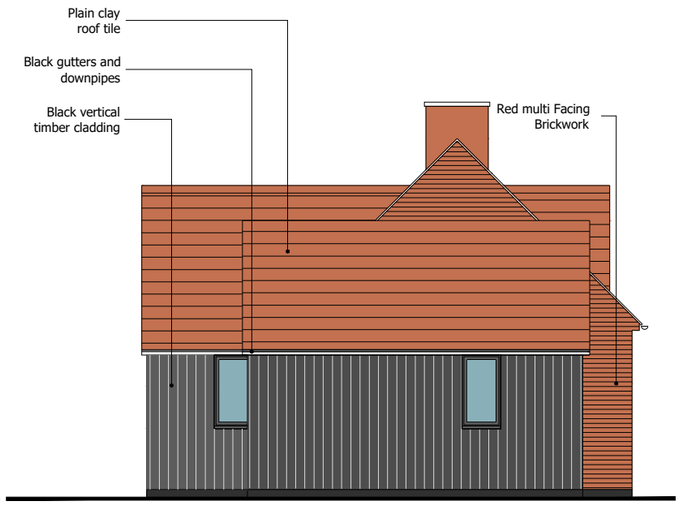


Proposed Southwest Front Elevation



Proposed Northwest Side Elevation

Proposed Northeast Front Elevation



Proposed Southeast Side Elevation

Black timber wall Cladding

Red Multi Facing Brickwork

Plain Clay Roof Tiles

Example

0 1 2 3 4 5 6 7 8 9 10m

SCALE 1:100

Rev	Date	Description
E	01.03.19	Elevations revised
D	20.02.19	Elevations revised
C	28.11.18	Elevations revised
B	23.08.18	House Types, Site Plan amended. Garages omitted.
A	17.12.17	Plot 2 revised

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Title
As Proposed
Elevations Plot 3
3B6P

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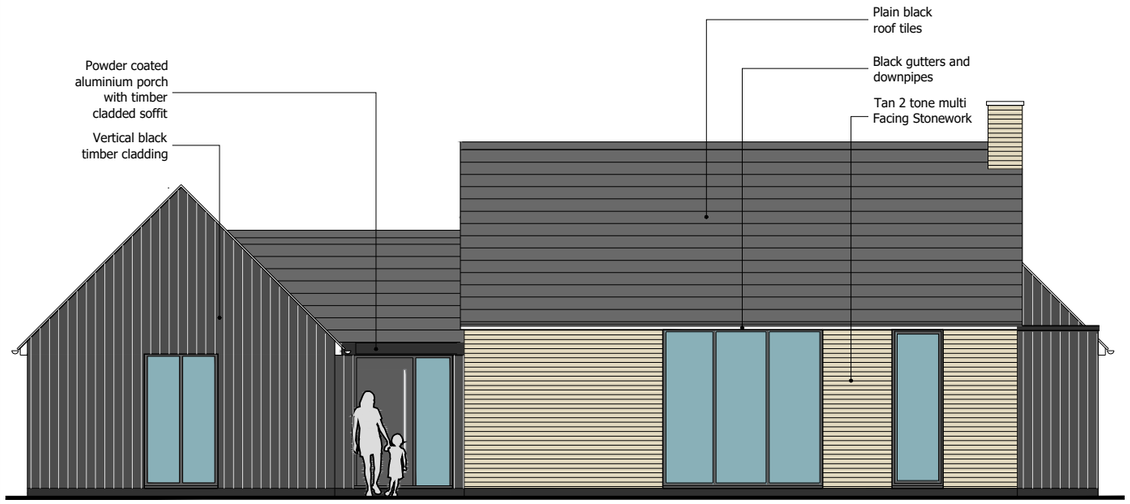
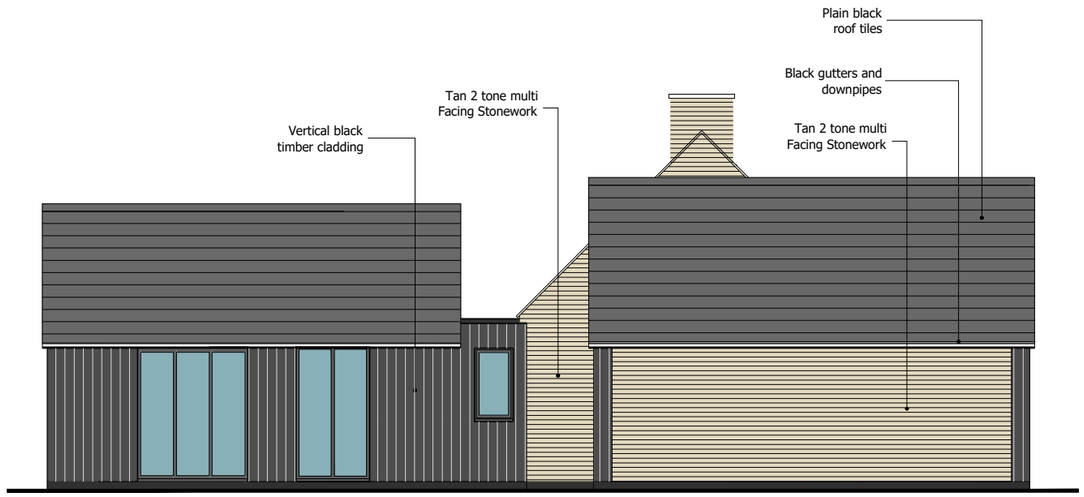
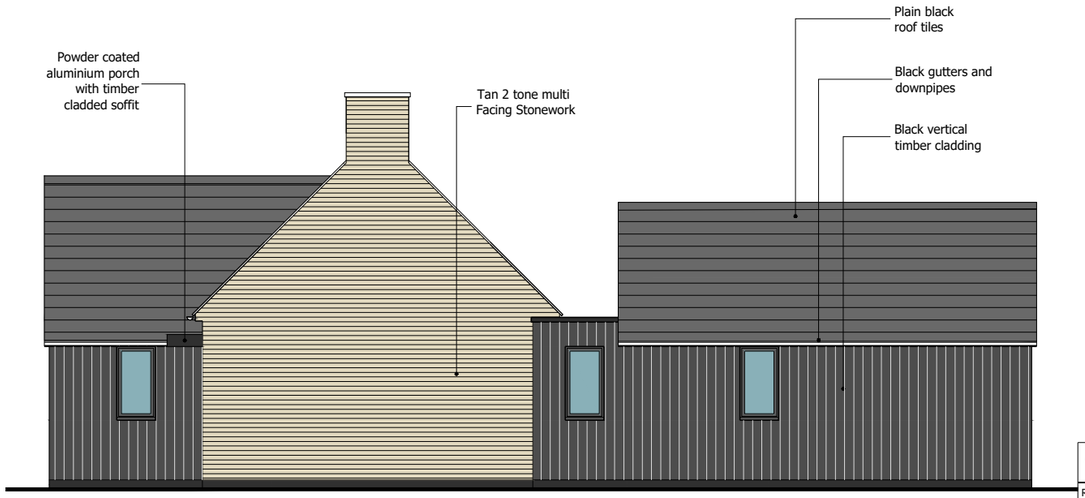


Proposed Southwest Front Elevation



Proposed Northwest Side Elevation

Proposed Northeast Rear Elevation



Proposed Southeast Side Elevation

Black Timber wall Cladding

Tan Multi Facing Stonework

Black Plain Roof Tile

Example

0 1 2 3 4 5 6 7 8 9 10m

SCALE 1:100

Rev	Date	Description
A	29.08.18	House Types, Site Plan amended. Garages omitted.

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Title
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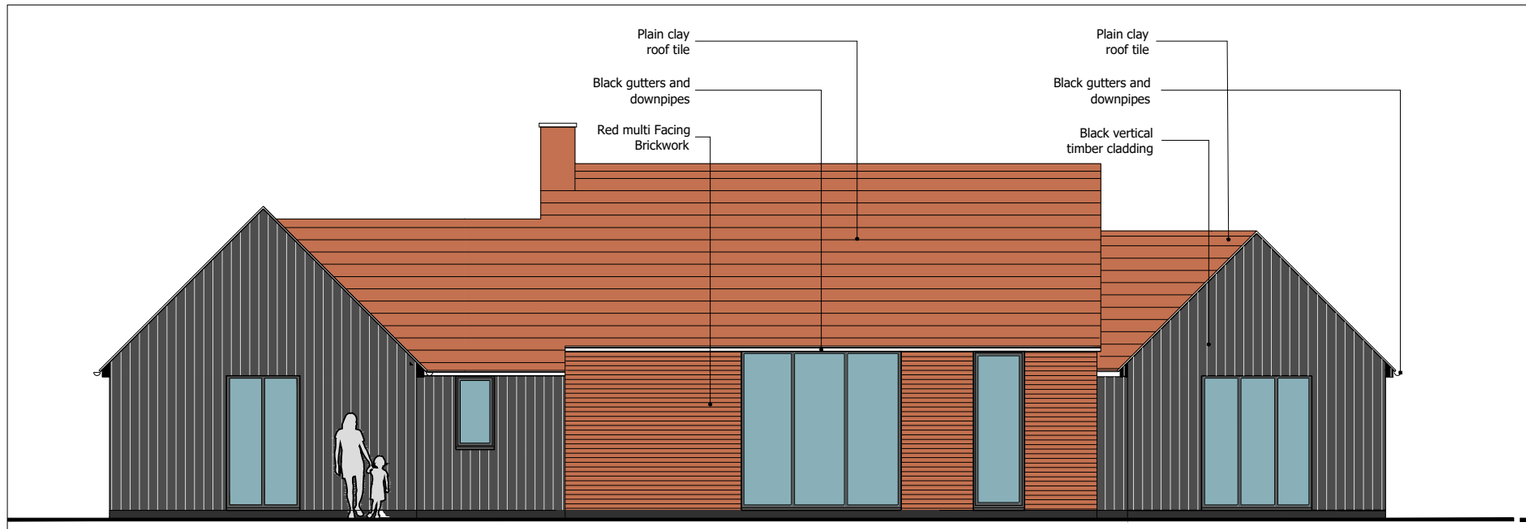
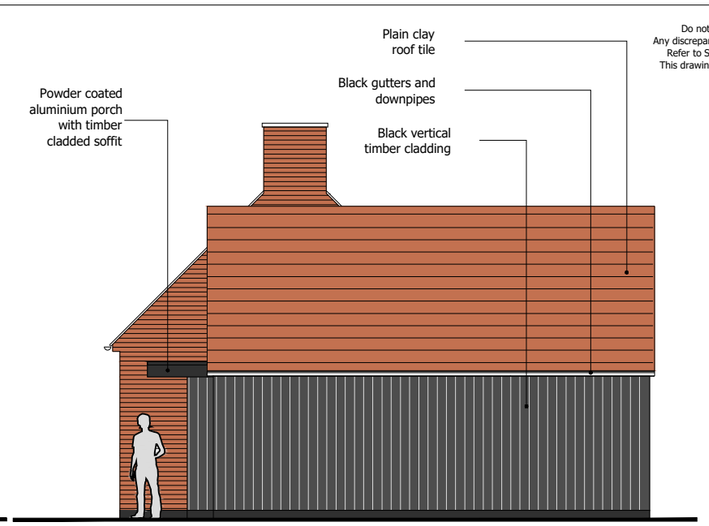
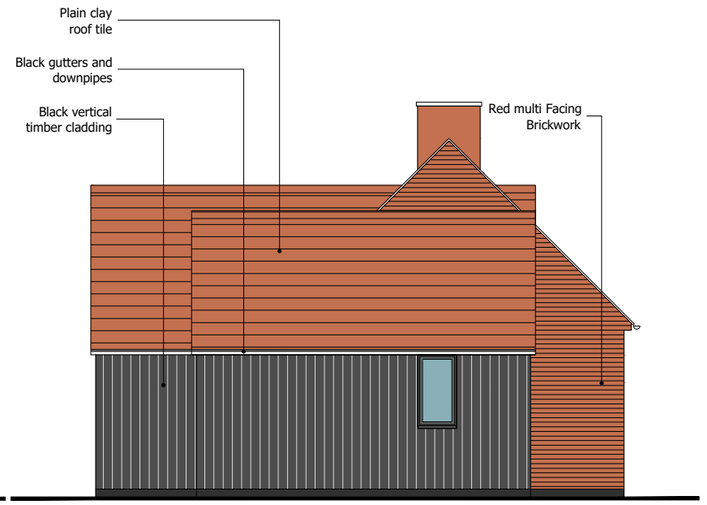


Proposed Southwest Rear Elevation



Proposed Northwest Side Elevation

Proposed Northeast Front Elevation



Proposed Southeast Side Elevation

Black timber wall Cladding

Red Multi Facing Brickwork

Plain Clay Roof Tile

Example

0 1 2 3 4 5 6 7 8 9 10m

SCALE 1:100

Rev	Date	Description
E	01.03.19	Elevations revised
D	20.02.19	Elevations revised
C	28.11.18	Elevations revised
B	29.08.18	House Types, Site Plan amended. Garages omitted.
A	17.12.17	Plot 2 revised

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Title
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Drawing. No.	Rev.
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