 Reigate & Banstead BOROUGH COUNCIL Banstead Horley Redhill Reigate	TO:	PLANNING COMMITTEE
	DATE:	21 MARCH 2018
	REPORT OF:	HEAD OF PLACES & PLANNING
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AGENDA ITEM:	7	WARD: Reigate Central

APPLICATION NUMBER:	17/02942/F	VALID:	2 JANUARY 2018
APPLICANT:	Mr MD And VL Bound And Paterson	AGENT:	DPS
LOCATION:	31 BLACKBOROUGH ROAD REIGATE SURREY RH2 7BS		
DESCRIPTION:	Demolition of existing commercial buildings and the erection of 5 no. dwellings with associated external works.		
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 planning application seeking consent for the demolition of the existing commercial buildings and the erection of five new dwellings and associated external works. The application is similar to planning permission 16/02801/F, which was approved by the Planning Committee in March 2017. A comparable proposal was previously been granted consent in 2008 and renewed in 2010. The planning history sets the principle of this form of development.

The site is currently within commercial use. The change of use to residential was previously considered acceptable. Much of the application site lies behind housing on Blackborough Road and adjoins Urban Open Land (Reigate Cemetery), part of the Chart Lane Conservation Area. The proximity of residential properties and the incongruity of commercial activities within a residential neighbourhood mean that the site is not suitably located for employment purposes. It is therefore considered that the proposal is not contrary to policy Em1A and the change of use to residential is acceptable in principle. The relationship between the site and residential dwellings remains the same today, with an additional residential development built to the east of the site since the time of the previous application in 2010. It is therefore considered that the position regarding the change of use remains and is acceptable in principle.

The most recent application on the site (17/01351/F) sought consent for a total of 6 dwellings, the frontage dwellings remained the same as the earlier application however a terrace of four dwellings was proposed at the rear of the site. This application was refused due to the height and the depth of the rear building and the

resultant reduction in garden depth in relation to the previously approved scheme and its use as four dwellings resulting in a cramped form of development.

In this current application the design approach of the frontage dwellings again remains the same, and the terrace of three dwelling proposed is broadly similar to that previously approved under application 16/02810/F. The scale of the terrace of three dwellings towards the rear of the site has increased; however the number of units has reduced to three, the rear gardens remain of a similar size to those previously granted consent and the bulk and massing of the roof has been reduced from that as seen in the refused application ref: 17/01351/F. Therefore the increase in scale of the terrace is not considered to result in a harmful impact upon the character of the locality and is considered acceptable. The proposal is not considered to result in a harmful impact upon neighbour amenity.

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.

Contaminated Land Officer – no objection subject to conditions

National Air Traffic Services – no safeguarding objection to the proposal

Neighbourhood Services – Have confirmed they would not drive into this proposed site, the developer will have to provide a presentation point adjacent to the highway for residents to place their bins out for collection

Representations:

Letters were sent to neighbouring properties on 4th January 2018, a site notice was posted on 6th February 2018.

4 responses have been received raising the following issues:

Issue	Response
Hazard to highway safety	See paragraph 6.14
Inadequate parking	See paragraph 6.14
Increase in traffic and congestion	See paragraph 6.14
Overdevelopment	See paragraph 6.1, 6.2
Harm to Conservation Area	See paragraph 6.7
Inconvenience during construction	See paragraph 6.12
Noise and disturbance	See paragraph 6.13
Out of character with surrounding area	See paragraph 6.7
Overlooking and loss of privacy	See paragraph 6.8 – 6.11
Overshadowing	See paragraph 6.8 – 6.11
Health fears	See paragraph 6.13
Loss of a private view	See paragraph 6.13
Overbearing relationship	See paragraph 6.8 – 6.11
Poor design	See paragraph 6.7
Loss of/harm to trees	See condition 5

1.0 Site and Character Appraisal

- 1.1 The application site is relatively long with a narrow frontage to Blackborough Road, widening at the rear to wrap behind the rear boundaries of 31A and 33 Blackborough Road. The site comprises a detached single-storey car sales office at the front with both open and covered parking and vehicle display spaces extending to the rear along the eastern and western boundaries. At the rear, where the site widens, are located single and two-storey workshop units with further parking space.
- 1.2 The plot is located within a built up residential area with mainly semi-detached houses located along Blackborough Road. To the rear of the site is the cemetery to St Mary's Church, forming part of the Chart Lane Conservation Area and designated Urban Open Land. The adjacent site to the east, a former depot, contains a two and a half storey block of 17 flats.

2.0 Added Value

- 2.1 Improvements secured at the pre-application stage: The applicant did not approach the Council for pre-application advice therefore the opportunity to secure improvements did not arise

3.0 Relevant Planning and Enforcement History

- | | | | |
|-----|------------|---|--|
| 3.1 | 17/01351/F | Erection of 1no. 1 and 1no. 2 bedroom flats and 4no. 4 bedroom houses together with associated external works. | Refused
3 November
2017
Appeal in
progress |
| 3.2 | 16/02801/F | Demolition of existing commercial buildings and erection of 5 no. new dwellings and associated external works. | Approved with
conditions
20 March 2017 |
| 3.3 | 10/01940/F | Demolition of existing commercial buildings and erection of 5 new dwellings.
(Renewal of planning permission 07/01897/F) | Approved with
conditions
23 December 2010 |
| 3.4 | 07/01897/F | Demolition of existing commercial buildings and erection of 5 new dwellings. | Approved with
conditions
31 January 2008 |
| 3.5 | 07/00609/F | Demolition of existing commercial buildings and erection of 5 new dwellings | Refused
25 May 2007 |

- 3.6 06/00571/F Demolition of existing commercial buildings and erection of 3 no. 3 bedroom houses and two flats. Refused 18 May 2006
- 3.7 04/00547/OUT Demolition of existing workshop and erection of new workshops with ancillary offices on first floor. Approved with conditions 12 ay 2004
- 3.8 Application 17/01351/F was refused for the following reason:

The proposed development, by virtue of the increase in height and the depth of the rear building and the resultant reduction in garden depth in relation to the previously approved scheme and its use as four dwellings, would result in a cramped overdevelopment of the site, out of keeping with and harmful to the character of the surrounding area, contrary to Policies Ho9, Ho13 and Ho16 of the Reigate and Banstead Borough local Plan 2005.

4.0 Proposal and Design Approach

- 4.1 This is a full application for the erection of two flats and three houses. The two flats (one one-bedroom flat and one two-bedroom) would be in a two-storey building fronting Blackborough Road, with its own garden and two parking spaces to the front of the building with access from Blackborough Road. The three houses at the rear would be in a two-storey terrace and each would have a small back garden. The existing access road from Blackborough Road would remain to serve the development and parking spaces for seven cars would be constructed between the front flats and the rear houses.
- 4.2 The design of the dwellings would be traditional, with hipped roofs and front facing gable features. The building to the front of the site would have a gable style roof, with a single storey, flat roofed rear projection.
- 4.3 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.
- 4.4 Evidence of the applicant's design approach is set out below:

Assessment	The character of the surrounding area is assessed as made up of a mix of varying size property, densities and
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	<p>varying vernacular styles ranging from flats, semidetached and detached houses and commercial building of varying sizes and uses.</p> <p>No site features worthy of retention were identified.</p>
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 the scheme has been designed to fit the land that is available within the existing boundaries, respects the environment and appearance of the surrounding properties.

4.5 Further details of the development are as follows:

Site area	0.1 hectare
Existing use	Car sales and workshop (Sui Generis)]
Proposed use	Residential (C3)
Existing parking spaces	10
Proposed parking spaces	9
Parking standard	8.5 (maximum)
Net increase in dwellings	5

5.0 Policy Context

5.1 Designation

Urban area
Adjacent to Chart Lane Conservation Area
Adjacent to Urban Open Lane

5.2 Reigate and Banstead Core Strategy

CS1(Sustainable Development)
CS4 (Valued Townscapes and Historic Environment)
CS10 (Sustainable Development),
CS11 (Sustainable Construction),
CS15 (Affordable Housing)

5.3 Reigate & Banstead Borough Local Plan 2005

Conservation Areas Pc13
Housing Ho9, Ho9A, Ho13 , Ho16

Movement

Mo5, 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 application site is situated within the urban area where there is a presumption in favour of sustainable development and where the principle of such development is acceptable in land use terms.

6.2 The application follows two recent applications (16/02801/F 5 dwellings – approved with conditions and 17/01351/F 6 dwellings – refused). The frontage building containing 2 flats remains the same throughout all three applications. A comparison of the scale of the building proposed to the rear of the site is provided below:

Application ref:	Number of dwellings	Depth	Width	Height	Depth of rear garden	Space to side boundaries
17/0942/F (Current proposal)	3	9.5m	20.3m	8.2m	7.3 – 8m	1.5m
17/01351/F (Refused)	4	11.2m	20.5m	8.2m	6.8m	1.2m
16/02801/F (Approved with conditions)	3	8.6m	19.3m	7.4m	7.8 – 8.1m	1.2m

The main issues to be considered are:

- Principle of the change of use
- Design appraisal
- Neighbour amenity
- Access and parking

- Infrastructure contributions
- Affordable Housing

Change of use

- 6.3 The change of use to residential was previously considered acceptable on the site. Much of the application site lies behind housing on Blackborough Road and adjoins Urban Open Land (Reigate Cemetery), part of the Chart Lane Conservation Area. The proximity of residential properties and the incongruity of commercial activities within a residential neighbourhood mean that the site is not suitably located for employment purposes. It is therefore considered that the proposal is not contrary to policy Em1A of the Borough Local land, which seeks to protect suitably located employment land and the change of use to residential is acceptable in principle. The relationship between the site and residential dwellings remains the same today, with an additional residential development built to the east of the site since the time of the previous application in 2010 and the recent application approved in March 2017. It is therefore considered that the position regarding the change of use remains and is acceptable in principle.

Design Appraisal

- 6.4 The frontage building remains of the same design and scale of that previously approved on site under the recent application 16/02801/F. The Conservation Officer has raised concern over the design approach and recommends a condition requiring details to show lower cills to increase the verticality of the sashes to match the neighbouring properties, and this would be attached to a grant of permission were the application to be approved. The Conservation Officer raises no objection in regard to harm to the adjacent Conservation Area, subject to recommended conditions.
- 6.5 Turning to the terrace of three dwellings at the rear of the site, the design of the building remains comparable to that of the two recent applications detailed above. The proposed building has been reduced in depth from that of application 17/01351/F by 1.7m and in turn the rear gardens have returned to a similar depth to that granted consent in application 16/02801/F. The height of the building would be 8.2m, the same as that proposed under application 17/01351/F, however the reduced height of the front and rear gables results in a reduced bulk and massing to the roofspace. The front elevation would include three gable features creating a similar appearance to that of the approved scheme in application 16/02810/F. The rear elevation proposes three narrower gable features from that of application 16/02810/F, and a reduction from the four gables proposed in application 17/01351/F. This amendment significantly reduces the bulk and massing of the roofspace from that of the application 17/01351/F. Therefore, it is considered that whilst the roof would remain of the same height as recently proposed, the reduced bulk and mass of the roofspace would reduce the dominance of the roof form and is therefore considered acceptable.

- 6.6 The building at the rear would create three dwellings, as that approved in application 16/02801/F. This reduction from four dwellings as proposed in application 17/01351/F is considered to overcome the cramped appearance created and as such is considered acceptable in this regard.
- 6.7 The proposal was designed to reflect the character of the locality. The proposal would also remove existing buildings on the site that currently detract from its character. As a result, the proposal is considered to be acceptable in terms of the design and character, subject to conditions as recommended and overcomes the concerns of the recently refused proposal for 6 dwellings.

Neighbour amenity

- 6.8 At the time of the previous renewal of planning permission in 2010, the adjacent site to the east, a former depot, had permission for a flatted residential development. This has since been implemented and completed. A two and a half storey building of 17 flats has been erected. A boundary wall of approximately 3m in height provides screening between the two sites. The building is sited between approximately 1.4m and 2m from the shared side boundary and would have a separation distance of approximately 3.6m to the proposed dwellings at the rear of the application site. The proposed dwellings would be lesser in depth than the flats, with the flats extending beyond both the front and rear elevation of the dwellings. The building does have side facing windows that face the site, however these are obscure glazed, and are predominantly secondary windows serving kitchens/living/dining rooms, served by rear or front facing windows also. One second floor window serves a bedroom, however is also of obscure glazing.
- 6.9 Given the separation distances, obscure glazing, and secondary nature of the side facing windows, the proposed development is not considered to result in a harmful impact upon the amenity of these residential properties.
- 6.10 Turning to the residential property to the west of the application site, the terrace of three dwellings would create a similar relationship to that of the earlier applications that was found to be acceptable.
- 6.11 There have been no significant changes in circumstances to the neighbouring properties to the front of the site, fronting Blackborough Road that would materially alter the impact of the development on the amenities of these neighbouring properties that has previously been found acceptable.
- 6.12 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.

- 6.13 Loss of a private view is not a material planning considerations. The proposed development would be in residential use and is not considered to result in a harmful impact upon amenity in terms of noise and disturbance. Objection was raised on the ground of health fears; however there is no evidence provided which would suggest that the development would represent a health risk to residents.

Access and parking

- 6.14 A total of 9 parking spaces are proposed. The County Highway Authority (CHA) 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.

Amenity for future occupants

- 6.15 The siting of the terrace of three dwellings to the rear of the site would be adjacent to the block of flats to the east. Given the separation distances between the buildings of between approximately 3.6m, the neighbouring property is not considered to result in a harmful impact upon the amenities of the proposal. The block of flats does have ground, first and second floor windows facing the site, however these are of obscure glazing and therefore would not result in a harmful impact in terms of overlooking and loss of privacy. The side facing windows have been observed as openable below a level of 1.7m above floor level, however open towards what would be the front of the dwellings, therefore not giving rise to an unacceptable level of overlooking to private amenity space. No side facing windows are proposed in the west elevation of the proposed dwelling that would give rise to mutual overlooking.

Other matters

- 6.16 The Neighbourhood Services Team have confirmed the refuse collection lorry would not drive into the proposed site and the development will have to provide a presentation point adjacent to the highway for residents to place their bins out for collection. A condition would be attached to a grant of planning permission requiring details be submitted of the proposed waste storage and waste collection points to ensure adequate waste facilities in the interests of the amenities of the area.

Infrastructure Contributions

- 6.17 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. However, an informal assessment would indicate a contribution of around £91,420 being required.

Affordable Housing

- 6.18 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, in November 2014, the Government introduced policy changes through a Written Ministerial Statement and changes to the national Planning Practice Guidance which restrict the use of planning obligations to secure affordable housing contributions from developments of 10 units or less. These changes were given legal effect following the Court of Appeal judgement in May 2016.
- 6.19 In view of this, and subsequent local appeal decisions which have afforded greater weight to the Written Ministerial Statement than the Council's adopted policy, 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.

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
Site Layout Plan	76-17-01		14.12.2017
Floor Plan	40-17-02		14.12.2017
Elevation Plan	40-17-03		14.12.2017
Floor Plan	76-17-04		14.12.2017
Elevation Plan	76-17-05		14.12.2017
Section Plan	62-17-06	A	14.12.2017
Existing Plans	40-17-07		14.12.2017
Existing Plans	40-17-08		14.12.2017
Location Plan	UNNUMBERED		27.12.2017

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. Notwithstanding the drawings, the proposed external finishing materials and details shall be carried out using the external facing materials and details specified below and there shall be no variation without the prior approval in writing of the Local Planning Authority;

a) The roof shall be of the north block shall be of handmade or handcrafted clay plain tiles with clay ridge tiles and the roof of the house to Blackborough Road shall be of natural slate with clay ridge tiles unless otherwise agreed in writing by the LPA.

b) The walls shall be of handmade sandfaced multistock brick in flemish bond unless otherwise agreed in writing by the LPA.

c) The windows of the house to Blackborough Road shall be white painted timber vertically sliding sashes with external glazing bars of traditional profile set back behind the reveal at one brick depth, with gauged brick arches.

d) The windows to the northern block shall be white painted timber casements with casements in each opening to ensure equal sightlines or vertically sliding sashes, with external glazing bars of traditional profile, set back behind the reveal at one brick depth, with gauged brick arches.

e) The first floor elevations facing the cemetery shall be tile hung in handmade sandfaced plain clay tiles.

f) The rooflights shall be black painted metal conservation rooflights with single vertical glazing bars of traditional profile.

g) All bargeboards shall be of white painted timber with architrave mouldings and straight edges with box ends omitted.

h) All external joinery shall be of painted timber.

i) All dormers shall have an ogee cornice.

j) This permission does not purport to grant consent for the front elevation of the new house fronting Blackborough Road, revised details of which shall be submitted to and approved in writing by the LPA before works commence, showing lower cills to increase the verticality of the sashes to match the neighbouring properties.

k) This consent does not purport to grant consent for the use, siting or extent of the proposed photovoltaic and solar pane, details of which shall be submitted to and approved in writing by the LPA before works commence. If the extent and position of the panels is acceptable they shall be flat panels, fully flush with the plane of the roof, with black frames and no silvered elements and sited within the axial symmetry of the elevations. Where the siting of the panels is considered unacceptable details of alternative provision shall be submitted to and approved in writing before the works commence.

Reason:

To ensure that a satisfactory external appearance of the development is achieved and to maintain the character of the adjacent Conservation Area with regard to Reigate and Banstead Borough Local Plan 2005 policies Pc13, Ho9 and Pc13.

5. No development shall commence including demolition and or groundworks preparation until a detailed, scaled Tree Protection Plan (TPP) and the related Arboricultural Method Statement (AMS) is submitted to and approved in writing by the Local Planning Authority (LPA). These shall include details of the specification and location of exclusion fencing, ground protection and any construction activity that may take place within the Root Protection Areas of trees (RPA) shown to scale on the TPP, including the installation of service routings. The AMS shall also include a pre-start meeting, supervisory regime for their implementation & monitoring with an agreed reporting process to the LPA. All works shall be carried out in strict accordance with these details when approved.

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, Pc12 and Ho9 of the Reigate and Banstead Borough Local Plan

6. 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.

7. The development hereby approved shall not be first occupied unless and until the existing section of dropped kerb in front of the proposed flats (plots 1 and

2) has been permanently closed and any kerbs, verge, footway, fully reinstated.

Reason:

In order that the development should not prejudice highway safety nor cause inconvenience to other highway users and in order to meet the objectives of the NPPF (2012), and to satisfy policy Mo7 of the Reigate and Banstead Borough Local Plan (2005), and policy CS17 of the Core Strategy (2014).

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 / 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 order to meet the objectives of the NPPF (2012), and to satisfy policy Mo7 of the Reigate and Banstead Borough Local Plan (2005), and policy CS17 of the Core Strategy (2014).

9. 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
- 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 order to meet the objectives of the NPPF (2012), and to satisfy policy Mo7 of the Reigate and Banstead Borough Local Plan (2005), and policy CS17 of the Core Strategy (2014).

10. The development hereby approved shall not be first occupied unless and until the following facilities have been provided in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority for:

- (a) The secure parking of bicycles within the development site, and thereafter the said approved facilities shall be provided, retained and maintained to the satisfaction of the Local Planning Authority.

Reason:

In recognition of Section 4 "Promoting Sustainable Transport" in the National Planning Policy Framework 2012 and to satisfy policy Mo7 of the Reigate and Banstead Borough Local Plan (2005), and policy CS17 of the Core Strategy (2014).

11. Prior to commencement of development a written comprehensive environmental desktop study report is required to identify and evaluate possible on and off site sources, pathways and receptors of contamination

and enable the presentation of all plausible pollutant linkages in a preliminary conceptual site model. The study shall include relevant regulatory consultations such as with the Contaminated Land Officer and be submitted to the Local Planning Authority and is subject to the approval in writing of the Local Planning Authority and any additional requirements that it may specify. The report shall be prepared in accordance with the Environment Agency's Model Procedures for the Management of Contaminated Land (CLR 11) and British Standard BS 10175.

Reason:

To ensure that the proposed development and any site investigations and remediation will not cause harm to human health or pollution of controlled waters with regard to Reigate and Banstead Borough Council Local Plan 2005 Policy Ho9 and the NPPF.

12. In follow-up to the environmental desktop study report and prior to the commencement of development, a contaminated land site investigation proposal, detailing the extent and methodologies of sampling, analyses and proposed assessment criteria required to enable the characterisation of the plausible pollutant linkages identified in the preliminary conceptual model, shall be submitted to the Local Planning Authority. This is subject to the written approval in writing of the Local Planning Authority, and any additional requirements that it may specify, prior to any site investigation being commenced on site. Following approval, the Local Planning Authority shall be given a minimum of two weeks written notice of the commencement of site investigation works.

Reason:

To ensure that the proposed development and any site investigations and remediation will not cause harm to human health or pollution of controlled waters with regard to Reigate and Banstead Borough Council Local Plan 2005 Policy Ho9 and the NPPF.

13. Prior to commencement of the development, a contaminated land site investigation and risk assessment, undertaken in accordance with the site investigation proposal as approved that determines the extent and nature of contamination on site and is reported in accordance with the standards of DEFRA's and the Environment Agency's Model Procedures for the Management of Contaminated Land (CLR 11) and British Standard BS 10175, shall be submitted to the Local Planning Authority and is subject to the approval in writing of the Local Planning Authority and any additional requirements that it may specify. If applicable, ground gas risk assessments should be completed inline with CIRIA C665 guidance.

Reason:

To ensure that the proposed development and any site investigations and remediation will not cause harm to human health or pollution of controlled waters with regard to Reigate and Banstead Borough Council Local Plan 2005 Policy Ho9 and the NPPF.

14. (a) Prior to commencement of the development a detailed remediation method statement should be produced that details the extent and method(s) by which the site is to be remediated, to ensure that unacceptable risks are

not posed to identified receptors at the site and details of the information to be included in a validation report, has been submitted to and approved in writing by the Local Planning Authority, and any additional requirements that it may specify, prior to the remediation being commenced on site. The Local Planning Authority shall then be given a minimum of two weeks written notice of the commencement of remediation works.

(b) Prior to occupation, a remediation validation report for the site shall be submitted to the Local Planning Authority in writing. The report shall detail evidence of the remediation, the effectiveness of the remediation carried out and the results of post remediation works, in accordance with the approved remediation method statement and any addenda thereto, so as to enable future interested parties, including regulators, to have a single record of the remediation undertaken at the site. Should specific ground gas mitigation measures be required to be incorporated into a development the testing and verification of such systems should have regard to CIRIA C735 guidance document entitled 'Good practice on the testing and verification of protection systems for buildings against hazardous ground gases' and British Standard BS 8285 Code of practice for the design of protective measures for methane and carbon dioxide ground gases for new buildings

Reason:

To demonstrate remedial works are appropriate and demonstrate the effectiveness of remediation works so that the proposed development will not cause harm to human health or pollution of controlled waters with regard to Reigate and Banstead Borough Council Local Plan 2005 Policy Ho9 and the NPPF.

15. Unexpected ground contamination: Contamination not previously identified by the site investigation, but subsequently found to be present at the site shall be reported to the Local Planning Authority as soon as is practicable. If deemed necessary development shall cease on site until an addendum to the remediation method statement, detailing how the unsuspected contamination is to be dealt with, has been submitted in writing to the Local Planning Authority. The remediation method statement is subject to the written approval of the Local Planning Authority and any additional requirements that it may specify.

Note: Should no further contamination be identified then a brief comment to this effect shall be required to discharge this condition

Reason:

To ensure that the proposed development and any site investigations and remediation will not cause harm to human health or pollution of controlled waters with regard to Reigate and Banstead Borough Council Local Plan 2005 Policy Ho9 and the NPPF.

16. 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.

17. Prior to the commencement of the development full details (and plans where appropriate) of the waste management collection points, (and pulling distances where applicable), throughout the development shall be submitted to and approved in writing by the Local Planning Authority.

All waste storage and collection points should be of an adequate size to accommodate the bins and containers required for the dwelling(s) 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 or flat 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.

18. 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 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.

19. 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 and C 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

20. The first floor windows in the side elevations of the detached flat building and terrace building 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.

REASON FOR PERMISSION

The development hereby permitted has been assessed against development plan policies Pc13, Ho9, Ho9A, Ho13, Ho16, Em1A, Mo5 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

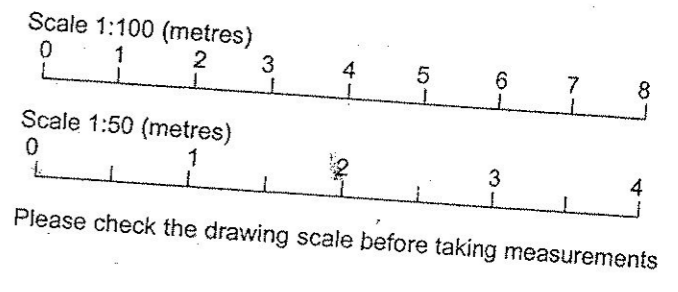
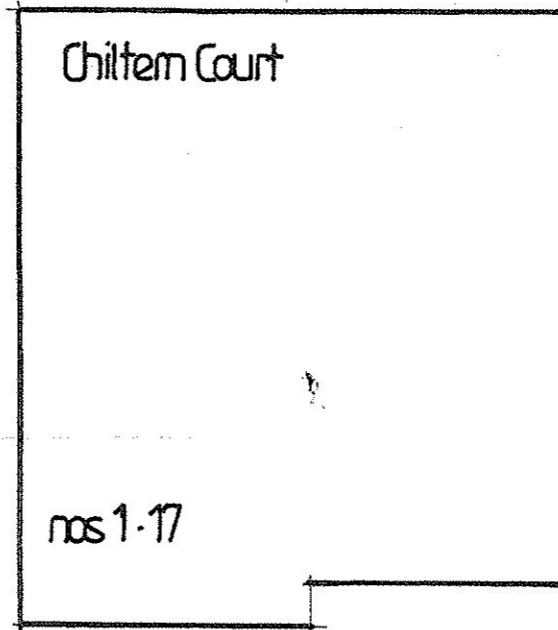
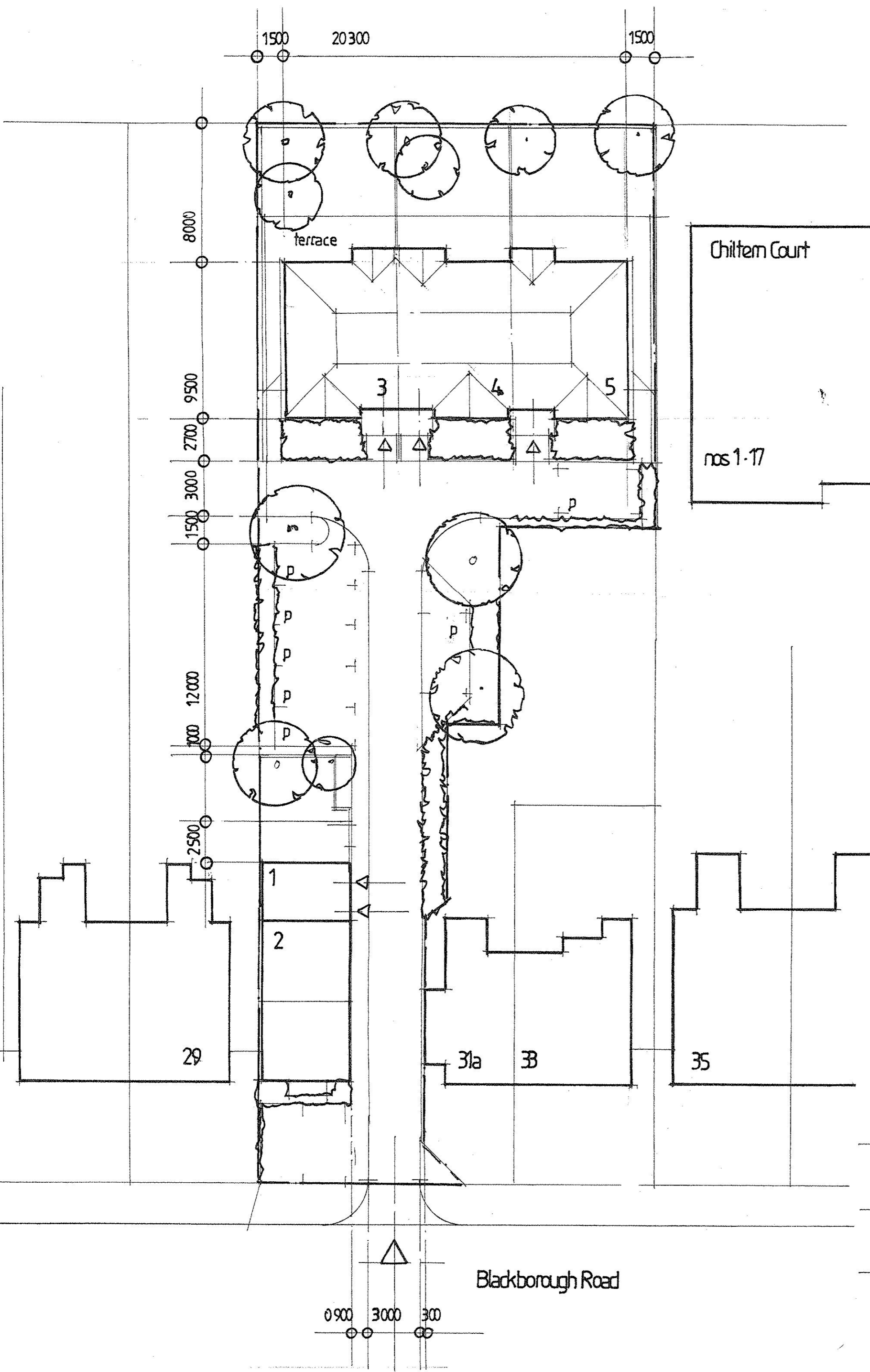
The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development where possible, as set out within the National Planning Policy Framework.

17/02942/F - 31 Blackborough Road, Reigate

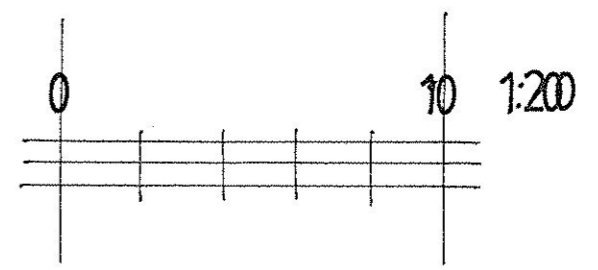


All dimensions must be checked and confirmed by the contractor before start of any works. Any errors or omissions must be advised to client/DPS.
 All site setting out dimensions to be checked against approved planning drawings and approved by client before start of any works.
 All drawings are to be read in conjunction with approved construction notes and schedules.
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revisions:



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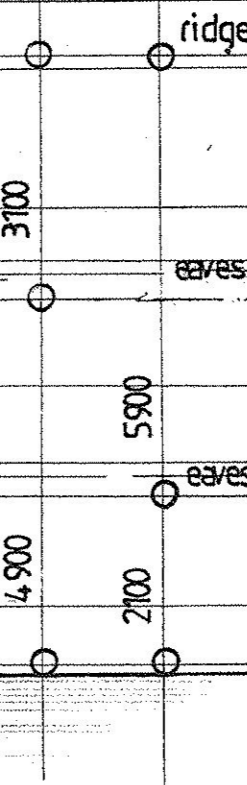
31 Blackborough Road, Reigate

Site layout

no 76-17-01 scale 1:200 at A2 date 12:17

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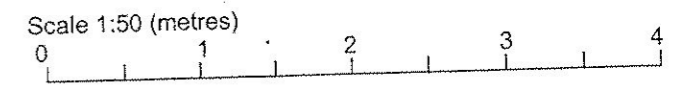
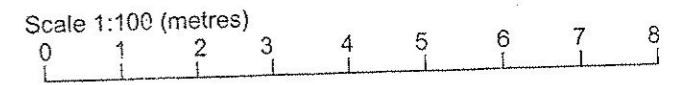
revisions :



files or slates

tiles or render

brick



Please check the drawing scale before taking measurements

frontelevation :

3

4

5

roof

3100

first

5900

ground

4900

eaves

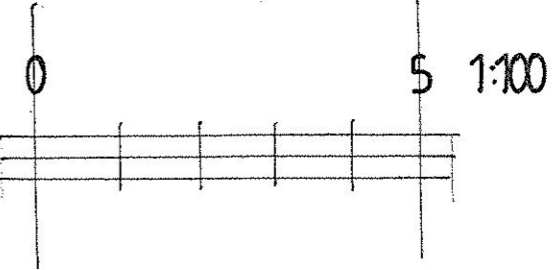
2100



side elevation no 3 :

side elevation no 5 :

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31 Blackborough Road, Reigate

Elevations : Plots 3-5

no 76-17-05 scale 1:100 at A2 date 12-17

rearelevation :

5

Scale 1:100 (metres)
0 1 2 3 4 5 6 7 8

Scale 1:50 (metres)
0 1 2 3 4

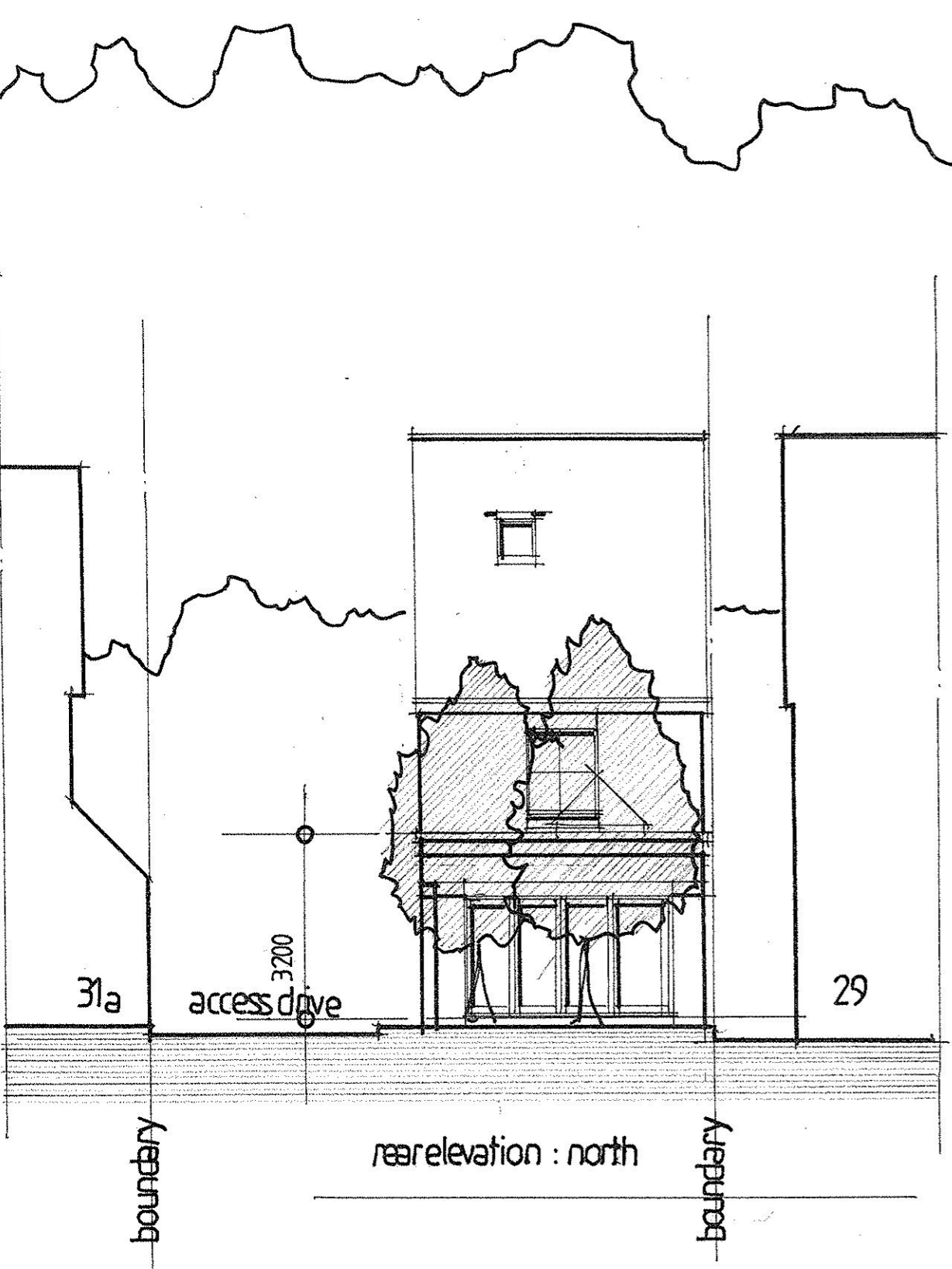
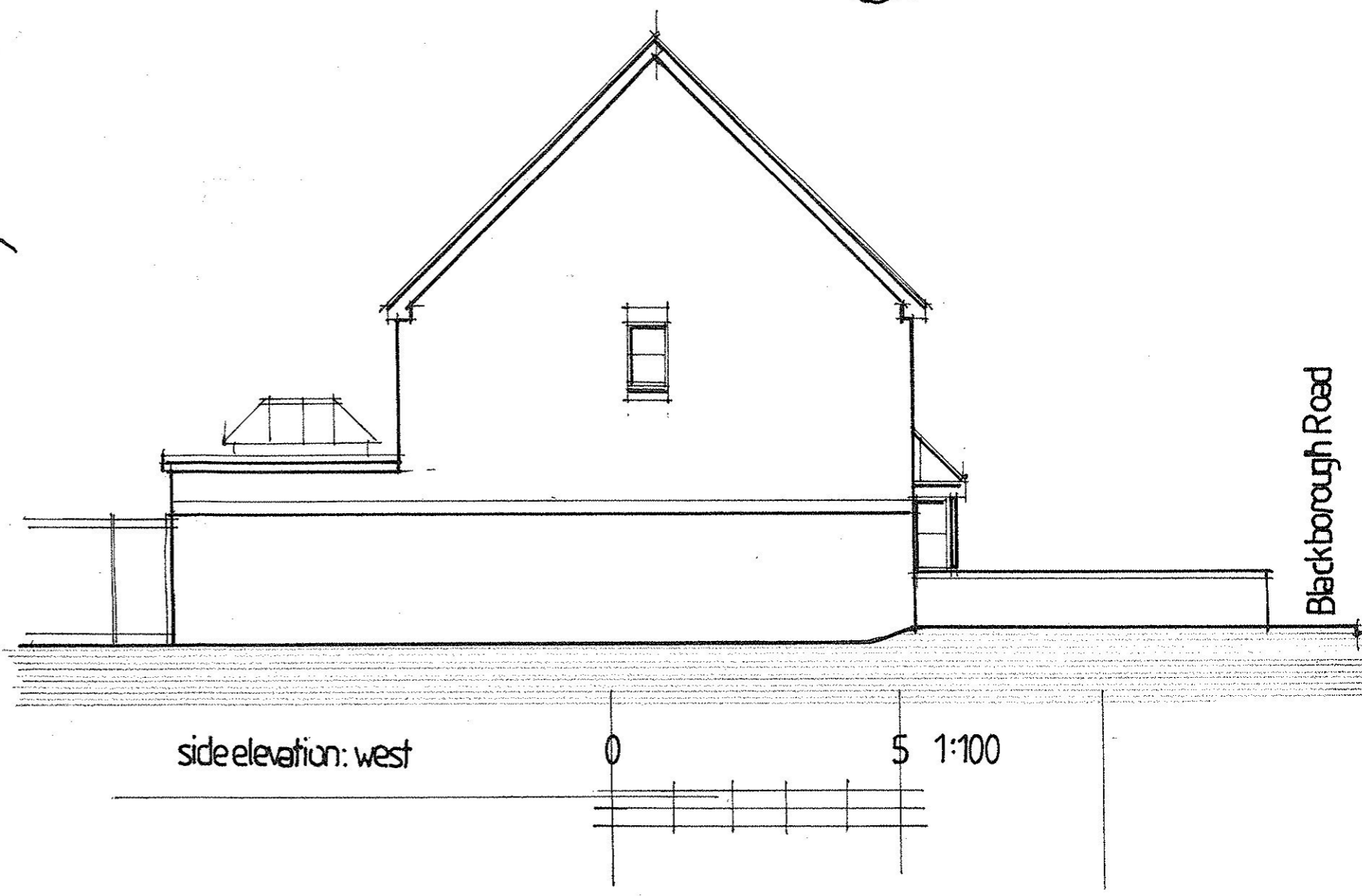
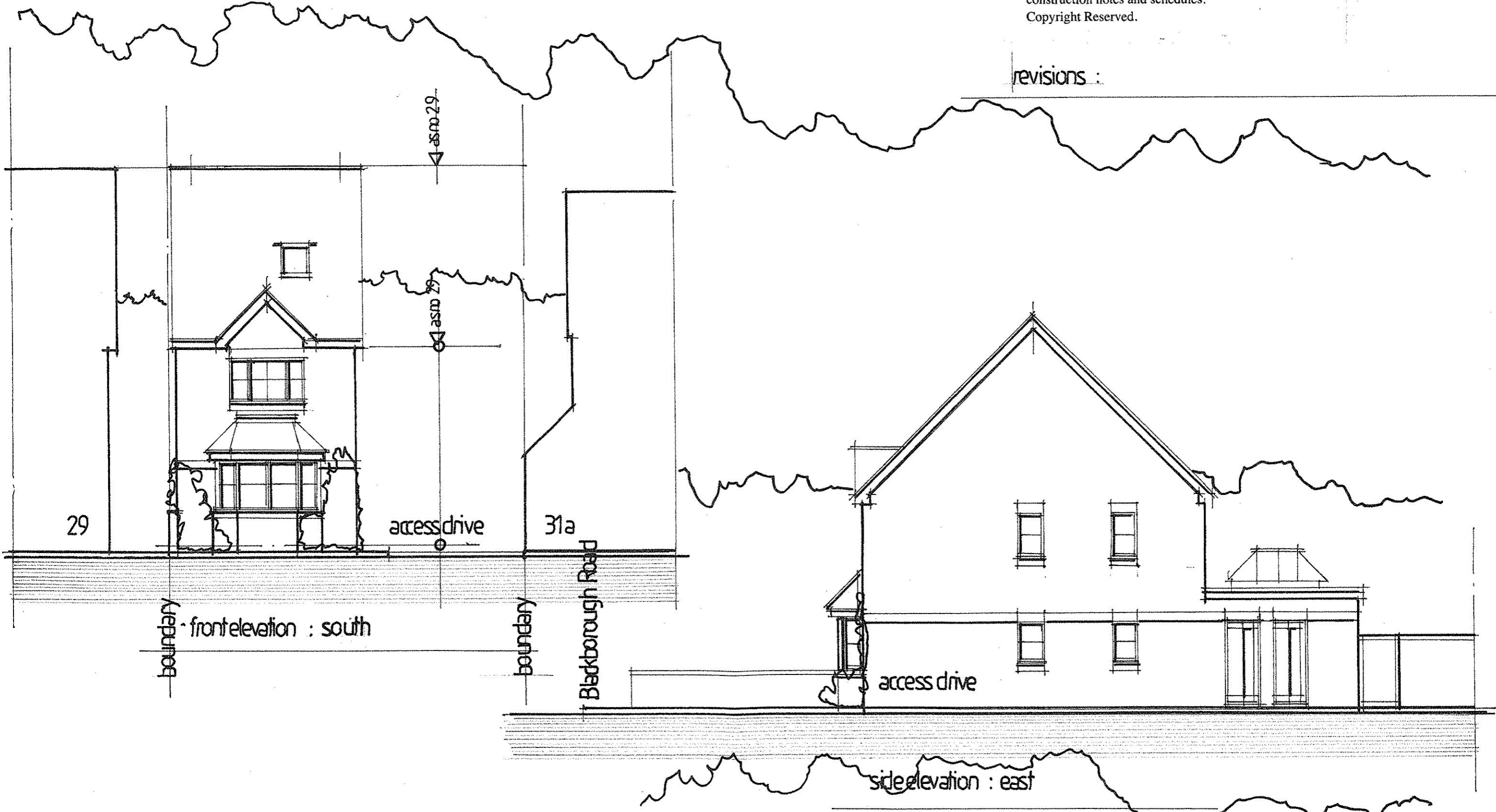
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31 Blackborough Road, Reigate

Elevations : Plots 1 and 2

no 40-17-03 scale 1:100 at A2 date 05-17

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Scale 1:100 (metres)
0 1 2 3 4 5 6 7 8

Scale 1:50 (metres)
0 1 2 3 4

Please check the drawing scale before taking measurements

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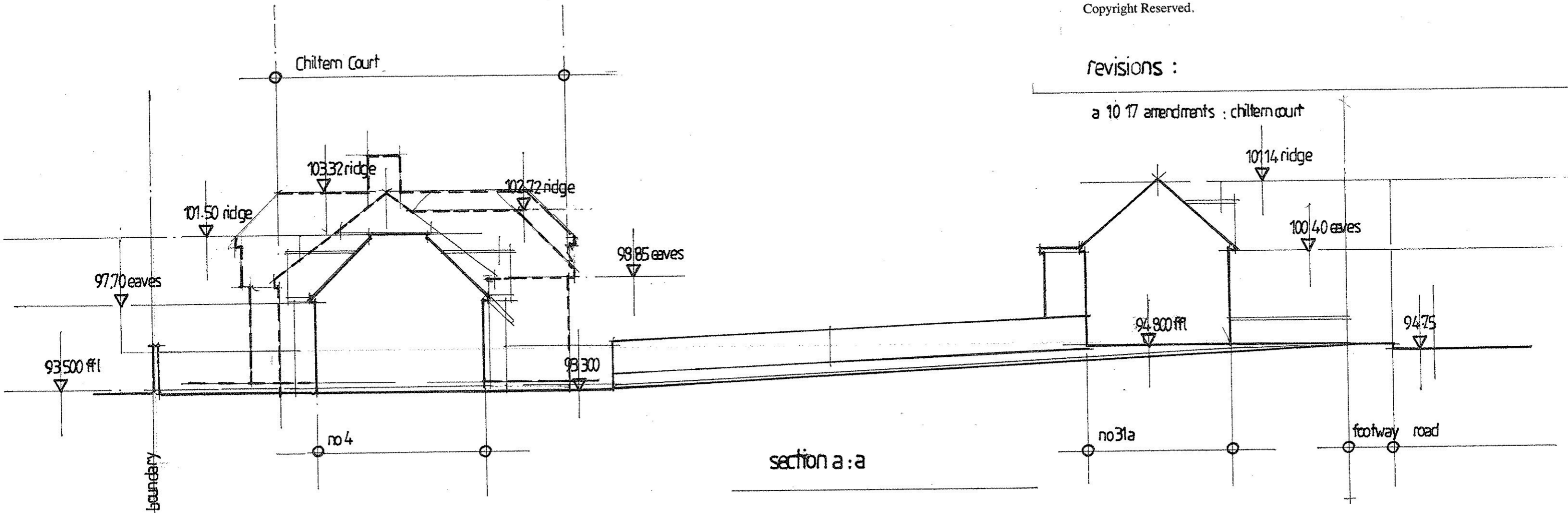
All site setting out dimensions to be checked against approved planning drawings and approved by client before start of any works.

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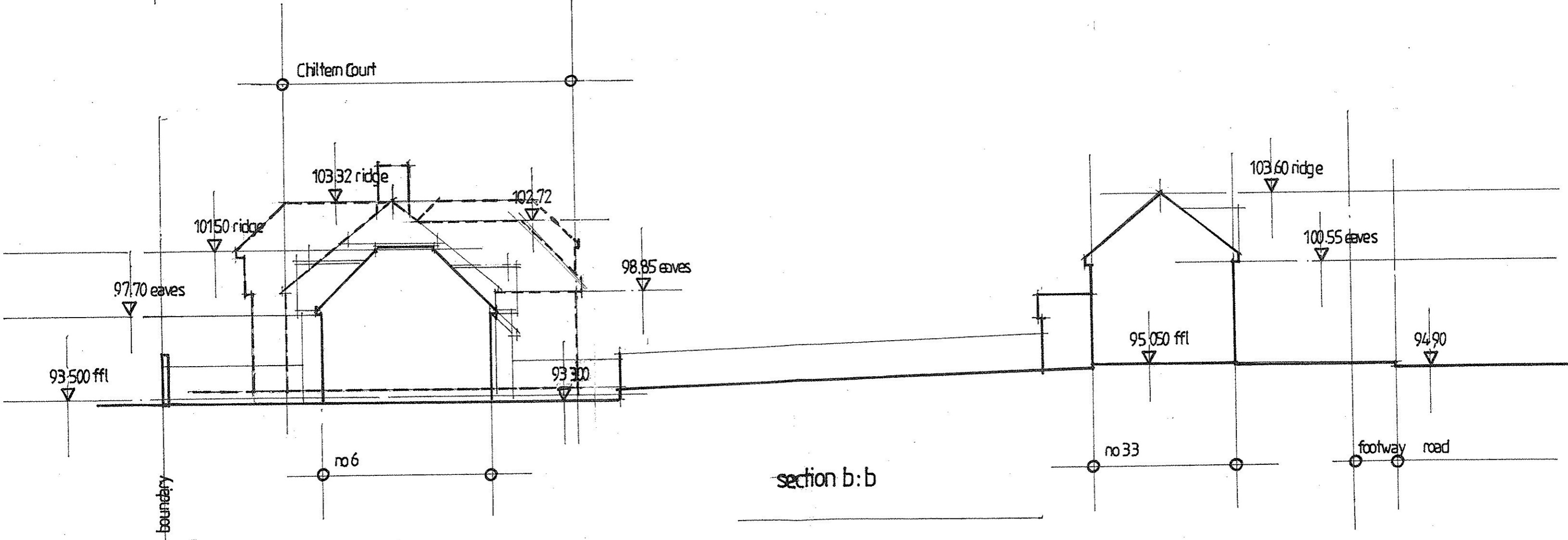
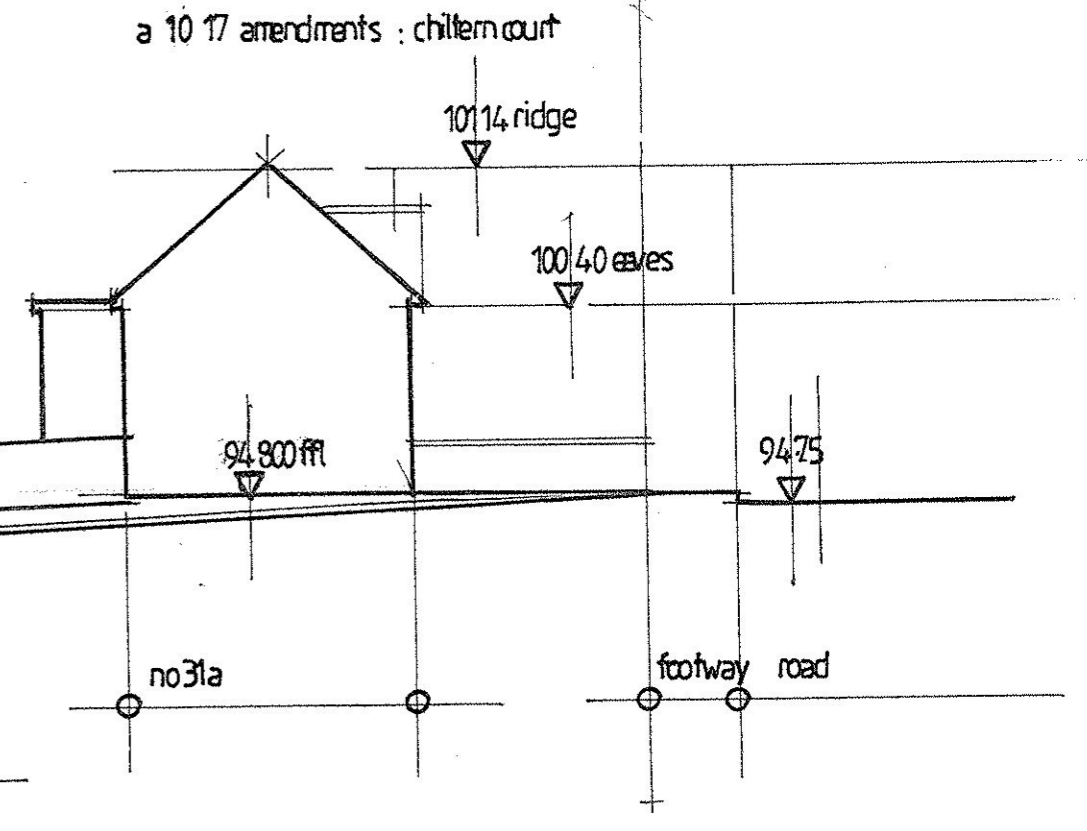
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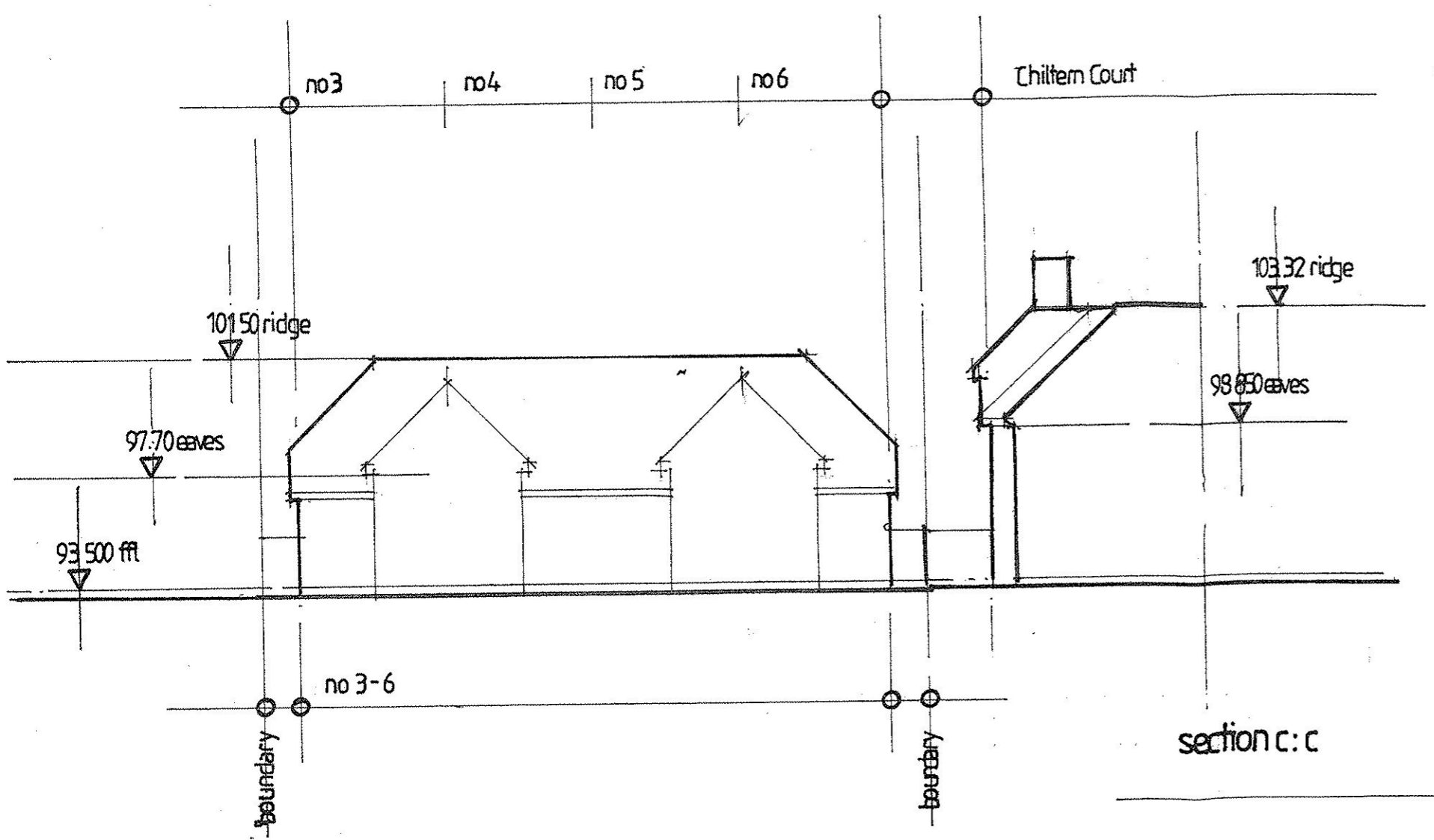
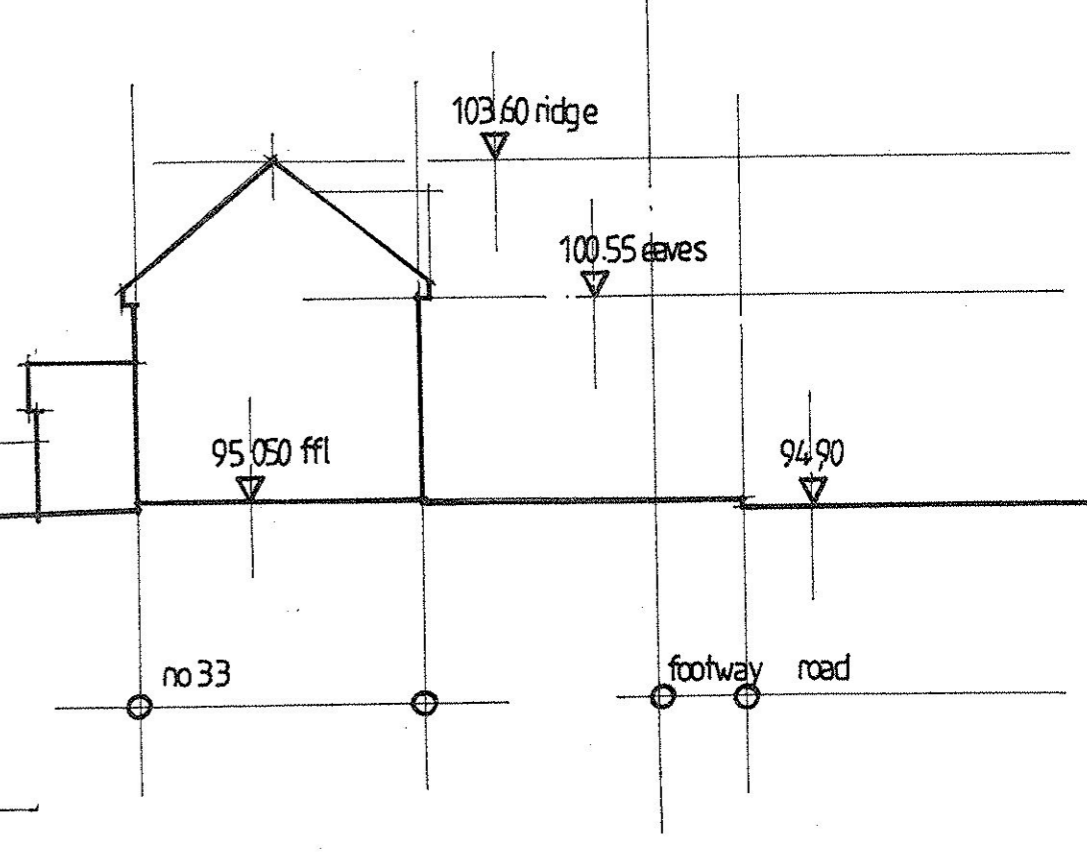
a 10 17 amendments : chiltern court



section a : a

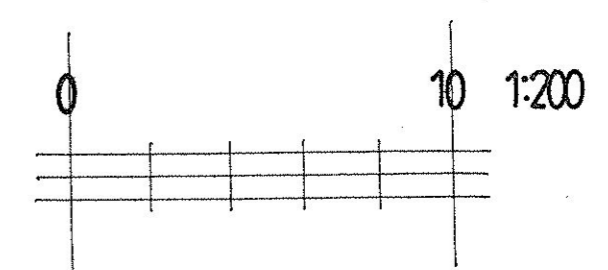


section b : b



section c : c

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31 Blackborough Road, Reigate

Site Sections

no 62-17-06 a scale 1:200 at A2 date 09-17

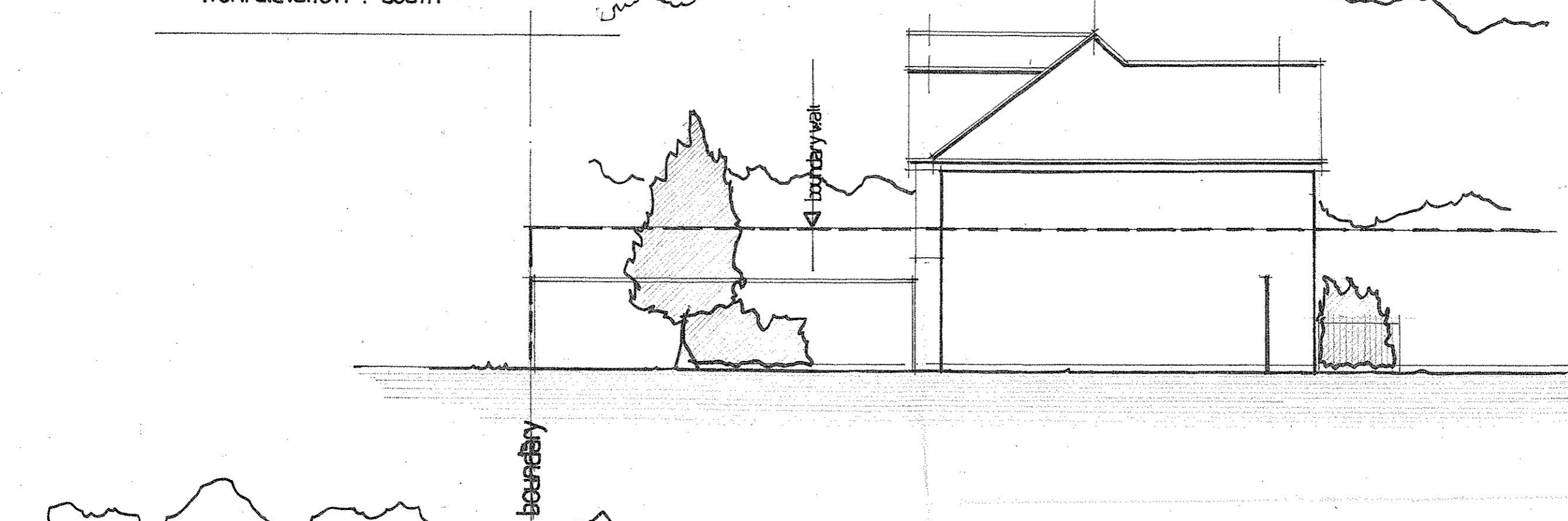
16/02801/F

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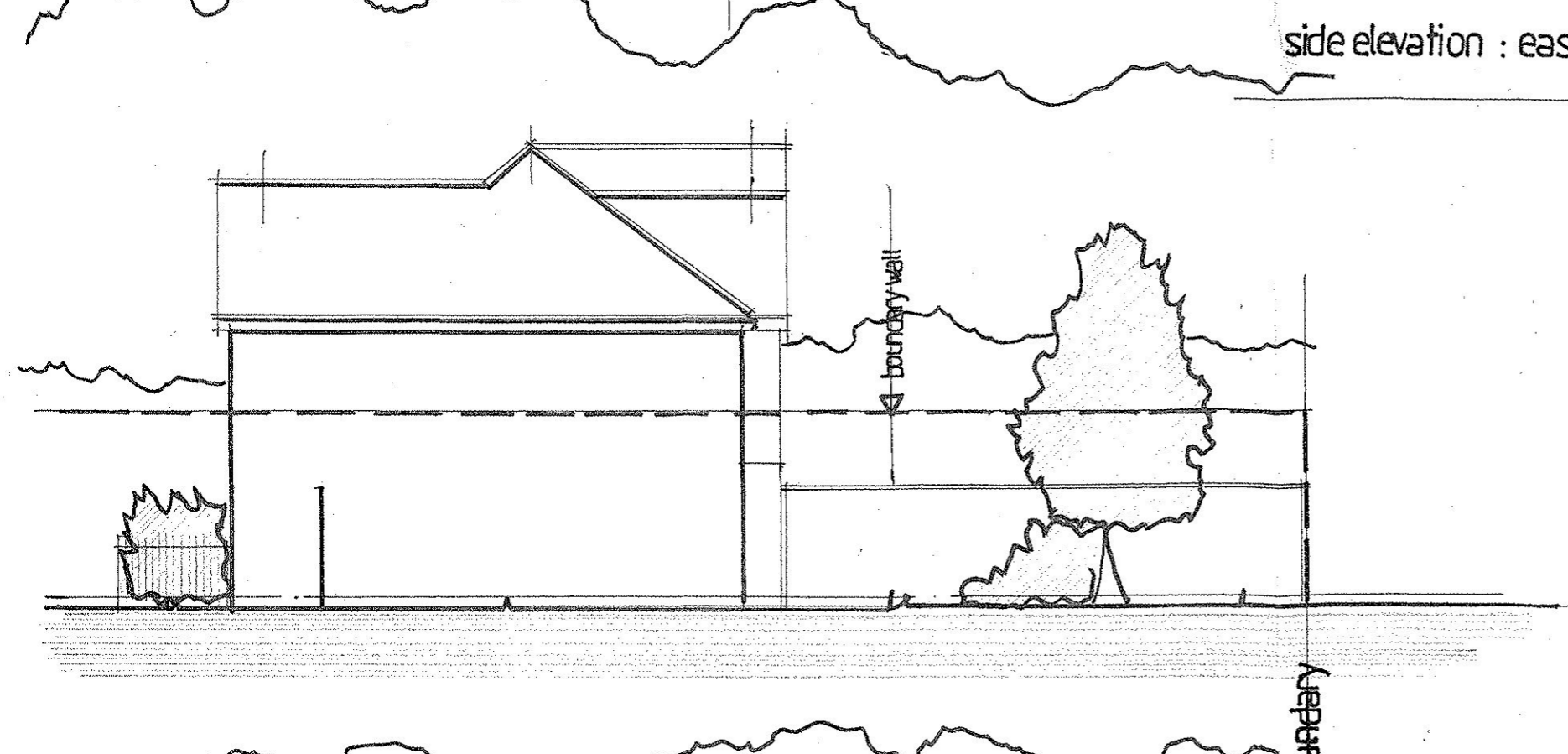
revisions :



front elevation : south :



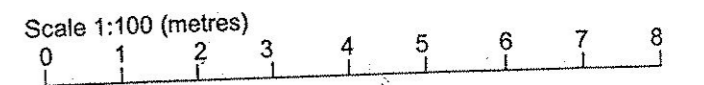
side elevation : east :



side elevation : west :

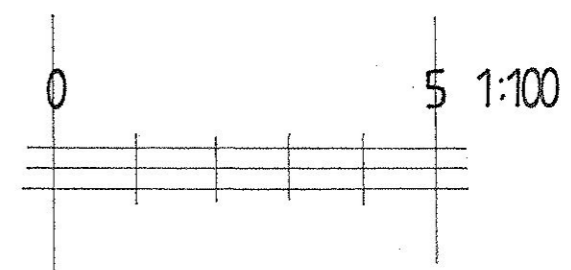


rear elevation : north :



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Elevations : Plots 3 4 and 5 : Sheet 1

no 81-16-05 scale 1:100 at A2 date 11/16



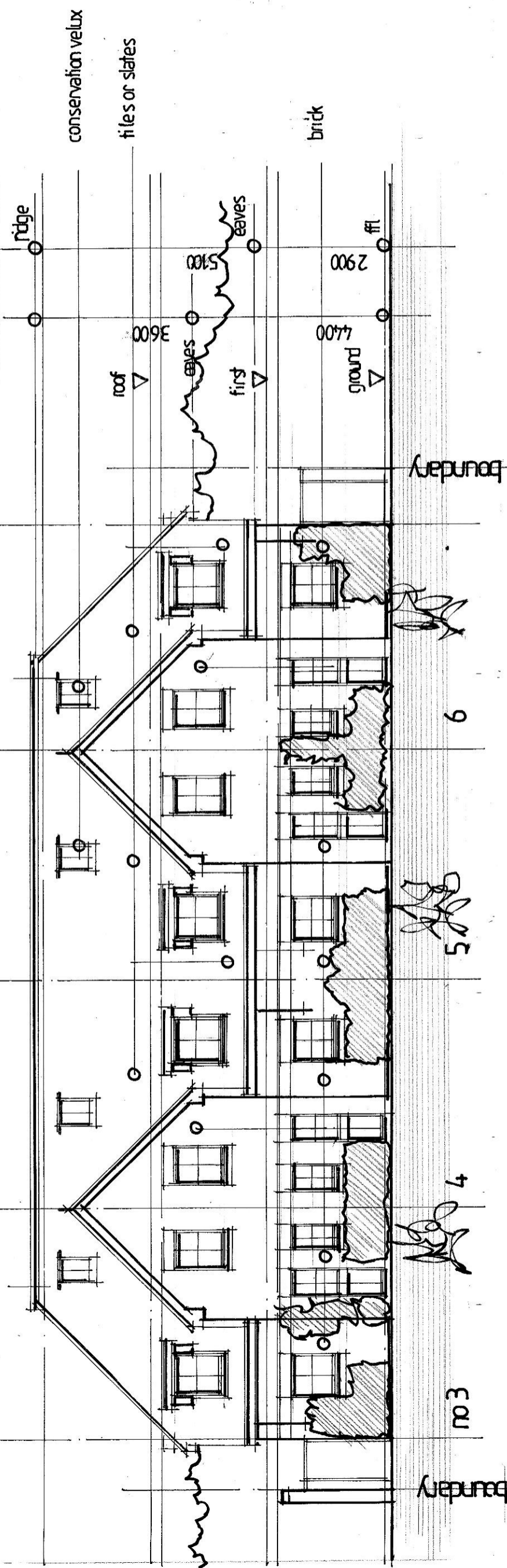
Dps Architectural and Planning Consultancy
 Rosemary Cottage, Newpound, Wisborough Green
 West Sussex RH14 0AX

telephone: 01403 701923

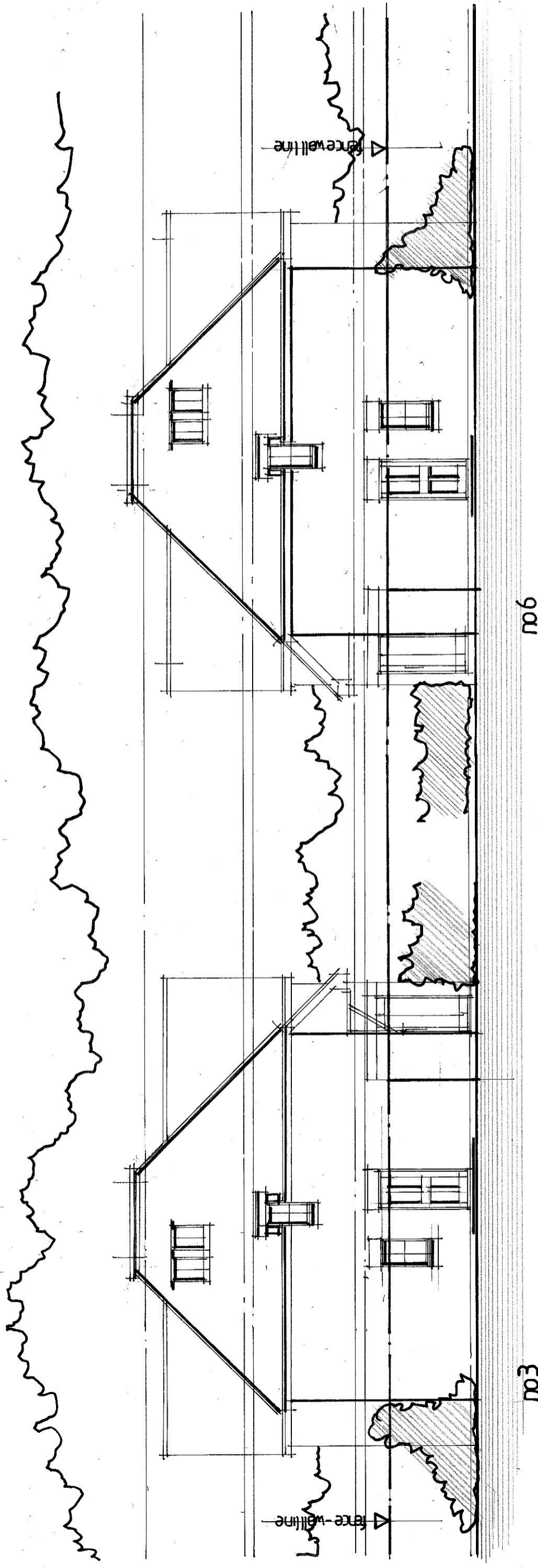
17/01351/F

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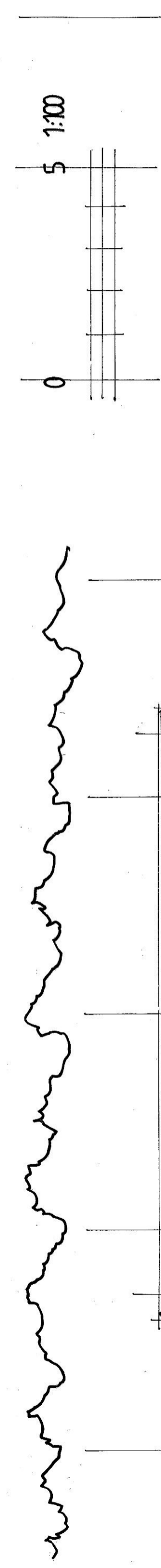
revisions :



front elevation :



side elevations : no 3



rear elevation :

31 Blackborough Road, Reigate

Elevations : Plots 3-6

no 40-17-05a scale 1:100 at A2 date 09 17



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West Sussex RH14 0AX

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