 Reigate & Banstead BOROUGH COUNCIL Banstead Horley Redhill Reigate	TO:	PLANNING COMMITTEE
	DATE:	21 March 2018
	REPORT OF:	HEAD OF PLACES AND PLANNING
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AGENDA ITEM:	8	WARD: Chipstead, Hooley & Woodmansterne

APPLICATION NUMBER:	18/00036/F	VALID:	05 January 2018
APPLICANT:	Ms Debbie Waddell	AGENT:	Rymack Ltd
LOCATION:	LAND TO THE REAR OF 4A CROYDON LANE. BANSTEAD, SURREY		
DESCRIPTION:	Demolition of stable and storage barn to be replaced by 2 bungalows with associated parking		
All plans in this report have been reproduced, are not to scale, and are for illustrative purposes only. The original plans should be viewed/referenced for detail.			

This application is referred to Committee in accordance with the Constitution as the application site is for net 2 dwellings

SUMMARY

The application is for the erection of two detached bungalows following the demolition of the existing barn on the site which is situated within the Metropolitan Green Belt. (MGB)

Taking account of the case as presented by the applicant and the known planning history, the site is considered to comprise 'previously developed land' (PDL) for the purposes of the National Planning Policy Framework (NPPF). The NPPF advises at paragraph 89 that the "partial or complete redevelopment of previously developed sites (brownfield land), whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development."

The residential redevelopment of the site is therefore considered to be appropriate in terms of the green belt principle subject to it not having a greater impact on the openness of the green belt and all other issues being acceptable.

The scheme follows on from a previous application that was refused for being inappropriate development within the MGB by virtue of its size, sprawl and scale harming the openness and appearing out of character. As now proposed the proposed replacement has been reduced in its size, scale and sprawl to be

contained within the confines of the existing building such that it is not considered that openness could be harmed.

The stables are small-scale and in private equestrian use rather than being for wider community use. In this regard they are not considered to meet the definition of community or recreational facilities for the purposes of Policies Cf1 and Re1 of the Borough Local Plan, which seek to resist the loss of such uses. In this regard the application site is distinctly different from the Orchard Cottage Stables site where that was concluded to be the case. Although the ambit of Policy Re1 is broad, if it were to be applicable to all, private recreational facilities, it would effectively rule out many forms of development in principle and thereby would be considered out of date for the purposes of the NPPF in any effect.

The impact on amenities of neighbouring properties is deemed acceptable. Similarly, the impact on the highway network would be similar or slightly less when comparing the movements associated with existing uses against the proposal. The proposed scheme is therefore considered to overcome the concerns with the previous application, and is acceptable in all regards.

RECOMMENDATION

Planning permission is **GRANTED** subject to conditions

Consultations:

Highway Authority: The proposed development has been considered by the county highway authority who having assessed the application on safety, capacity and policy grounds, recommends that a construction transport management plan condition be imposed on any condition granted.

SES Water: no comments received

Banstead Village Residents' Association: Inappropriate development in the green belt. Concerns regarding the rubbish collection.

Contaminated Land Officer: Recommends conditions

Neighbourhood Services: Advises that the refuse area must be no further than 9 metres from the highway.

Tree Officer: Recommends landscaping condition..

Representations:

Letters were sent to neighbouring properties on 15 January 2018. A site notice was posted on 24 January 2018. 58 letters of representation have been received from neighbouring properties with the following concerns.

Issue	Number	Response
Noise and disturbance	10	See paragraph 6.14
Overdevelopment	15	See paragraph 6.11
Out of character with surrounding area	16	See paragraph 6.11
Loss of buildings	8	See paragraph 6.11
Poor design	5	See paragraphs 6.11-6.13
Loss of / harm to trees	18	See paragraph 6.15
Harm to green belt / countryside	57	See paragraphs 6.2 – 6.9
Harm to conservation area	11	Site is not within a conservation area
Harm to listed building	1	Site is not listed; not within the curtilage of a listed building.
No need for the development	32	Each application is assessed on its merits
Inconvenience during construction	14	This is not a material planning consideration
Loss of private view	2	This is not a material planning

consideration

Increase in traffic and congestion	30	See paragraphs 6.17-6.19
Inadequate parking	7	See paragraphs 6.17-6.19
Hazard to highway safety	23	See paragraphs 6.17-6.19

1.0 Site and Character Appraisal

- 1.1 The application site is located within the Metropolitan Green Belt (MGB) on the northern side of Croydon Lane (A2022). The area has rural characteristics and is one of a collection of smallholdings formerly owned by Surrey County Council, some of these with an associated dwelling and others have been separated. In this case the dwelling has been separated.
- 1.2 The application site extends to pony paddocks and a collection of barns to the north of 4 Croydon Lane, accessed via a track from Croydon Lane. The barns include a large steel sheeted barn measuring approx. 40.8m x 8.6m that is proposed for demolition. The barn is currently used as stabling for horses kept in the surrounding paddocks, and storage of equestrian items including feed. Adjoining are two further barns, one of breeze block construction, the other in metal cladding part open sided, both used for storage. There is an area of hardstanding between the barns and immediately to the south, with horse paddocks beyond. A public footpath runs adjacent to Freedown Lane at the boundary of the site to the north.
- 1.3 The surrounding area is characterised by undeveloped countryside where buildings generally form a small group. There are no significant trees likely to be affected by the proposed development and the site is relatively flat throughout.

2.0 Added Value

- 2.1 Improvements secured at the pre-application stage: Advice was given in terms of the scale of the buildings and their curtilage.
- 2.2 Further improvements could be secured: Conditions will be placed on the grant of permission in regard to the materials used, design of bin storage, contaminated land, removal of permitted development rights, method of construction statement, landscaping condition, boundary treatments condition.

3.0 Relevant Planning and Enforcement History

- 3.1 There are a number of applications relating to the erection agricultural polyhouses on the site that date from the 1980s. These polyhouses are no longer present.
- 3.2 87/15250/F - Erection of agricultural shed for storage of agricultural materials and products. concrete framed structure, (08.01.1988) GRANTED

- 3.3 88/10340/F - Erection of agricultural shed for storage of agricultural materials and products - concrete framed building structure, (19.08.1988) GRANTED
- 3.4 91/09480/F - Proposed new vehicular crossover to the Croydon Lane (A2022) pavement allowing separation of residential parking/access from agricultural access to property to rear , (12.11.1991) GRANTED
- 3.5 E01/468 - Enforcement notice for tipping and storage of materials (29.07.2003) SERVED, (10.02.2004) Appeal dismissed 04/01631/DET
- 3.6 10/01526/F - Mixed use of the land for market gardening (agricultural/horticultural) with storage and distribution for imported crops of Asian origin within the existing storage buildings and erection of 4 No polytunnels. Refused
- 3.7 17/00309/F- Substantive demolition of agricultural building including removal of the roof and cladding to elevations, and creation of 1 no 5 bedroom house and 1 no4 bedroom house and part stable with increased eaves and ridge height – refused

4.0 Proposal and Design Approach

- 4.1 This is a full application for the demolition of the existing metal framed barn on the site and the erection of two detached bungalows and associated curtilage including bin storage.
- 4.2 The bungalows would be of a traditional design with traditional materials and would fit within the existing footprint and volume of the existing barn. Amenity space would be provided to the rear of the properties.
- 4.3 Plans have been provided showing the location of a bin store adjacent to the entrance of the site. Access would be provided using the current access to Croydon Lane to the south. Plans have shown parking spaces for two cars for each property.
- 4.4 A design and access statement should illustrate the process that has led to the development proposal, and justify the proposal in a structured way, by demonstrating the steps taken to appraise the context of the proposed development. It expects applicants to follow a four-stage design process comprising:
 - Assessment;
 - Involvement;
 - Evaluation; and
 - Design.
- 4.5 Evidence of the applicant's design approach is set out below:

Assessment	The statement states that the site is within the MGB.
	The applicant states that the application is within previously developed land (PDL) in the MGB and that the

	proposal would not affect the openness of the green belt.
Involvement	No community consultation took place.
Evaluation	The statement does not include any evidence of other development options being considered.
Design	The applicant states: “Special attention has been taken in the design to ensure that the existing ridge height of the building to be demolished will not be exceeded at any point. Furthermore the footprint of the building will be reduced, which will improve openness.”

5.0 Policy Context

5.1 Designation

Metropolitan Green Belt

5.2 Reigate and Banstead Core Strategy

CS1 (Sustainable Development)
CS2 (Valued landscapes and the natural environment)
CS3 (Green Belt)
CS10 (Sustainable Development))
CS11 (Sustainable Construction
CS15 (Affordable Housing)

5.2 Reigate & Banstead Borough Local Plan 2005

Protection of existing character	Pc4
Housing	Ho9, Ho24
Movement	Mo5, Mo7
Countryside	Co1

5.3 Other Material Considerations

National Planning Policy Framework	
National Planning Practice Guidance	
Supplementary Planning Guidance	Surrey Design Local Distinctiveness Design Guide Householder Extensions and Alterations
Other	Human Rights Act 1998

6.0 Assessment

6.1 The main issues to consider are:

- Green belt assessment
- Loss of recreational facility
- Design appraisal
- Neighbour amenity
- Landscaping
- Highway and parking matters
- Contaminated Land
- CIL
- Affordable housing

Green Belt assessment

- 6.2 The principle of residential development is dependent on establishing that the site constitutes previously developed land (PDL), which the NPPF considers appropriate for redevelopment.
- 6.3 The definition of PDL contained in the NPPF is: "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".
- 6.4 If a site is agreed to be PDL, the relevant criteria for redevelopment as defined by paragraph 89 of the NPPF is: "limited infilling or the partial or complete redevelopment of previously developed sites (brownfield land), whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development." In undertaking this assessment, consideration should be given to the footprint of buildings as well as their volume, together with the intensity of use of the site and any other characteristics that may impact openness.
- 6.5 From the known history of the site as well as observations during site inspections, it is agreed that the site comprises previously Developed Land (PDL) for the purposes of paragraph 89 of the National Planning Policy Framework. Evidence has been provided that the previous use until 2011 was as a groundworks depot and since then has been used for equestrian use, neither of which falls under the agricultural or forestry definitions for PDL. On this basis its redevelopment is considered acceptable in principle subject to their being no greater impact on openness to the MGB.
- 6.6 The applicant has provided details of the proposed bungalows which show that the bungalows would not have a greater height, depth or volume

increase when compared to the existing barn. There would be a slight reduction in built form which is welcomed within the MGB.

- 6.7 Whilst the reduction in floor-space and volume is an important consideration, policy Co1 of the adopted Local Plan and National Green Belt policy directs that other factors can determine openness and is not solely based on a crude volumetric or floor space calculation. In this regard the proposal is considered to be similar in form to that which exists currently. Whilst the residential gardens spread outside the area of built form on the site, following negotiation during the course of the application, the gardens have been reduced in depth to limit their potential for adverse impact on openness and a condition would be imposed restricting any further extensions or garden outbuildings.
- 6.8 Therefore it is considered that the site is previously developed land (PDL) and considering the neutral impact to the openness of the Green Belt that would result, the proposal is deemed to be appropriate development within the Green Belt under para 89 of the NPPF and is therefore acceptable in principle. As such very special circumstances need not be demonstrated.

Recreational use

- 6.9 Policy Re1 of the Borough Local Plan states: "The Borough Council will normally resist the loss of land, water and buildings used or proposed to be used for recreation and leisure. Exceptionally where such a loss does occur then alternative facilities should normally be provided nearby. The Borough Council will encourage the maintenance and enhancement of existing recreation and leisure facilities, where these are appropriately located and will give priority to those which meet identified shortfalls." The supporting text to the policy states that the Council will normally expect any proposal which would result in the loss or partial loss of an existing recreational facility to be supported by evidence of reasonable attempts to dispose of the land and or buildings for an alternative recreational or community use.
- 6.10 The Glossary of Terms in the Local Plan clarifies the interpretation of the term recreation and leisure that are important as to whether this policy is a material consideration, it states: "*Recreation and Leisure - The term "leisure" refers to the time available to the individual when sleep and other basic needs have been met. "Recreation" refers to any activity engaged upon during leisure time.*" Although Policy Re1 and the glossary of terms are extremely broad in defining recreational and leisure buildings to be retained, it is not considered that it was intended for the policy be applicable to small-scale, private facilities such as this. To do so would effectively rule out vast forms of development which would be contrary to the objectives of the Framework's presumption in favour of sustainable development. Whilst it is acknowledged that this stance differs from that taken at Orchard Cottage Stables recently, it is considered that the characteristics of that were very different to this, in the facilities and teaching offered, to the benefit of the wider community.

Design appraisal

- 6.11 The two bungalows are proposed to be of traditional design with a gabled pitched roof. The bungalows differ in size but would be of similar design with a gable to the front and a storm porch. The north side of Croydon Lane is typified by bungalows of a similar scale and design. In terms of materials, a traditional palette is proposed and a condition would be added to the permission requiring details of the materials to be used before construction of the building begins as well as preventing any first floor accommodation from being installed or extensions or outbuildings
- 6.12 There is already a partially tarmacked driveway to the site from Croydon Lane and this would be retained. A bin store is proposed close to the entrance with Croydon Lane and details of this will be required and this will be secured by condition.
- 6.13 In terms of amenity for the properties, two small gardens have been provided to the rear. It is considered that these are appropriate in scale for the size of the bungalows and a condition will be sought for boundary treatments appropriate to the rural nature of this site. Overall the design of the building, its scale and use of materials is considered such that there would be a net positive impact on the character of the area when compared to the existing building on the site.

Neighbour amenity

- 6.14 The application site is situated approximately 40m from the nearest property, 4 Croydon Lane, which is situated to the south. The property borders open countryside to the west, north and east and is situated within the middle of paddocks. Due to the mature landscaping already present along the boundary, it is not considered that there would be any material or significant harm from the proposal in terms of overlooking, overshadowing or loss of amenity.

Landscaping

- 6.15 Whilst there are no trees or hedges of significance which will be affected by this development, it is considered that the proposal allows for a good opportunity for a landscape to be implemented which will enhance the canopy cover for this part of the borough
- 6.16 In addition, it is considered appropriate to add a condition for boundary treatments due to the rural nature of the surrounding area to ensure that the boundary treatment is in keeping.

Highway matters

- 6.17 The proposed development has been considered by the county highway authority (CHA) who having assessed the application on safety, capacity and policy grounds, recommends that a construction transport management plan

condition be imposed on any condition granted. It is considered this will overcome any substantive issues during construction in terms of traffic generation.

- 6.18 In terms of highways safety, the CHA considers that there is adequate visibility in both directions of the existing access.
- 6.19 The County Highway Authority notes the objections received from local residents, and wishes to address the concerns about increase in traffic and congestion during the construction phase. It is noted that there is an existing problem of congestion in Croydon Lane; however the proposed development is unlikely to significantly worsen the situation.

Contaminated Land

- 6.20 The existing barn has been assessed as having potential for asbestos within its construction. The contaminated land officer has therefore recommended two conditions to be added to the decision.

CIL

- 6.21 The Community Infrastructure Levy (CIL) is a fixed charge which the Council will be collecting from some new developments from 1 April 2016. It will raise money to help pay for a wide range of infrastructure including schools, roads, public transport and community facilities which are needed to support new development. This development would be CIL liable although the exact amount would be determined and collected after the grant of planning permission.

Affordable Housing

- 6.22 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
- 6.23 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.

CONDITIONS

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

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

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

Plan Type	Reference	Version	Date Received
Survey Plan	UNNUMBERED		05.01.2018
Block Plan	UNNUMBERED		05.01.2018
Block Plan	UNNUMBERED	A	02.03.2018
Combined Plan	UNNUMBERED	A	02.03.2018
Site Layout Plan	UNNUMBERED	A	02.03.2018
Location Plan	UNNUMBERED	A	02.03.2018
Elevation Plan	UNNUMBERED	A	02.03.2018

2. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91(1) of the Town and Country Planning Act 1990 as amended by Section 51 (1) of the Planning and Compulsory Purchase Act 2004

3. No development shall take place until samples 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.

4. No development shall commence until details of hard and soft landscaping is submitted to and approved in writing by the Local Planning Authority (LPA). These shall include frontage tree and hedge planting and any other existing or proposed, soft or hard, landscaping in the front garden area, or adjacent to boundaries where appropriate. The soft landscape details shall include an establishment maintenance schedule for a minimum of 2 years, full planting specifications, planting sizes & densities. Upon implementation of the approved development all the landscaping works shall be carried out in strict accordance with the landscape details as approved, and these shall be completed, before building completion, occupation or use of the approved development whichever is the earliest.

If any of the new or existing tree/s or hedge/s, detailed and approved under this condition, are removed, die, or become significantly damaged or diseased within 5 years of completion, it/they shall be replaced before the expiry of one calendar year, to a planting specification agreed in writing by

the Local Planning Authority. The hedges detailed shall be retained at a minimum height of 1 metre, or if new, once grown to this height thereafter.

Reason: To ensure good landscape practice in the interests of the maintenance of the character and appearance of the area and to comply with policies Pc4, Ho9, and Ho13 of the Reigate and Banstead Borough Local Plan 2005.

5. 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.

6. No development shall commence until a Construction Transport Management Plan, to include details of:

- (a) parking for vehicles of site personnel, operatives and visitors
- (b) loading and unloading of plant and materials
- (c) storage of plant and materials
- (d) programme of works (including measures for traffic management)
- (e) measures to prevent the deposit of materials on the highway
- (f) on-site turning for construction vehicles has been submitted to and approved in writing by the Local Planning Authority.

Only the approved details shall be implemented during the construction of the development.

Reason: The above condition is required in order 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 policy Mo7 of the Reigate and Banstead Borough Local Plan (2005).

7. The development hereby approved shall not be first occupied unless and until facilities for the storage of bins have been provided in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. Thereafter the approved bin store shall be retained and maintained for their designated purpose.

Reason: In order that the development should not prejudice highway safety nor cause inconvenience to other highway users to satisfy policies Mo5 and Mo7 of the Reigate and Banstead Borough Local Plan 2005 and the objectives of the NPPF 2012.

8. 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 (other than those expressly authorised by this permission).

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 policy Ho9, and to restrict the

enlargement of dwellings in this rural area with regard to Reigate and Banstead Borough Local Plan 2005 policies Ho24, and Co1.

9. The developer must either submit evidence that the building was built post 2000 or provide an intrusive pre-demolition and refurbishment asbestos survey in accordance with HSG264 supported by an appropriate mitigation scheme to control risks to future occupiers. The scheme must be written by a suitably qualified person and shall be submitted to the LPA and must be approved prior to commencement to the development. The scheme as submitted shall demonstrably identify potential sources of asbestos contamination and detail removal or mitigation appropriate for the proposed end use. Detailed working methods are not required but the scheme of mitigation shall be independently verified to the satisfaction of the LPA prior to occupation.

Reason: To ensure that a satisfactory strategy is put in place for addressing contaminated land before development commences and to make the land suitable for the development without resulting in risk to construction workers, future users of the land, occupiers of nearby land and the environment with regard to the NPPF

10. Prior to occupation, the Local Planning Authority shall require the applicant to demonstrate that areas of private gardens and public open space are suitable for its new intended use. The applicant shall provide in writing to the Local Planning Authority a brief methodology of how they shall demonstrate this. This could comprise a simple soil sampling exercise in garden/landscaped areas that shall also incorporate chemical analysis of any soils brought onto site. Once agreed in writing by the Local Planning Authority the applicant shall submit the results in writing, and said results shall require written sign off prior to occupation of the site.

Reason: To comply with paragraph 122 of the NPPF to demonstrate that the site is suitable for its new use as residential accommodation.

11. There shall be no first floor or mezzanine accommodation provided within the dwellings hereby permitted.

Reason: In order that the size, scale and intensity of the dwellings be controlled to ensure that there is no harm to the openness of the Metropolitan Green Belt with regard to Policy Co1 of the Reigate and Banstead Borough Local Plan 2005.

INFORMATIVES

1. You are advised that the Council will expect the following measures to be taken during any building operations to control noise, pollution and parking:
- (a) Work that is audible beyond the site boundary should only be carried out between 08:00hrs to 18:00hrs Monday to Friday, 08:00hrs to 13:00hrs Saturday and not at all on Sundays or any Public and/or Bank Holidays;
 - (b) The quietest available items of plant and machinery should be used on site. Where permanently sited equipment such as generators are necessary, they should be enclosed to reduce noise levels;
 - (c) Deliveries should only be received within the hours detailed in (a) above;

- (d) Adequate steps should be taken to prevent dust-causing nuisance beyond the site boundary. Such uses include the use of hoses to damp down stockpiles of materials, which are likely to generate airborne dust, to damp down during stone/slab cutting; and the use of bowsers and wheel washes;
 - (e) There should be no burning on site;
 - (f) Only minimal security lighting should be used outside the hours stated above; and
 - (g) Building materials and machinery should not be stored on the highway and contractors' vehicles should be parked with care so as not to cause an obstruction or block visibility on the highway.
- Further details of these noise and pollution measures can be obtained from the Council's Environmental Health Services Unit.

In order to meet these requirements and to promote good neighbourliness, the Council recommends that this site is registered with the Considerate Constructors Scheme - www.ccscheme.org.uk/index.php/site-registration.

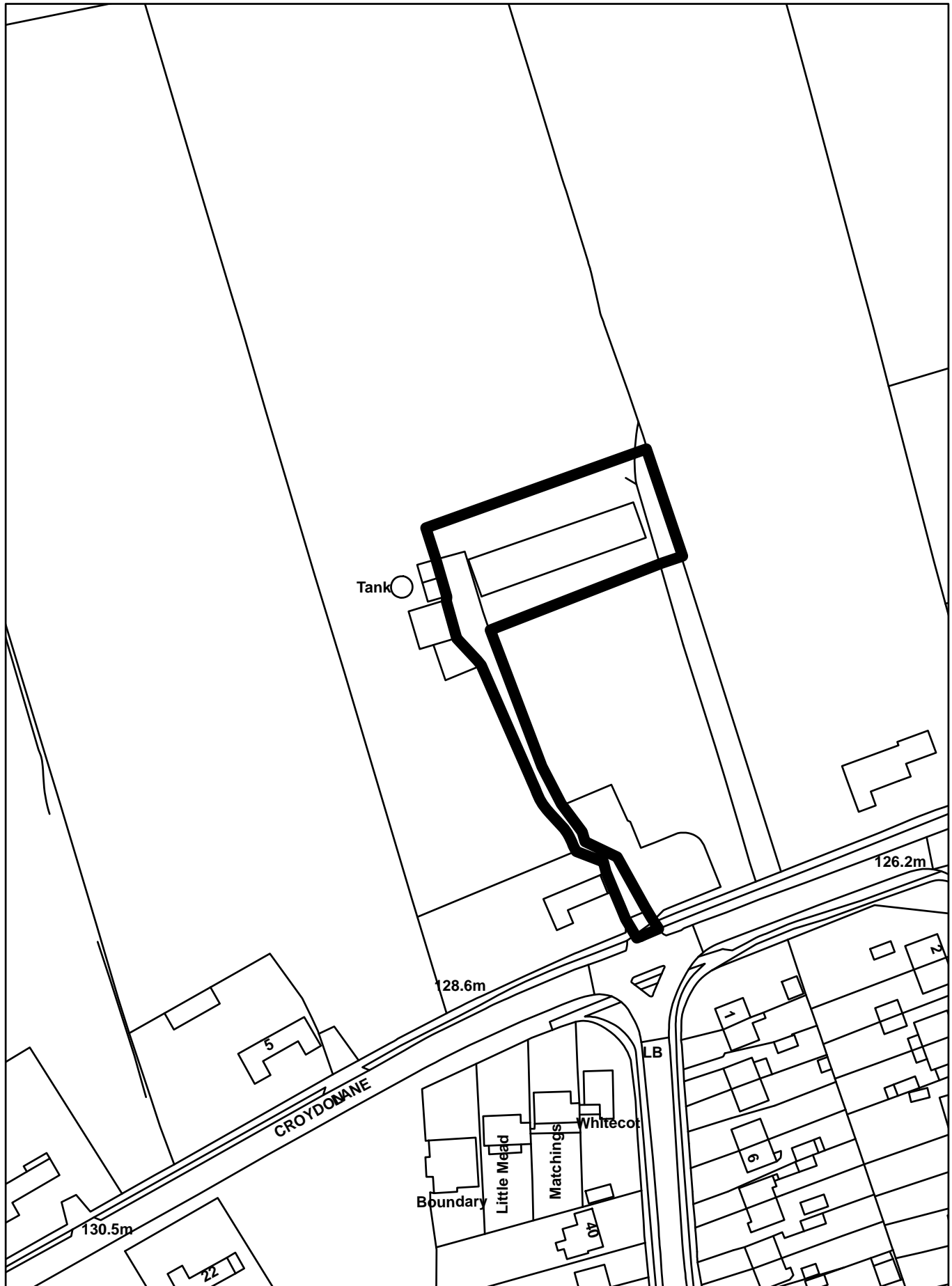
2. Your attention is drawn to the safety benefits of installing sprinkler systems as an integral part of new development. Further information is available at www.firesprinklers.info.
3. The developer is reminded that it is an offence to allow materials to be carried from the site and deposited on or 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).
4. The use of suitably experienced landscape architects is recommended to satisfactorily address both the design and implementation of the landscape details of the above condition although such landscaping is often straightforward and small scale in proportion to the approved development.

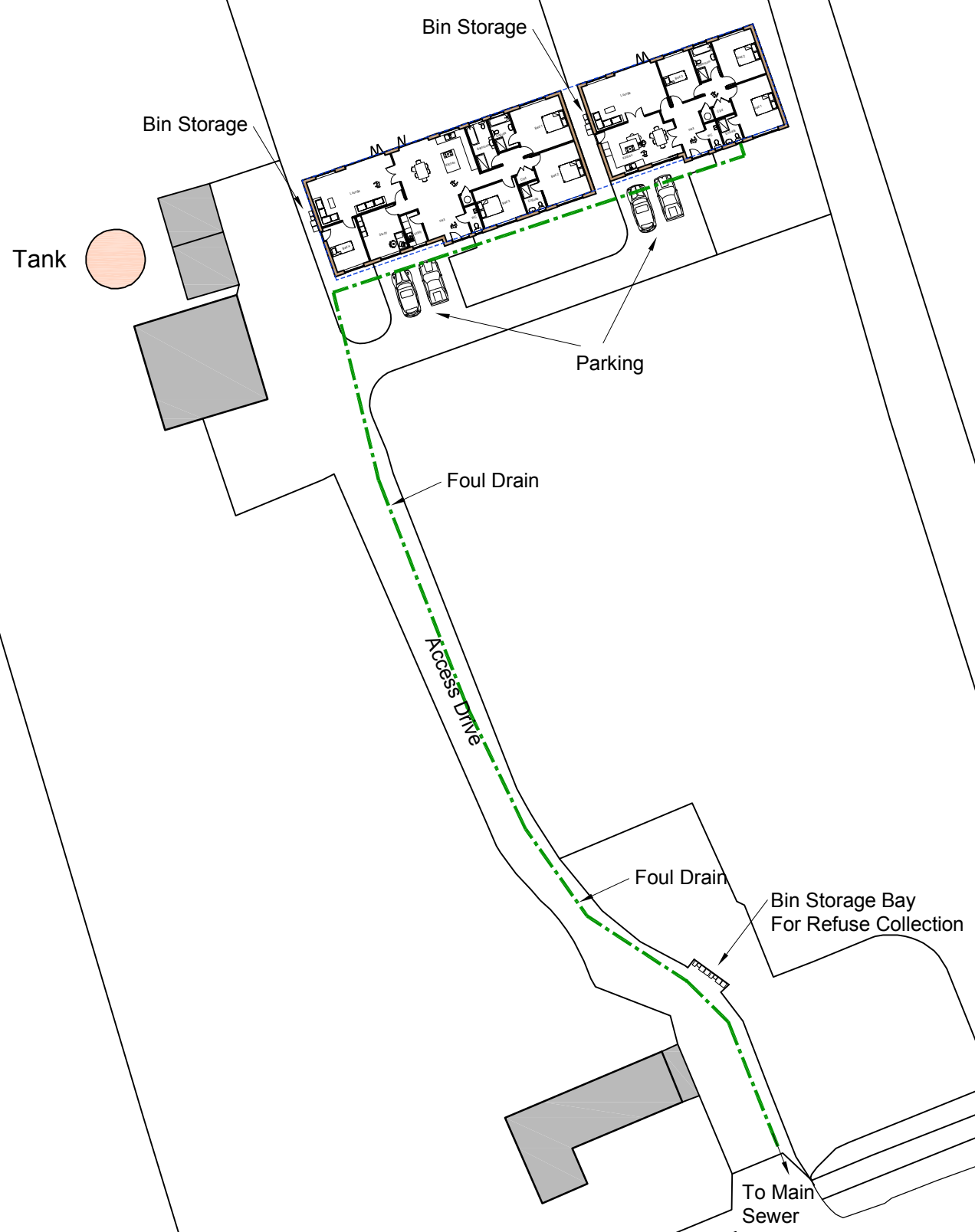
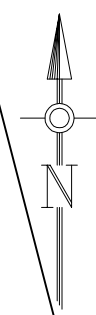
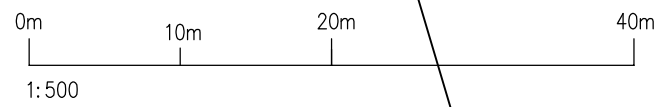
REASON FOR PERMISSION

The development hereby permitted has been assessed against development plan policies CS1, CS2, CS3, CS10, CS15, Ho9, Ho24, Co1, Pc4, Mo5, and Mo7, and material considerations, including third party representations. It has been concluded that, although situated within the Green Belt, the development would constitute development of previously developed land without harming green belt openness and is therefore in accordance with the development plan and there are no material considerations that justify refusal in the public interest.

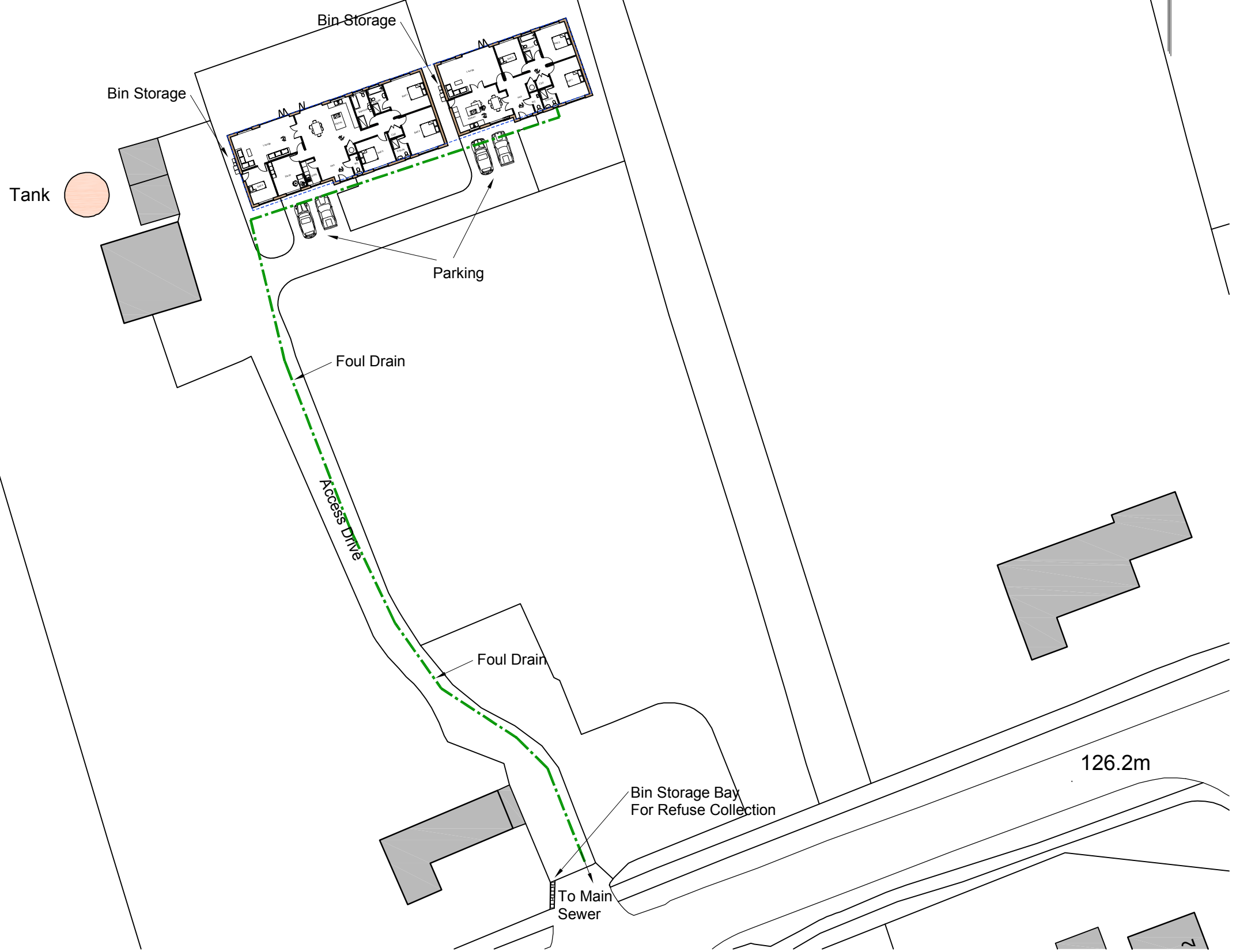
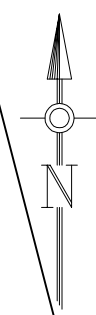
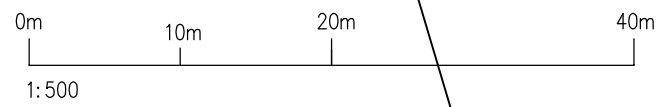
The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in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

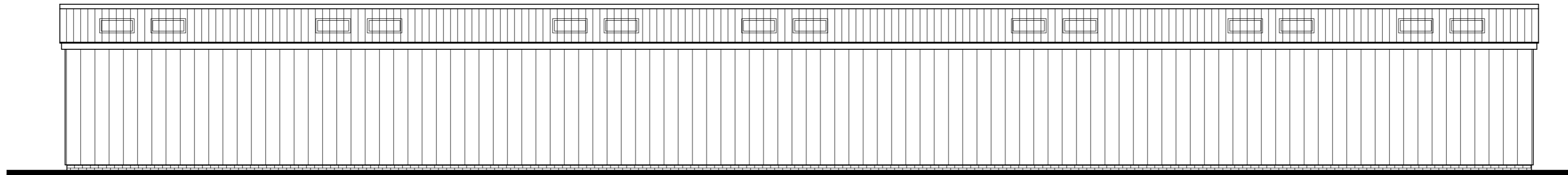
18/00036/F - Land To The Rear Of 4A Croydon Lane, Banstead



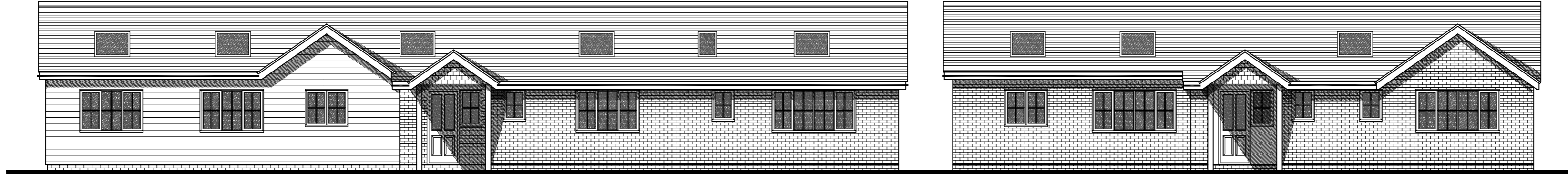


4a Croydon Lane, Banstead
Block Plan
27/11/2017
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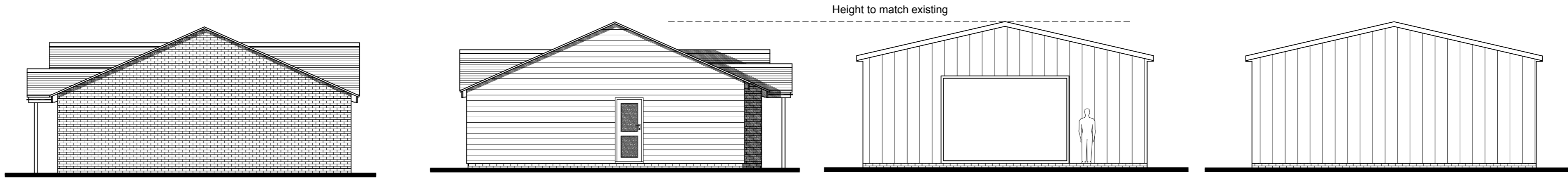




Existing Front Elevation (South)



Proposed Front Elevation (South)



Proposed Side Elevation (East)

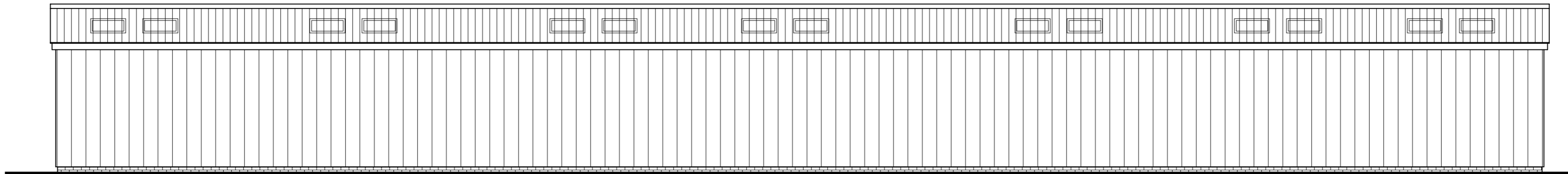
Proposed Side Elevation (West)

Existing Side Elevation (West)

Existing Side Elevation (East)



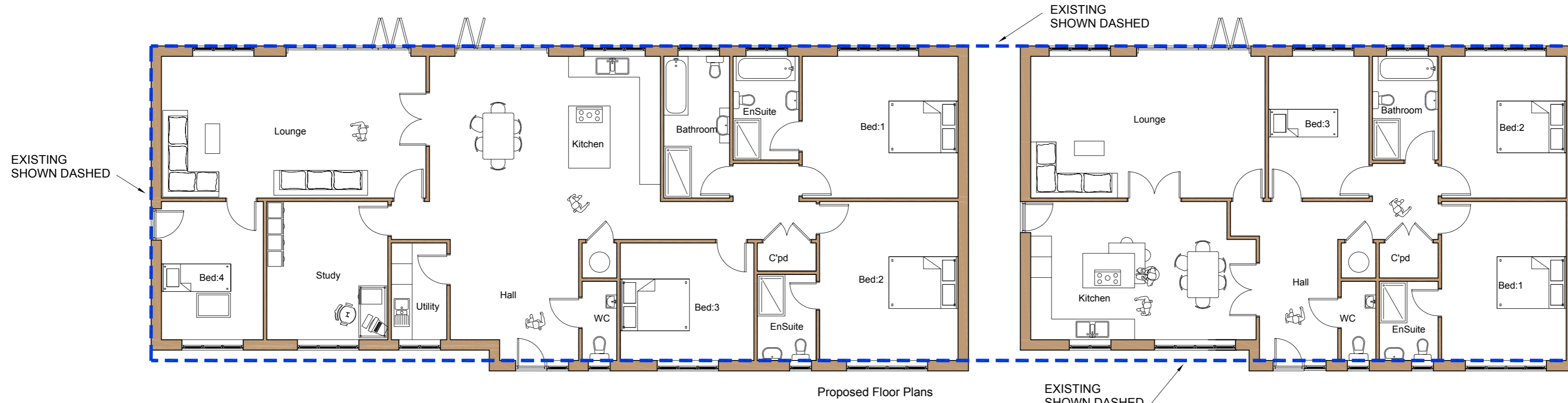
Proposed Rear Elevation (North)



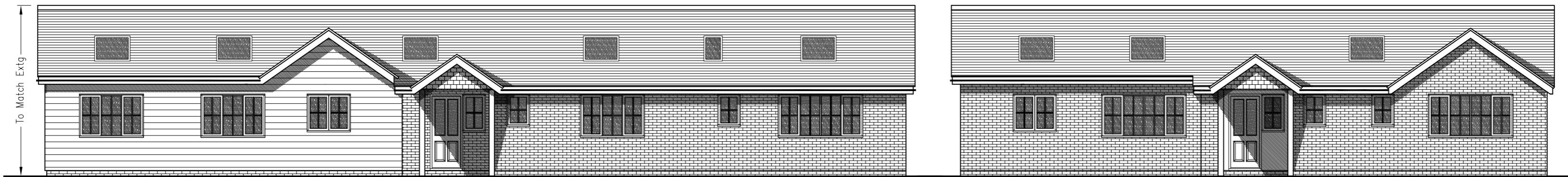
Proposed Rear Elevation (North)



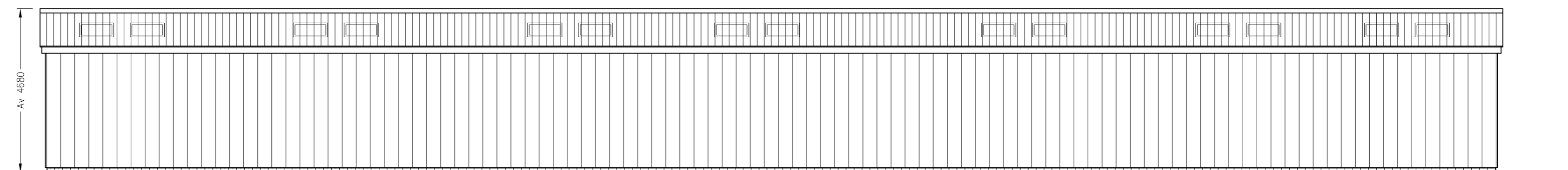
EXISTING FLOOR PLAN



Proposed Floor Plans



Proposed Front Elevation (South)



Existing Elevation (South)