 <b>Reigate &amp; Banstead</b> BOROUGH COUNCIL Banstead   Horley   Redhill   Reigate	<b>TO:</b>	PLANNING COMMITTEE
	<b>DATE:</b>	21 <sup>st</sup> MARCH 2018
	<b>REPORT OF:</b>	HEAD OF PLACES & PLANNING
	<b>AUTHOR:</b>	HOLLIE MARSHALL
	<b>TELEPHONE:</b>	01737 276010
	<b>EMAIL:</b>	Hollie.Marshall@reigate-banstead.gov.uk
<b>AGENDA ITEM:</b>	9	<b>WARD:</b> REIGATE HILL

<b>APPLICATION NUMBER:</b>	17/02491/F	<b>VALID:</b>	<b>14 November 2017</b>
<b>APPLICANT:</b>	Galaxy Ltd	<b>AGENT:</b>	WS Planning & Architecture
<b>LOCATION:</b>	<b>8 PILGRIMS WAY REIGATE SURREY RH2 9LG</b>		
<b>DESCRIPTION:</b>	<b>Erection of two dwellings, garaging, parking, gates and associated access on land to the rear of 8 Pilgrims Way, with access from Brokes Road.</b>		
<b>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.</b>			

## SUMMARY

This is a full application for the erection of two dwellings, garaging, parking, gates and associated access on land to the rear of 8 Pilgrims Way, with access from Brokes Road. The area is within the Pilgrims Way and Beech Road Residential Area of Special Character (RASC) and is characterised by substantial dwellings set well within large, well-landscaped plots. Proposed House A and House B would be of a similar design and would be of a mock-Georgian style. The proposed dwellings would be two storeys with accommodation in the roof space that would necessitate dormers to the front and rear. House A would be of a lesser depth than House B following improvements negotiated during the application to lessen the impact on the RASC.

There is extensive planning history for this site and the principle of the subdivision of the plot and the creation of two dwellings on the site has been accepted by the Planning Inspectorate. The design of the dwellings, in a mock-Georgian style, would sit comfortably within the various designs that are encountered within the locality. The site area is reduced from that which was previously considered acceptable for the development of two dwellings however given the context of the planning history, the reduced depth of House A and the revised site layout to allow for greater rear gardens creating a more spacious appearance, the proposal is considered commensurate with the spacious character of the RASC and would safeguard the important trees and sylvan setting. The proposal is therefore considered to retain a spacious character.

The proposal is considered to cause no material harm to the character and amenities of the locality, or the amenity of neighbouring properties by reason of the scale of the proposals and generous separation distances and distance to the site boundaries.

Accordingly, the proposal is considered to accord with policy and to be acceptable.

### **RECOMMENDATION**

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.

The Reigate Society: - no comment

## Representations:

Letters were sent to neighbouring properties on 30<sup>th</sup> November 2017 and 12<sup>th</sup> February 2018.

8 responses have been received from 5 neighbours raising the following issues:

<b>Issue</b>	<b>Response</b>
Hazard to highway safety	See paragraph 6.15 – 6.16
Overbearing relationship	See paragraph 6.7 – 6.11
Overdevelopment	See paragraph 6.1 – 6.2
Inadequate parking	See paragraph 6.17
Inconvenience during construction	See paragraph 6.12
Increase in traffic and congestion	See paragraph 6.15 – 6.16
Loss of a private view	See paragraph 6.14
Noise and disturbance	See paragraph 6.12
Out of character with surrounding area	See paragraph 6.3 – 6.6
Overlooking and loss of privacy	See paragraph 6.8 – 6.11
Property devaluation	See paragraph 6.14
Harm to Conservation Area	See paragraph 6.4
Loss of/harm to trees	See condition 5
No need for the development	See paragraph 6.1
Overshadowing	See paragraph 6.8 – 6.11
Poor design	See paragraph 6.4
Loss of light	See paragraph 6.8 – 6.11

## 1.0 Site and Character Appraisal

1.1 The proposed development relates to land to the rear of 8 Pilgrims Way. The site bounds the rear garden areas of dwellings in Pilgrims Way to the west, Beech Road to the east and Brokes Road to the south, with an access strip to Brokes Road. It is roughly equidistant from all three roads.

1.2 The land slopes upwards from south to north and is mostly cleared with a few trees about the boundaries. At present it is open to the dwelling and rear garden of 8 Pilgrims Way.

1.3 The area is within the Pilgrims Way and Beech Road Residential Area of Special Character (RASC) and is characterised by substantial dwellings set well within large, well-landscaped plots. The north and west edges of Pilgrims Way give way to open countryside of high visual quality. The roads are privately owned and experience relatively little traffic.

## **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

2.3 Further improvements could be secured: During the course of the application revisions have been sought to the scale of House A and the siting of both House A and B

## **3.0 Relevant Planning and Enforcement History**

3.1	16/01560/F	Erection of two detached dwellings, garaging, parking and associated access	Refused 3 October 2016 Appeal Allowed 3 March 2017
3.2	15/00595/F	Erection of 2 detached dwellings, garaging, parking, gates and associated access via Brokes Road. As amended on 09/05/2016	Approved with conditions 8 June 2016
3.3	15/00566/F	Erection of dwelling	Refused 20 May 2016
3.4	15/00391/F	Erection of a detached dwelling, garage, gates and associated access	Approved with conditions 31 March 2015
3.5	11/01131/F	Erection of a detached dwelling, garage and associated access	Approved with conditions 17 October 2010
3.6	10/02196/VS106	Variation of S106 dated 20 October 1993 to allow vehicular access as shown on the submitted "S106 location plan" Approved with conditions	Approved with conditions 27 May 2011

- |      |  |   |   |
|------|--|---|---|
| 3.7  | 10/02100/F   | Erection of a detached dwelling with associated works and access                                | Approved with conditions<br>26 January 2010                       |
| 3.8  | 09/01055/F   | Demolition of existing dwelling and erection of a detached apartment block containing 6 units   | Refused<br>15 September 2009<br>Appeal Dismissed<br>19 April 2010 |
| 3.9  | 09/00905/F   | Erection of a detached dwelling and a detached double garage                                    | Non Determination<br>Appeal Allowed<br>19 April 2010              |
| 3.10 | 09/00904/F   | Erection of a detached dwelling and attached double garage                                      | Refused<br>17 August 2009<br>Appeal Allowed<br>19 April 2010      |
| 3.11 | 08/01257/F   | Demolition of existing dwelling and erection of a detached apartment block containing six units | Refused<br>23 December 2008<br>Appeal Dismissed<br>15 June 2009   |
| 3.12 | 08/00829/F   | Two detached dwellings and a detached double garage   | Refused<br>20 August 2008<br>Appeal Dismissed<br>17 March 2009    |
| 3.13 | 07/02152/F   | Two detached dwellings and a detached double garage   | Refused<br>19 August 2007<br>Appeal Dismissed<br>17 March 2009    |
| 3.14 | Application 17/00297/F – Land to the rear of 7 Beech Road - Erection of detached dwelling. – Approved with conditions 17 May 2017  |   |   |
| 3.15 | Application 17/01226/VS106 - Variation of S106 of permission ref 17/00297/F - to remove requirements of S106 agreement. Erection of detached dwelling. – Pending consideration |   |   |

#### **4.0 Proposal and Design Approach**

- 4.1 This is a full application for the erection of two dwellings, garaging, parking, gates and associated access on land to the rear of 8 Pilgrims Way, with access from Brokes Road.

- 4.2 The dwellings are proposed to the rear of 8 Pilgrims Way. Proposed House A and House B would be the similar in design. The houses would be of a mock-Georgian style and would be two storeys with accommodation in the roof space that would necessitate dormers to the front and rear. The dwellings would feature sash windows, chimneys to both side elevations and a large bay window to the rear. The dwellings would have a symmetrical design to both the front and rear elevations.
- 4.3 House A would be of the same width as House B, however would be shallower in depth. The front elevations of the dwellings would be of the same design, however the flank elevations of House A would be of shorter depth, and this dwelling would feature a two storey projection centred to the rear elevation.
- 4.4 Both dwellings would be orientated north/south. House A and House B would be sited largely side by side. The dwellings would have a separation distance between them of 7.5m. Both dwellings would share an access from Beech Road. The access would branch off to the east and west and both dwellings would have a detached double garage.
- 4.5 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.
- 4.6 Evidence of the applicant's design approach is set out below:

Assessment	The character of the surrounding area is assessed as, especially the RASC, comprises mainly large two storey detached dwellings, some of which have accommodation within their roofspace and are set within spacious plots with generous separations between most dwellings.
	The most significant trees on the site would be retained where possible in order to maintain the leafy appearance and character of the RASC.
Involvement	No community consultation took place.
Evaluation	A comparison with previously approved layouts has been included in the Design Statement
Design	The applicant's reasons for choosing the proposal from the available options were the revised site layout and designs submitted with this application have been prepared in line with a detailed assessment of the surrounding area; indeed the proposal seeks a scale of development in harmony with neighbouring properties on

	the edge of Reigate, within a Residential Area of Special Character designation.
--	--

4.7 Further details of the development are as follows:

Site area	0.2 hectares
Proposed parking spaces	8
Parking standard	4 (maximum)
Net increase in dwellings	2

**5.0 Policy Context**

5.1 Designation

Urban area  
Pilgrims Way and Beech Road Residential area of special character (RASC)

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

Landscape & Nature Conservation	Pc4
Housing	Ho9, Ho13, Ho14, Ho15, 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 development proposes the sub division of the site and the erection of two detached dwellings with access gained via Brokes Road. There is extensive planning history for this site. The most pertinent to this application are considered to be the following included in the table below. The principle of the subdivision of the plot and the creation of two dwellings on the site has been accepted by the Planning Inspectorate. An analysis of the site area is included below. The proposed site area of this application is 2,079m<sup>2</sup>.

Application ref.	Description	Site Area	Footprint House A	Footprint House B
17/02491/F	Erection of two dwellings, garaging, parking, gates and associated access	2,079m <sup>2</sup>	149 m <sup>2</sup>	176 m <sup>2</sup>
16/01560/F	Erection of two detached dwellings, garaging, parking and associated access	3,075 m <sup>2</sup>	176 m <sup>2</sup>	176 m <sup>2</sup>
15/00595/F	Erection of 2 detached dwellings, garaging, parking, gates and associated access via Brokes Road. As amended on 09/05/2016	3,075 m <sup>2</sup>	176 m <sup>2</sup>	176 m <sup>2</sup>
Application ref.	Description	Site Area	Footprint House A	Footprint House B
15/00391/F	Erection of a detached dwelling, garage, gates and associated access	1,958m m <sup>2</sup>	278 m <sup>2</sup>	
09/00905/F	Erection of a detached dwelling and a detached double garage	1385 m <sup>2</sup> (approx.)	173 m <sup>2</sup>	
09/00904/F	Erection of a detached dwelling and a detached double garage	1131 m <sup>2</sup> (approx)		219 m <sup>2</sup>



6.2 The main issues to consider are:

- Design appraisal
- Neighbour amenity
- Access and parking
- Infrastructure contributions
- Affordable Housing

Design appraisal

6.3 The overall application site has been reduced from that of the most recent application, and now excludes the area of land to the rear of 7 Beech Road and a smaller area of land on the western side boundary. The most significant impact is therefore felt by Plot B as the depth of the plot has been reduced. However, the principle of a dwelling of this scale has been accepted in a similar sized plot to that now proposed, by virtue of the appeal decision and approval of the application 16/01560/F, although it is acknowledged this was in the context of an overall greater site area. House A would be reduced in depth from that of the most application 16/01560/F therefore reducing the cumulative built form, which is considered to be sufficient to overcome the reduction in the overall site area and retain a spacious character.

6.4 During the course of the application an amendment was sought to site both dwellings further southwards to allow for deeper rear gardens whilst still retaining a spacious frontage of approximately 11m in depth. Being located to the rear of three streets, the location does not play a strong role in the Pilgrims' Way or Beech Road street scenes, but has a slightly more prominent role in the Brokes Road street scene, by virtue of the access strip providing limited views onto the site. With such restricted views the dwellings, the proposal would make very little difference to any street scene. The design of the dwellings, in a mock-Georgian style, would sit comfortably within the various designs that are encountered within the locality. The site is not within nor adjacent to a Conservation Area and is not considered to result in harm in this regard.

6.5 The depth of the rear gardens would be approximately 15.6m in the case of House A and 14.5m in the case of House B. Previous appeal decisions have established rear gardens of this size are not without precedent within the RASC, with examples at Washington Close and at Albany Close. The earlier application proposed a garden depth of 14.5m in the case of House A and this was approved by the Planning Inspectorate.

6.6 Given the context of the planning history, the reduced depth of House A and the revised site layout to allow for greater rear gardens creating a more spacious appearance, the proposal is considered commensurate with the spacious character of the RASC and would safeguard the important trees and sylvan setting. The proposal is therefore considered to retain a

spacious character. This view also takes into consideration the approval of a detached dwelling on land to the rear of 7 Beech Road.

Neighbour amenity

- 6.7 By virtue of its backland positioning, the proposed development would introduce a degree of change to the rear garden areas of a number of nearby houses. The effect would be strongest for 9 Beech Road and 6A Brokes Road. These properties lie outside the RASC designation however the majority of the site would be within the RASC. The characteristic of properties within the RASC is one of spaciousness and privacy, more so than in the general urban area, and the policy affords added protection to such character.
- 6.8 6A Brokes Road is located to the south of the application site, and is orientated west/east. Proposed House B would be sited approximately 18.7m away from no. 6A's northern side boundary and therefore it is considered the proposal would not have an unacceptable impact upon neighbour amenity.
- 6.9 9 Beech Road lies to the west of the application site. It is orientated east/west, with its rear garden bounding the eastern border of the application site. House B is proposed to be sited between 6.9 and 7.5m from this boundary. The flank elevation proposed would have an expanse of 11.6 metres, with an eaves height of 5.7m and ridge height of 9m.
- 6.10 The proposed dwelling would have a greater separation distance to the side boundary to that which was found unacceptable by the Council and Planning Inspectorate in the 2008 application, with a reduced depth and height. Given the increased separation distance and reduction in scale of the dwelling, the proposal is considered to overcome the previous concerns and would not result in a harmful impact upon the amenities of No. 9 Beech Road.
- 6.11 Consent has been granted for a detached dwelling on land to the rear of 7 Beech Road. This dwelling has not yet been constructed and is subject to an application to remove the requirements of a S106 Agreement in relation to access to the site (17/00297/F and 17/01226/VS106). House B would have a separation distance of 15.6m to the north side elevation of this dwelling, and given this separation distance is not considered to result in a harmful impact upon the amenities of this dwelling. The front elevation of House B would face the front garden area and side elevation of this dwelling, however given the level of separation, mature vegetation providing screening and the juxtaposition of the properties, the proposal is not considered to result in a harmful impact in terms of overlooking and loss of privacy.
- 6.12 Objection was received on the grounds of noise and disturbance and inconvenience during the construction period. The site would remain in residential use and is thus not considered to result in an unacceptable

impact in terms of noise and disturbance. Whilst it is acknowledged there may be a degree of disruption during the construction period, 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 Objection was received on the grounds of overlooking and loss of privacy. The dwellings would have first floor side facing windows, however these would be conditioned to be of obscure glazing to avoid these issues and the proposal would not therefore warrant refusal on this basis.
- 6.14 Property devaluation and loss of a private view are not material planning considerations.

#### Access and parking

- 6.15 The access to the site would be from a long, narrow driveway leading up from Brokes Road opposite the junction with St Alban's Road. The roads in the immediate vicinity are not public highways. The development affects Brokes Road over which the Highway Authority has no jurisdiction. The Highway Authority have assessed the proposals and consider they will not have an impact at the point where this private road meets the high network and/or on the surrounding highway network and this is reflected in their advice.
- 6.16 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
- 6.17 The application proposes a detached double garage for each house and two parking spaces would be proposed to the front of each garage. This is within the maximum allowed under the Council's maximum parking standards and is therefore acceptable.

#### CIL

- 6.18 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 £100,240 being required.

### Affordable Housing

- 6.19 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
- 6.20 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:

<b>Plan Type</b>	<b>Reference</b>	<b>Version</b>	<b>Date Received</b>
Survey Plan	8PW P1		08.11.2017
Elevation Plan	8PW P4	A	08.02.2018
Arb / Tree Protection Plan	TPP02		27.02.2018
Elevation Plan	8PW P8		08.02.2018
Floor Plan	8PW P7	A	08.02.2018
Site Layout Plan	8PW P6	E	08.02.2018
Other Plan	8PW P5	I	08.02.2018
Floor Plan	8PW P3	A	08.02.2018

Reason:

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

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.

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 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 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 commencement 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, Ho15 and Ho9 of the Reigate and Banstead Borough Local Plan.

6. No development shall commence on site until a scheme for the landscaping and replacement tree planting of the site including the retention of existing landscape features has been submitted and approved in writing by the local planning authority. Landscaping schemes shall include details of hard landscaping, 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 programme.

All hard and soft landscaping work shall be completed in full accordance with the approved scheme, prior to occupation or use of the approved development or in accordance with a programme agreed in writing with the local planning authority

All new tree planting shall be positioned in accordance with guidelines and advice contained in the current British Standard 5837. Trees in relation to construction.

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, and 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 and the recommendations within British Standard 5837.

7. 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.

8. The first floor windows in the east and west side elevations of the development hereby permitted shall be glazed with obscured glass which shall be fixed shut, apart from a top hung opening fanlight whose cill height shall not be less than 1.7 metres above internal floor level, and shall be maintained as such at all times.

Reason:

To ensure that the development does not affect the amenity of the neighbouring property by overlooking with regard to Reigate and Banstead Borough Local Plan 2005 policy Ho9.

## INFORMATIVES

1. Your attention is drawn to the safety benefits of installing sprinkler systems as an integral part of new development. Further information is available at [www.firesprinklers.info](http://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](http://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](http://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**

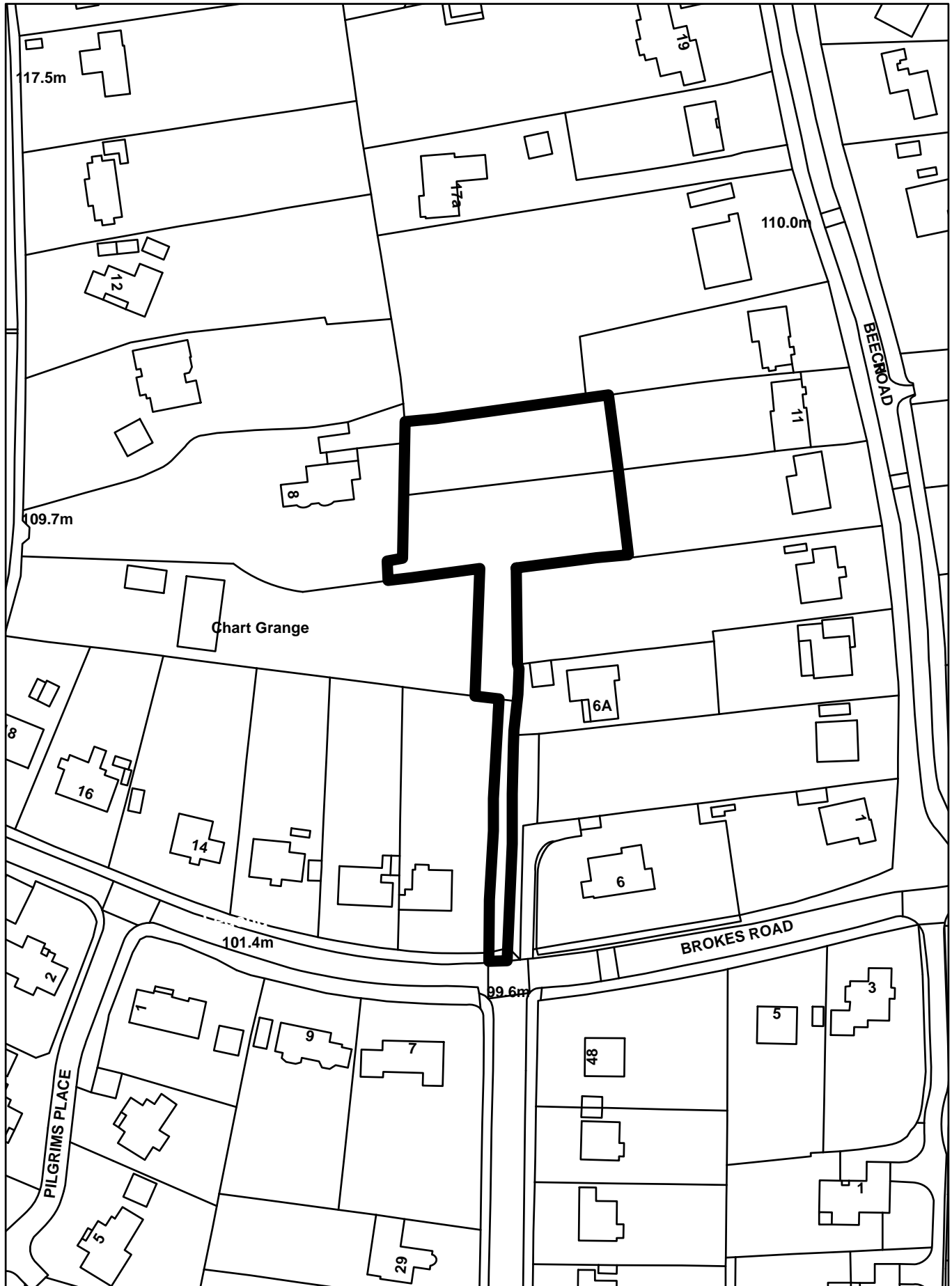
The development hereby permitted has been assessed against development plan policies Pc4, Ho9, Ho13, Ho14, Ho15, Ho16, Mo5 and Mo7 and material considerations, including third party representations. It has been concluded that the development is in accordance with the development plan and there are no material considerations that justify refusal in the public interest.

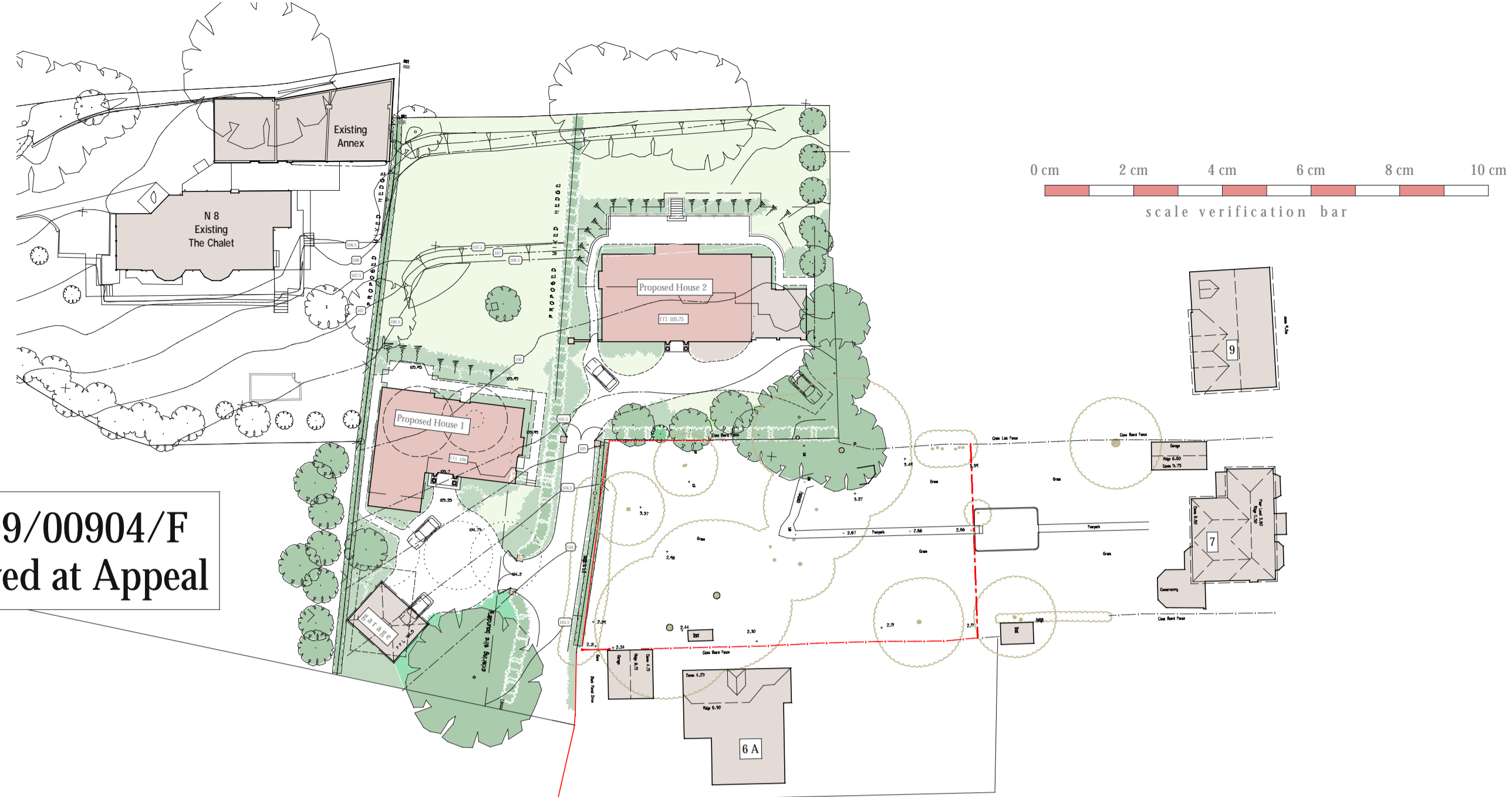
## **Proactive and Positive Statements**

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.

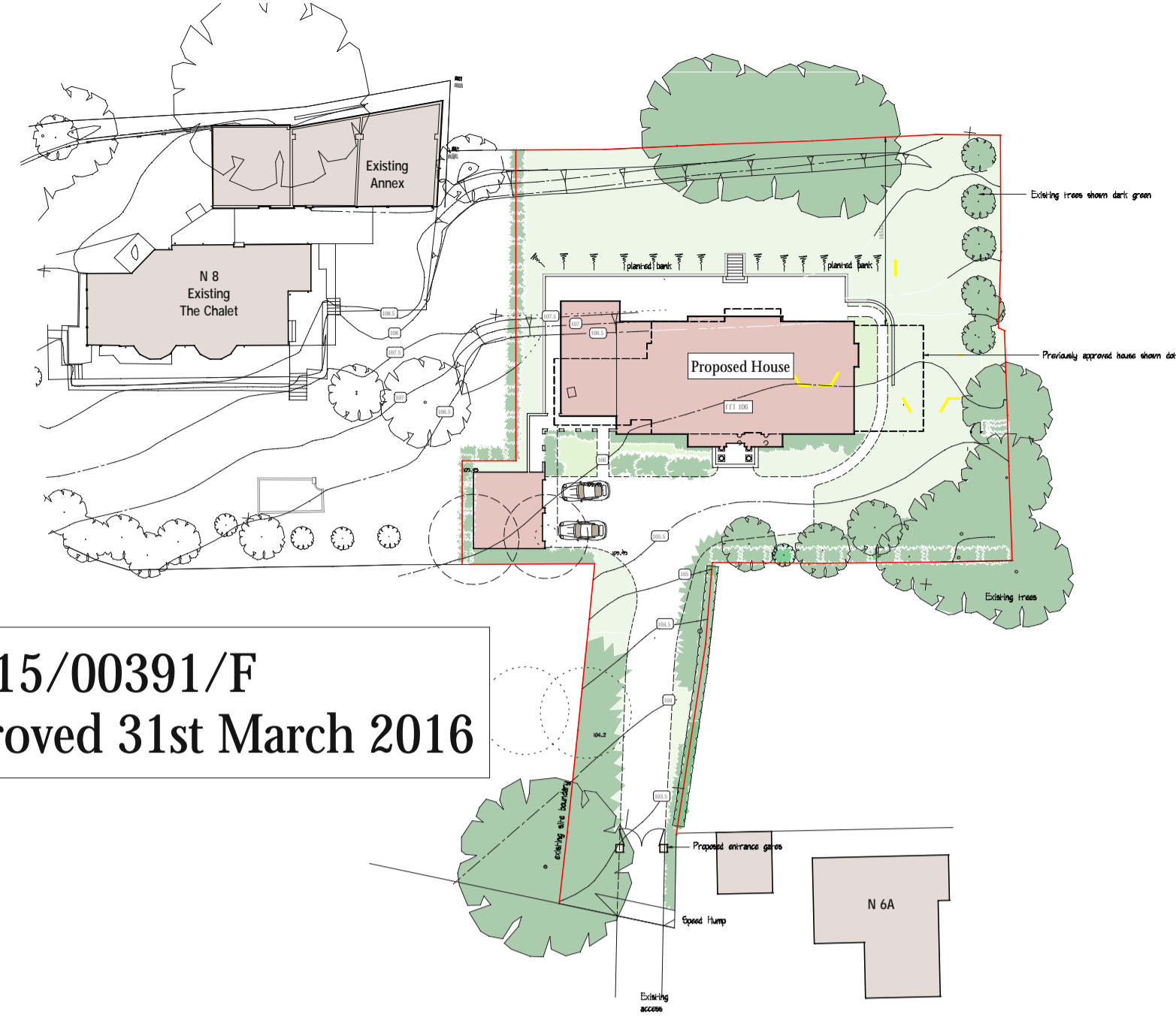


# 17/02491/F - Rear Of 8 Pilgrims Way, Reigate

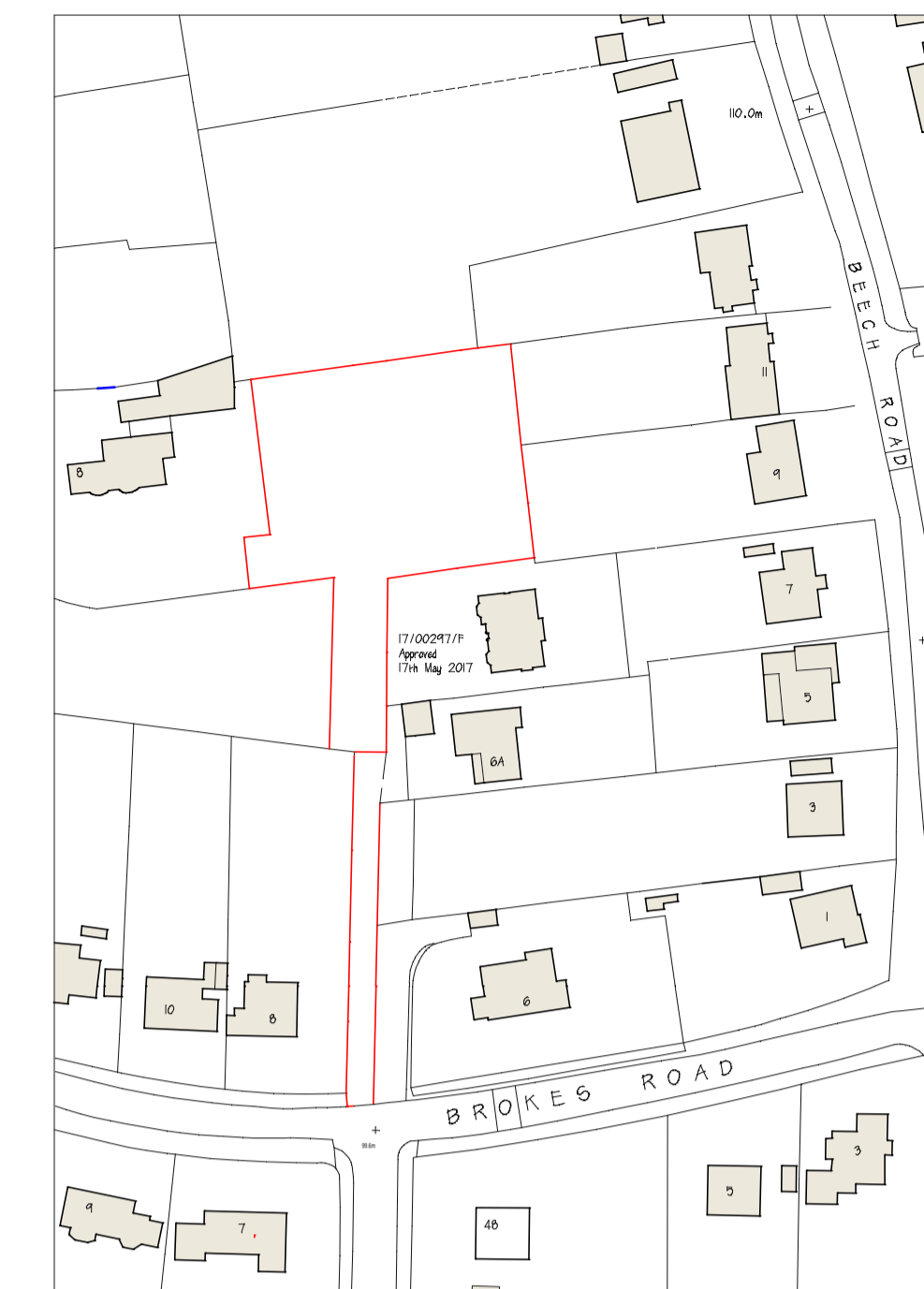




(1) 09/00904/F  
Allowed at Appeal

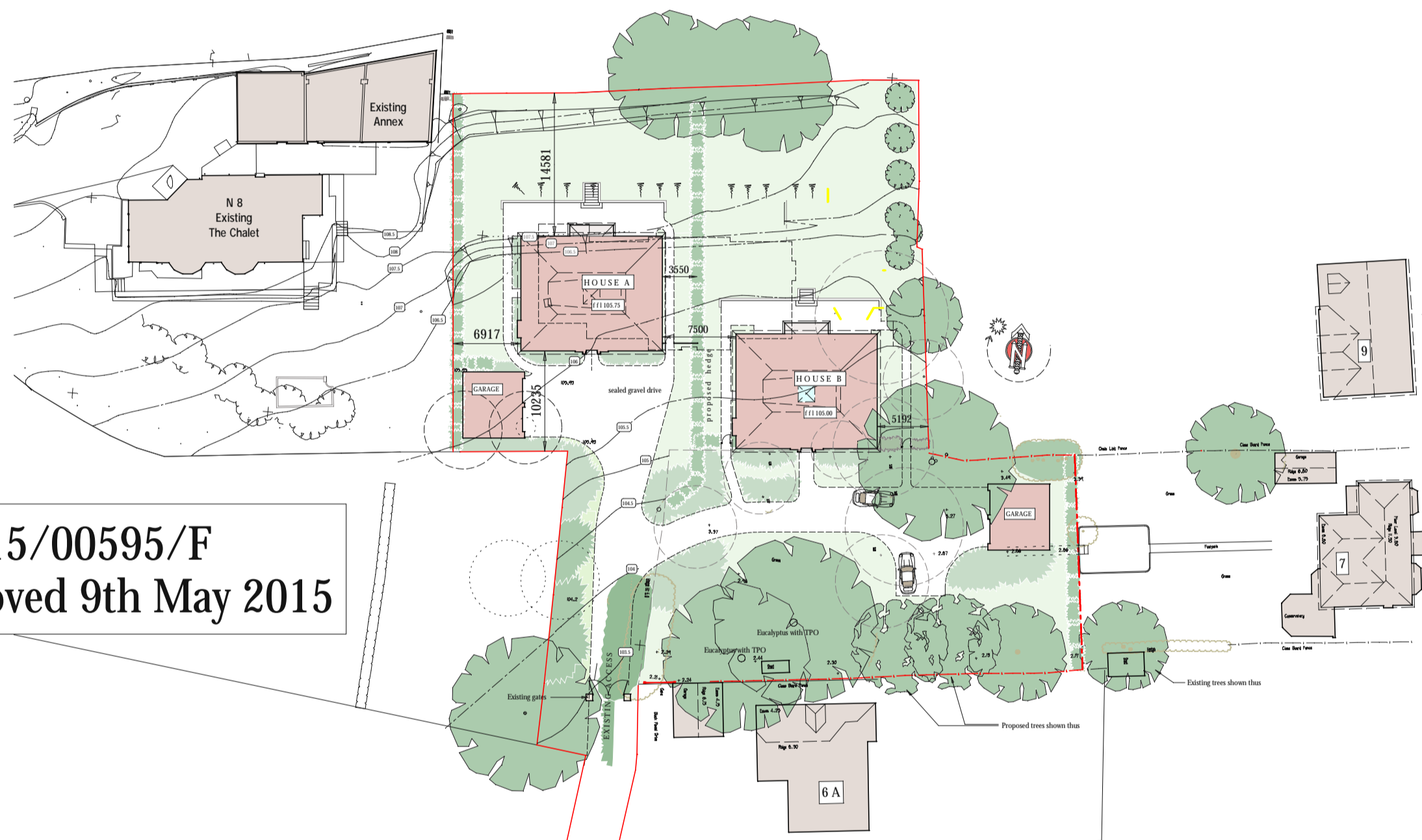


(4) 15/00391/F  
Approved 31st March 2016



SCALE 1:1250

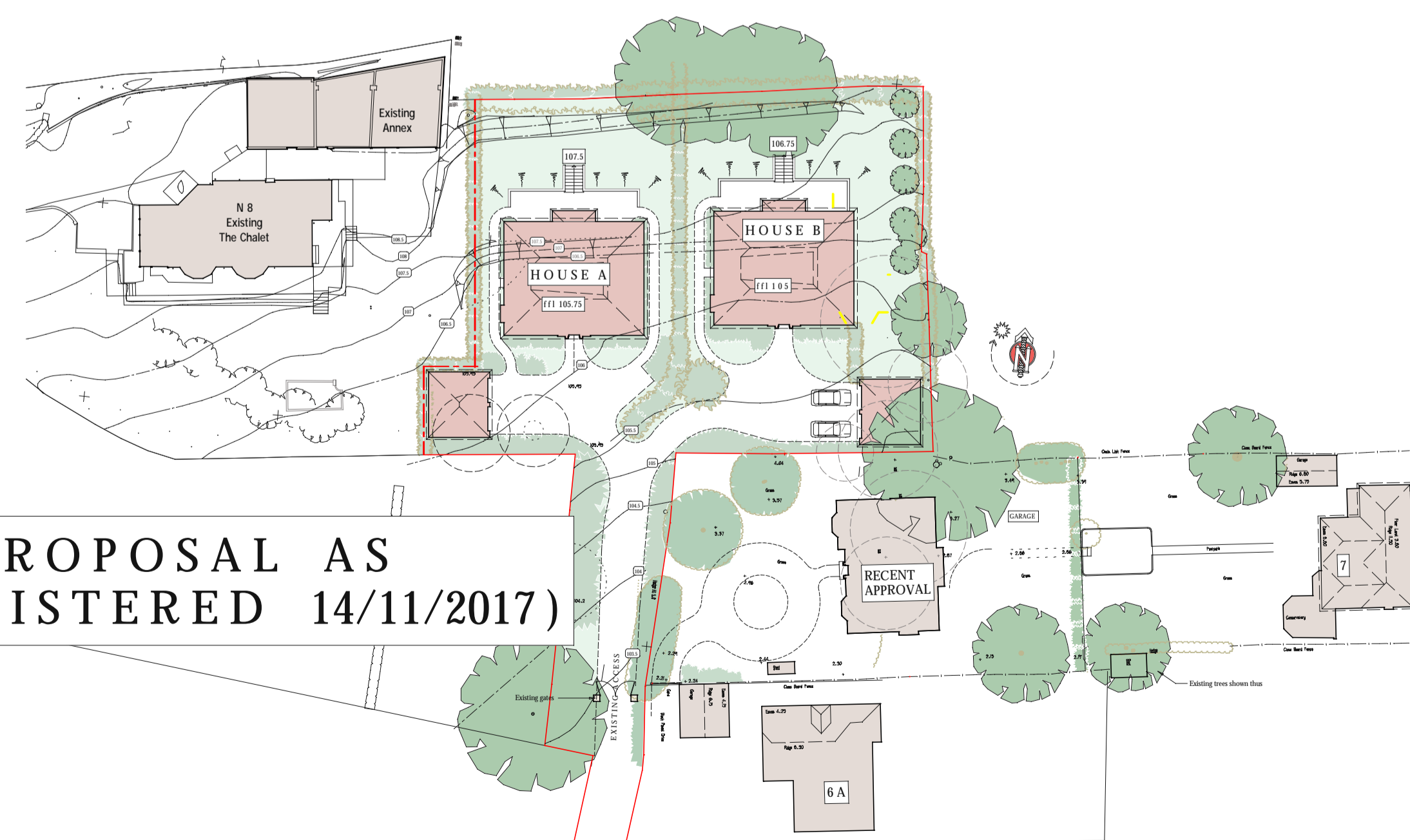
LOCATION PLAN



(2) 15/00595/F  
Approved 9th May 2015



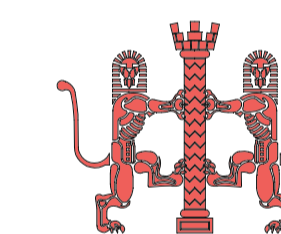
(3) 16/01560/F  
Allowed at appeal



(5) PROPOSAL AS  
REGISTERED 14/11/2017)



(6)  
CURRENT  
PROPOSAL



GRAHAM RIX R I B A  
CHARTERED ARCHITECT  
13 Furze Lane, Purley  
Surrey CR8 3EJ

tel: 020 8660 2571

web site: [www.grahamrix.co.uk](http://www.grahamrix.co.uk)  
email: [graham@grahamrix.co.uk](mailto:graham@grahamrix.co.uk)

Proposed Development  
to rear of  
8 PILGRIM'S WAY  
REIGATE RH2 9LG  
for  
Galaxy Ltd

PREVIOUS  
APPROVALS

scale 1:500

13/09/2017

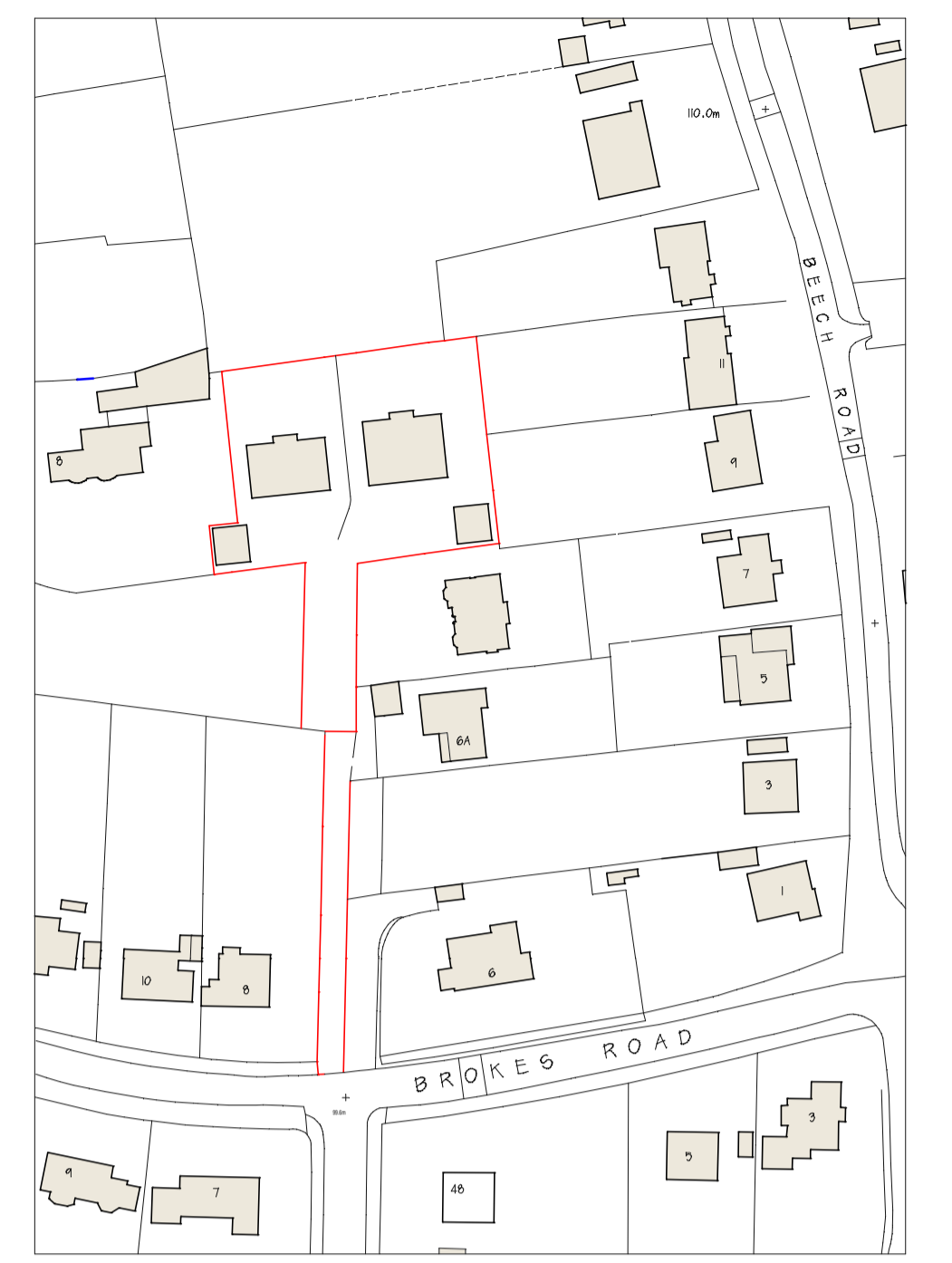
Rev I 22/01/2018  
Rev II 22/01/2018  
Rev G 05/01/2018  
Rev F 04/01/2018  
Rev E 04/01/2018  
Rev D 02/01/2018  
Rev C 02/01/2018 Revised current proposal  
Rev B 30/12/2017 Revised current proposal

8PW

P5<sub>0</sub>

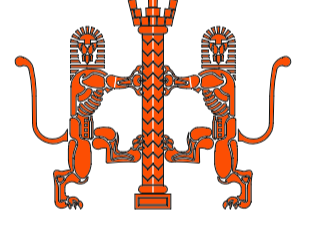
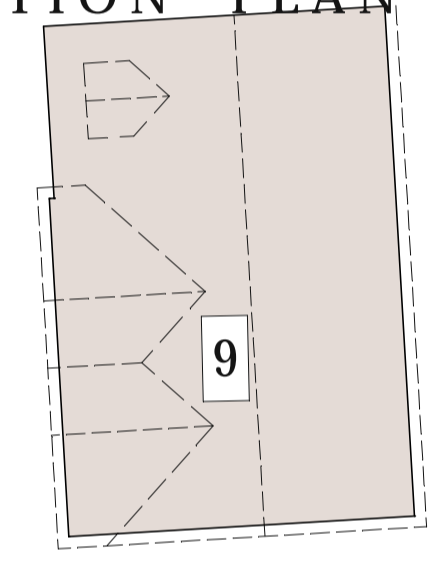


Red lines represents the site as submitted on 14/11/2017



SCALE 1:1250

LOCATION PLAN



GRAHAM RIX RIBA  
CHARTERED ARCHITECT  
13 Furze Lane, Purley  
Surrey CR8 3EJ

tel: 020 8660 2571

web site: www.grahamrix.co.uk  
email: graham@grahamrix.co.uk  
fax 0870 0511514

Proposed Houses  
to rear of  
8 PILGRIMS WAY  
REIGATE RH2 9LG  
for GALAXY Ltd

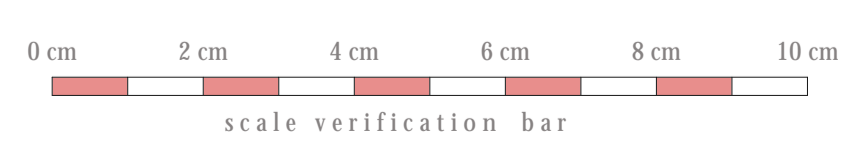
PROPOSED  
SITE PLAN

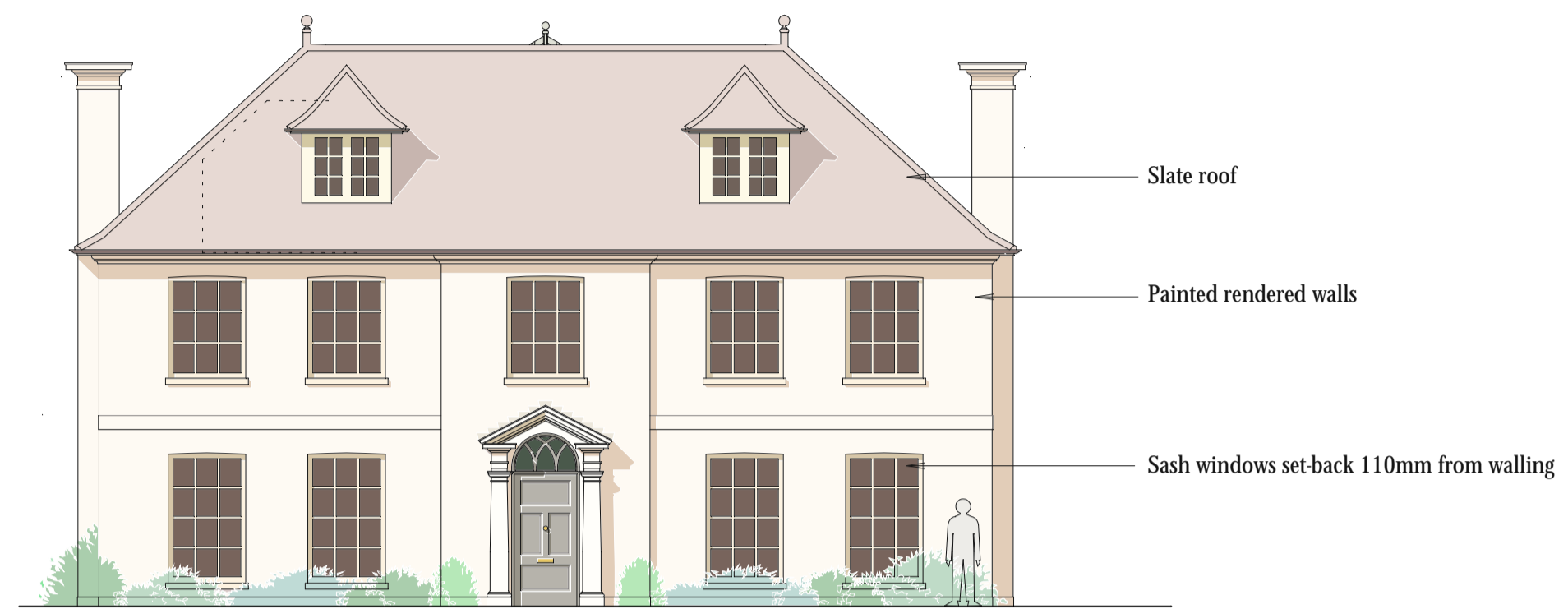
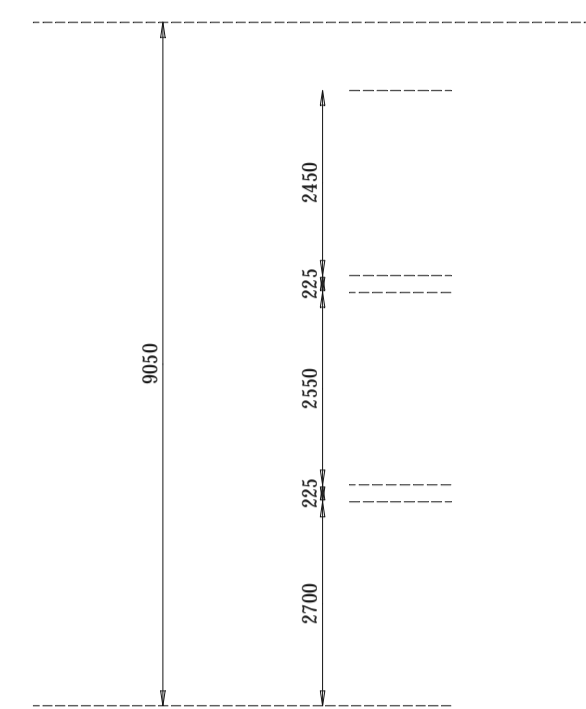
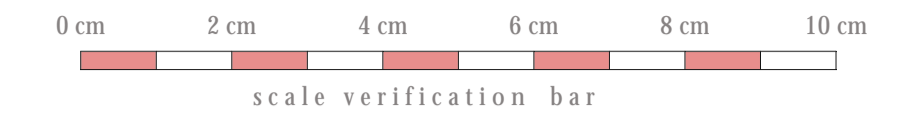
scale 1:200 03/01/2018

Rev E 22/01/2018  
Rev D 22/01/2018  
Rev B 05/01/2018  
Rev A 04/01/2018

8PW

P6 (E)

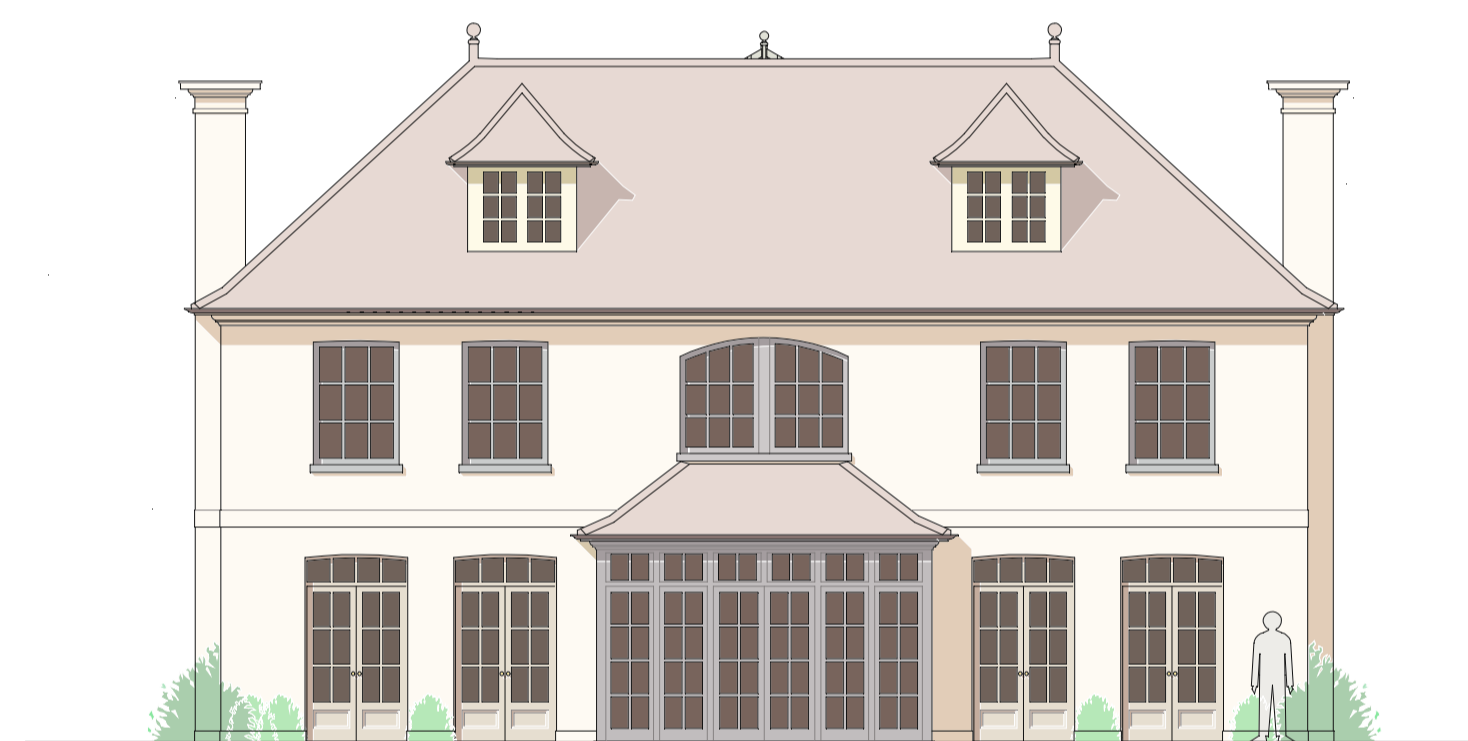




FRONT ELEVATION



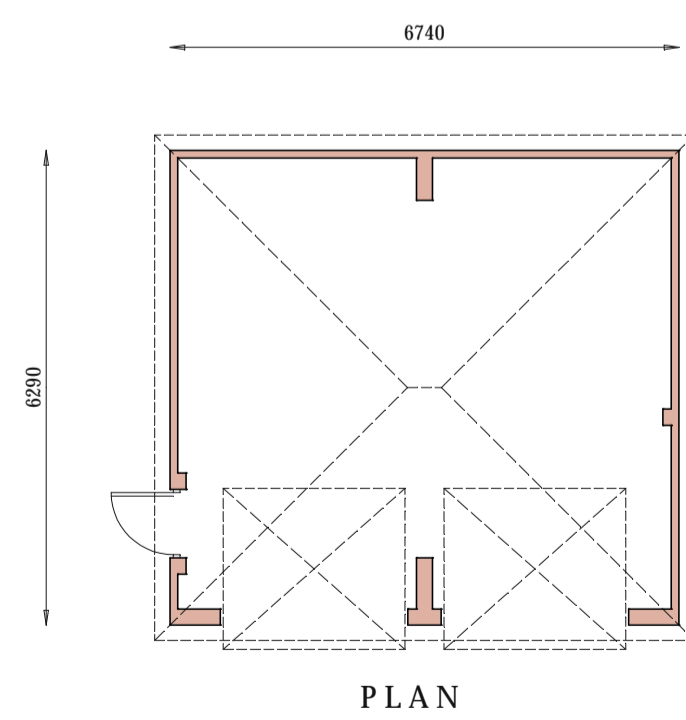
FLANK (EAST) ELEVATION



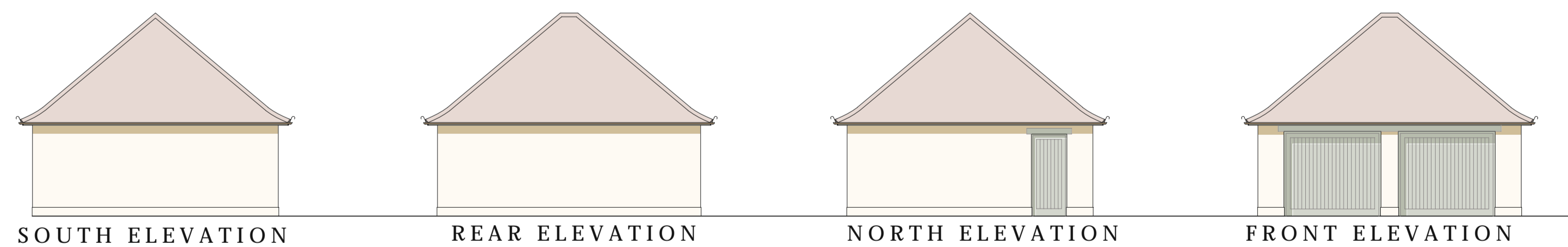
REAR ELEVATION



FLANK (WEST) ELEVATION



PLAN



SOUTH ELEVATION

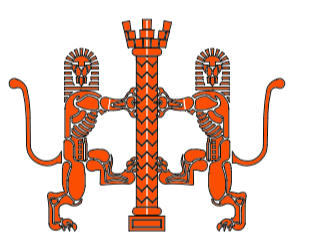
REAR ELEVATION

NORTH ELEVATION

FRONT ELEVATION

PROPOSED GARAGES

scale 1:100



GRAHAM RIX R I B A  
CHARTERED ARCHITECT  
13 Furze Lane, Purley  
Surrey CR8 3EJ

tel: 020 8660 2571

web site: [www.grahamrix.co.uk](http://www.grahamrix.co.uk)  
email: [graham@grahamrix.co.uk](mailto:graham@grahamrix.co.uk)  
fax 0870 0511514

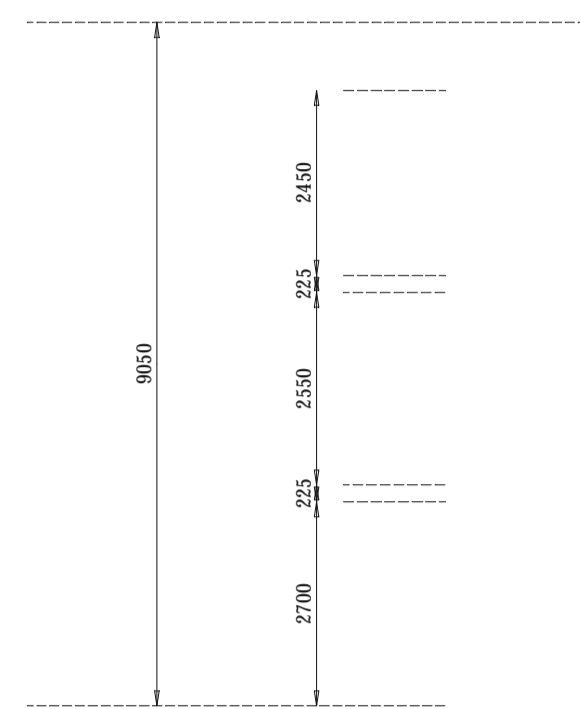
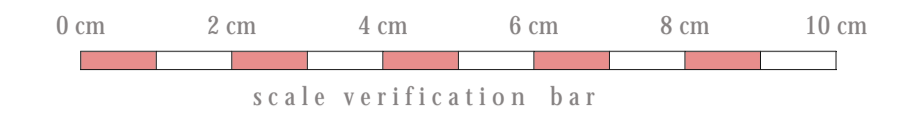
Proposed Houses  
to rear of  
8 PILGRIMS WAY  
REIGATE RH2 9LG  
for GALAXY Ltd

HOUSE B  
ELEVATIONS

scale 1:100 13/09/2017

Rev A 22/01/2017 Drawing relates to House B only

8PW P4 (A)



FRONT ELEVATION



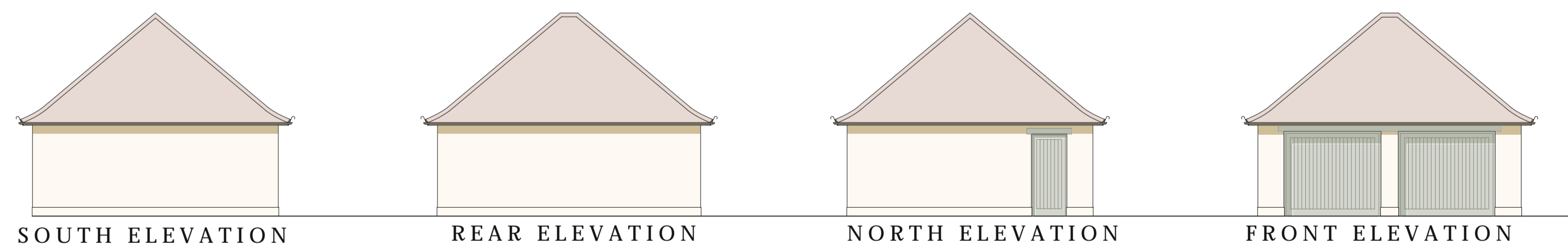
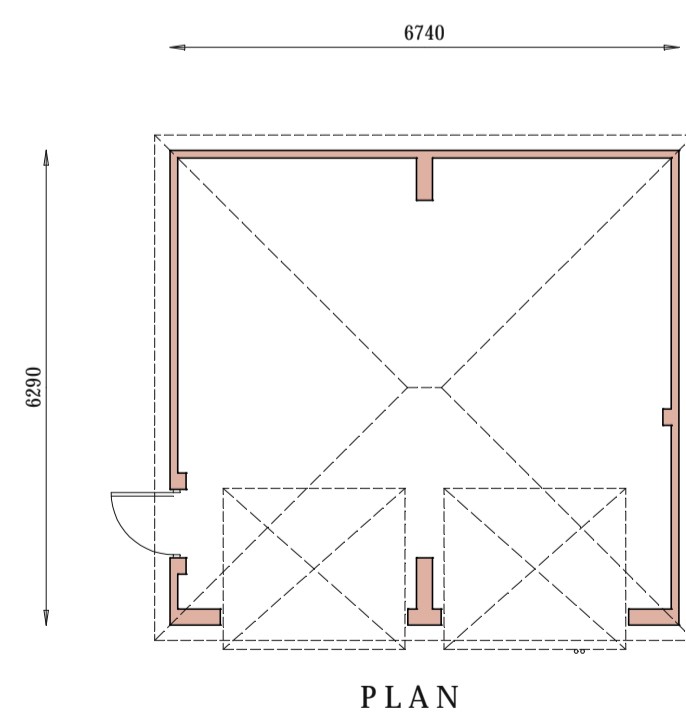
FLANK (EAST) ELEVATION



REAR ELEVATION



FLANK (WEST) ELEVATION



SOUTH ELEVATION

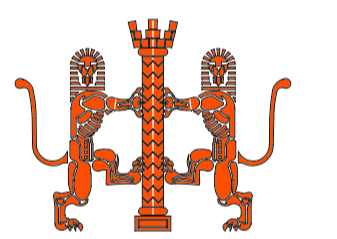
REAR ELEVATION

NORTH ELEVATION

FRONT ELEVATION

PROPOSED GARAGES

scale 1:100



GRAHAM RIX R I B A  
CHARTERED ARCHITECT  
13 Furze Lane, Purley  
Surrey CR8 3EJ

tel: 020 8660 2571

web site: [www.grahamrix.co.uk](http://www.grahamrix.co.uk)  
email: [graham@grahamrix.co.uk](mailto:graham@grahamrix.co.uk)  
fax 0870 0511514

Proposed Houses  
to rear of  
8 PILGRIMS WAY  
REIGATE RH2 9LG  
for GALAXY Ltd

HOUSE A  
ELEVATIONS

scale 1:100 22/01/2018

8PW P8