 <b>Reigate &amp; Banstead</b> BOROUGH COUNCIL Banstead   Horley   Redhill   Reigate	<b>TO:</b>	PLANNING COMMITTEE
	<b>DATE:</b>	18 <sup>th</sup> April 2018
	<b>REPORT OF:</b>	HEAD OF PLACES & PLANNING
	<b>AUTHOR:</b>	Hollie Marshall
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<b>AGENDA ITEM:</b>	8	<b>WARD:</b> Chipstead, Hooley And Woodmansterne

<b>APPLICATION NUMBER:</b>	18/00213/F	<b>VALID:</b>	<b>30<sup>th</sup> January 2018</b>
<b>APPLICANT:</b>	Mr R Coughlan	<b>AGENT:</b>	Redsquare Architects Ltd
<b>LOCATION:</b>	<b>HEDGESIDE WALPOLE AVENUE CHIPSTEAD COULSDON SURREY CR5 3PP</b>		
<b>DESCRIPTION:</b>	<b>Construction of 2 new detached 2 storey properties with new site access and arboricultural works off Hazel Way. Note- The proposed arboricultural works and new site entrance have been previously approved under application approval ref: 14/01244/F 20.08.2014. Please refer to drawing 145/PA/101 Existing planning approvals and history. As amended on 06/03/2018.</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 planning application seeking consent for construction of two new detached two storey properties with new site access and arboricultural works off Hazel Way, within the Residential Area of Special Character. The site is the rear most part of the garden of Hedgeside, Walpole Avenue. An application for four dwellings on the site, with two fronting Hazel Way and two fronting Walpole Avenue was refused and subsequently appealed. The appeal decision (12/01785/F - attached) raised no in principle objection to the subdivision of this part of the site, however the Planning Inspectorate's main concern was the effect of the two proposed dwellings on the character and appearance of Hazel Way. The opening up of two new driveways and the considerable expanse of hard standing, when combined with the front garages was considered to create an obtrusive feature in the street scene. The Inspector also raised concern in regards to the bulk and mass of the proposed dwellings, which was noted to 'be relatively close to one another in comparison with many other properties in the road' and 'would appear dominant and, notwithstanding the retention of a number of the frontage trees, would detract from the semi-rural character of Hazel Way.'

Planning permission has since been granted for 3 dwellings on the site, two fronting Walpole Avenue and one fronting Hazel Way (14/01244/F and 17/00452/F).

This application seeks to overcome the concerns of the Planning Inspectorate to the 2012 scheme with a revised design approach and site layout. The design of the dwellings has been amended from that of the earlier application. The crown roofs of the previous application have been removed and replaced with fully pitched roofs and reduced eaves heights and this has in turn reduced the bulk and massing of the two dwellings. The separation distance between the dwellings has been increased by 2m whilst still retaining an acceptable level of separation to the side boundaries. The detached front garages have been removed and the proposed dwellings would share a single access point (as granted under applications 14/01244/F and 17/00452/F enabling greater retention of existing trees and hedging along the frontage boundary with Hazel Way. Overall the proposal is considered to overcome the issues raised by the Planning Inspectorate and the proposal would accord with the semi-rural appearance of the locality. As such, the proposal would cause no harm to the character of the area and would be acceptable.

The proposal is not considered to result in a harmful impact upon neighbour amenity and is considered acceptable in all other respects.

## **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.

Chipstead Residents Association – objects on the grounds of little difference to proposal refused at appeal, scale, bulk, over dominant, out of character with surrounding area, shared drive uncharacteristic and the current proposal does not overcome issues raised in refused application.

UK Power Networks – no objections

## Representations:

Letters were sent to neighbouring properties on 8<sup>th</sup> February 2018 and 13<sup>th</sup> March 2018.

5 responses have been received. Of these five responses, three objections were subsequently withdrawn. The following issues were raised in the two remaining responses:

Issue	Response
Proposal does not overcome Planning Inspector's reasons for refusal	See paragraph 6.1 – 6.6
Out of character with surrounding area	See paragraph 6.4 – 6.6
Visual amenity benefit	See paragraph 6.6
Benefit to housing need	See paragraph 6.1

## 1.0 Site and Character Appraisal

- 1.1 The application site consists of a large parcel of land which forms the western, rear most part of the garden of Hedgeside, Walpole Avenue. The existing dwelling is accessed from Walpole Avenue and the garden of the dwelling extends down to Hazel Way.
- 1.2 There is a significant fall in land levels from the west to the east of the site and, as a result of this; the existing dwellinghouse on the site is located at a substantially lower level than Walpole Avenue. The site continues to decrease in gradient towards Hazel Way. The western boundary of the site with Hazel Way is formed of mature trees/hedging.
- 1.3 The application site is situated within a Residential Area of Special Character and is characterised by large dwellinghouses situated within generous plots.

The dwellings in Walpole Avenue and Hazel Way are well set back within their plots and there is a variance of architectural style, with the predominant influence being a traditional vernacular taking influence from Arts and Crafts design. The predominant scale of properties within Walpole Avenue is that of two storey, and in Hazel Way although there is a variance, it is primarily one and a half storey to two storey with the first floor accommodation set within the roof.

## 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
- 2.2 Improvements secured during the course of the application: During the course of the application amendments have been sought to secure greater areas of soft landscaping between the proposed dwellings by reorientating the access to the garage of plot A, and the double garage of plot B has been reduced to a single garage and the accommodation above removed.
- 2.3 Further improvements could be secured: Conditions regarding landscaping and materials would be attached to a grant of planning permission.

## 3.0 Relevant Planning and Enforcement History

- |     |            |   |  |
|-----|------------|---|--|
| 3.1 | 12/00261/F | Demolition of the existing building and the erection of four detached dwellings.  | Withdrawn by applicant<br>15 <sup>th</sup> March 2012                                      |
| 3.2 | 12/01785/F | Demolition of the existing building and the erection of four detached dwellings.  | Refused<br>12 <sup>th</sup> October 2012<br>Appeal dismissed<br>18 <sup>th</sup> June 2013 |
| 3.3 | 13/02191/F | Demolition of the existing dwelling and garage and erection of three detached dwellings with associated access and garaging. Submitted via the planning portal. | Approved with conditions<br>14 <sup>th</sup> March 2014                                    |
| 3.4 | 14/01244/F | Demolition of the existing dwelling and garage and erection of 3 detached dwellings with associated access and garaging   | Approved with conditions<br>20 <sup>th</sup> August 2014                                   |
| 3.5 | 17/00452/F | Demolition of the existing dwelling and garage and erection of 3 dwellings with associated access and garaging.   | Approved with conditions<br>16 <sup>th</sup> June 2018                                     |

#### 4.0 Proposal and Design Approach

- 4.1 This is a full application for the construction of two new detached two storey properties with new site access and arboricultural works off Hazel Way. The proposed dwellings would share one access that would branch off within the site to provide access to the each dwelling. Plot A would be set further back within the site than Plot B created a staggered appearance. The dwellings would have a separation distance between the of 7.7m at the closest point and gaps to the side boundaries of 10m (to the north) and 5.5m (to the south) again at the closest points. Both dwellings would be two storey however the first floor would create rooms in the roof space.
- 4.2 The proposed dwellings are of traditional design with traditional facing materials to meet with local distinctiveness. Each has traditional roof pitches which are broken up and punctuated with dormer windows to add visual interest to the dwellings. Both dwellings would include an integral garage and parking space in front. There would be variety in the design of each dwelling and this design approach would reflect the diversity of styles within the locality.
- 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 detached dwellings set within spacious and verdant plots.
	The landscaping to the road frontages would be retained where possible
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 this application has been informed and led by a detailed assessment of the wider context of the surrounding area, including the 2014 appeal decision (APP/L3625/A/13/2193332) and the 2014 approval precedent 14/01244/F 20th August 2014.

4.5 Further details of the development are as follows:

Site area	0.3 hectares
Proposed parking spaces	4
Parking standard	4 (maximum)
Net increase in dwellings	2
Existing site density	2 dwellings per hectare
Proposed site density	6 dwellings per hectare
Density of surrounding area	6 dwellings per hectare (Sunny Patch to West Ridge and Athall Cottage to Copperfield)

**5.0 Policy Context**

5.1 Designation

Urban area  
Walpole Avenue, Chipstead Residential area of special character

5.2 Reigate and Banstead Core Strategy

CS1(Sustainable Development)  
CS4 (Valued Townscapes and Historic Environment)  
CS10 (Sustainable Development),  
CS11 (Sustainable Construction),  
CS14 (Housing Needs)

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 application site is situated within the urban area where there is a presumption in favour of sustainable development. The principle of such development is considered to be acceptable, especially in light of the appeal decision at the neighbouring site Whytethorne where the subdivision of the site was considered to be acceptable. The appeal decision on this site (12/01785/F) raised no in principle objection to the subdivision of this part of the site, however the Planning Inspectorate's main concern was:

*'... the effect of the two proposed dwellings on the character and appearance of Hazel Way. The railway runs next to the road on the western side and most of the houses along the eastern side are set back from the road, mainly behind dense frontage vegetation. This gives the road a semi-rural feel. The opening up of two new driveways and the considerable expanse of hard standing, when combined with the front garages (which are not shown on the street scene drawings) would create an obtrusive feature in the street scene. Furthermore, the bulk and mass of the proposed dwellings, which would be relatively close to one another in comparison with many other properties in the road, would appear dominant and, notwithstanding the retention of a number of the frontage trees, would detract from the semi-rural character of Hazel Way.'*

On the basis that the development of residential properties could be acceptable in principle the main issues to consider are:

- o Design and character
- o Neighbour amenity
- o Access and parking
- o Impact on trees
- o Infrastructure contributions
- o Affordable housing

### Design and character

- 6.2 The proposed two dwellings would be served by a single opening in the existing frontage vegetation. This single opening site access has been approved under application 14/01244/F whereby a single dwelling has been approved on this part of the site. The two dwellings would be served by this single access sited to the front of Plot A. The driveway would branch northwards within the site to provide access to Plot B. The retention of the majority of the frontage trees and shrubs would retain the semi-rural appearance of the Hazel Way and provide a greater level of screening, particularly to Plot B.

- 6.3 The previous application proposed two detached garages to be sited forward of both dwellings and sited centrally between the dwellings, eroding the spacious appearance between the two properties. In this application the dwellings would include integral garages and therefore creating visual separation between the two properties. During the course of the application amendments have been sought to reorientate the garage of plot A to be accessed from the front elevation and in turn reducing the levels of hardstanding within the site, specifically the area between the dwellings to provide soft landscaping in this area. Furthermore, the separation distance between the dwellings has been increased by 2m from that of earlier application. This subsequently provides a more verdant appearance and more characteristic relationship between the two dwellings as seen between the existing neighbouring dwelling.
- 6.4 The design of the dwellings has been amended from that of the earlier application. The crown roofs of the previous application have been removed and replaced with fully pitched roofs and reduced eaves heights and this has reduced the bulk and massing of the two dwellings. During the course of the application the integral garage of Plot B has been reduced from a double garage to a single garage and the accommodation above the garage has been removed. The dwellings have been designed to respect the traditional vernacular character and the scale of the dwellings has been informed by neighbouring properties.
- 6.5 The application site is situated within the RASC which is characterised by generous separation distances, spacious gardens, and a visual predominance of tree cover. With regards to separation distances, the proposed dwellings would have a separation distance of approximately 8m with one another and with the side boundaries of between 5.5m and 12.5m. The resultant plot sizes and separation distances are comparable to those within the locality. As a result of this and the retention of the established trees and hedging on the site, the proposed development would accord with the existing grain of development and cause no harm to the character of the RASC.
- 6.6 The reduction in scale, combined with the increased separation distance, single access and removal of the detached garages, it is considered overall the proposal overcomes the issues raised by the Planning Inspectorate and the proposal would accord with the semi-rural appearance of the locality. The proposed development would also enable greater retention of existing trees and hedging along the frontage boundary with Hazel Way. As such, the proposal would cause no harm to the character of the area and would be acceptable.

#### Neighbour amenity

- 6.7 Due to the separation distances with neighbouring properties and intervening boundary screening, the proposed development would cause no adverse harm to the amenity of neighbouring properties and would be acceptable in this regard. No significant loss of light would occur as a result of the proposed



development. First floor side facing windows are proposed, which would be conditioned to be obscure glazed to ensure no overlooking occurs. Ground floor windows would be screened by boundary treatments and would result in no loss of privacy. On this basis the proposal is considered acceptable in its amenity impact.

#### Access and parking

- 6.8 The site would be accessed via a single access point from Hazel Way and two off road parking spaces would be provided for each dwelling. 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.
- 6.9 The County Highways Authority notes the application site is accessed via Hazel Way, which is a private road and does not form part of the public highway, therefore it falls outside The County Highway Authority's jurisdiction. The County Highway Authority has considered the wider impact of the proposed development and considers that it would not have a material impact on the safety and operation of the adjoining public highway.

#### Impact on Trees

- 6.10 The Tree Officer was consulted upon the proposal and confirmed the arboricultural report (BLC140103 Rev B) submitted with the previous application cannot be used for this application because the location of the two dwellings is closer to the boundary trees which is likely to impact on these trees during the course of the development. Failure to identify the relevant protective measures will potentially result in the premature loss of mature trees which will harm the character of the RASC. An updated arboricultural report will address these concerns and can be secured by way of a suitably worded condition.

#### Community Infrastructure Levy

- 6.11 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 £91,980 being required.

#### Affordable Housing

- 6.12 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.

- 6.13 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>
Combined Plan	145/PA/102		26.01.2018
Site Layout Plan	145/PA/101		26.01.2018
Combined Plan	145/PA/103	A	06.03.2018
Combined Plan	145/PA/104	A	06.03.2018
Elevation Plan	145/PA/106	A	06.03.2018
Elevation Plan	145/PA/108	A	06.03.2018
Street Scene	145/PA/109	A	06.03.2018
Floor Plan	145/PA/105	A	06.03.2018
Location Plan	145/PA/100		26.01.2018
Floor Plan	145/PA/107	A	06.03.2018

Reason:

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

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

Reason:

To ensure the Local Planning Authority are satisfied with the details of the proposal and its relationship with adjoining development and to safeguard the

visual amenities of the locality with regard to Reigate and Banstead Borough Local Plan 2005 policy Ho9.

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

Reason:

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

5. No development shall commence including groundworks or demolition until a detailed Tree Protection Plan (TPP) shall be submitted to and approved in writing by the local planning authority. The TPP shall contain details of the specification and location of tree protection (barriers and/or ground protection) and any construction activity that may take place within the protected root areas of trees/hedges shown, where retained on the TPP. The tree protection measures shall be installed prior to any development works and will remain in place for the duration of all construction works. The tree protection barriers/ground protection shall only be removed on the completion of all construction activity, including hard landscaping. 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 and Ho9 and 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. No development shall commence on site until a Method of Construction Statement, 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

Has been submitted to and been approved in writing by the Local Planning Authority. Only the approved details shall be implemented during the construction period.

Reason:

In order that the development should not prejudice highway safety nor cause inconvenience to nearby occupiers or other highway users with regard to Reigate and Banstead Borough Local Plan 2005 policies Ho9 and Mo7.

8. 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.

9. The first floor windows in the north and south 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.

10. 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 or B 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 policies Ho9, Ho13, and Ho16.

11. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) 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.

## 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 use of a landscape/arboricultural consultant is considered essential to provide acceptable submissions in respect of the above relevant condition.

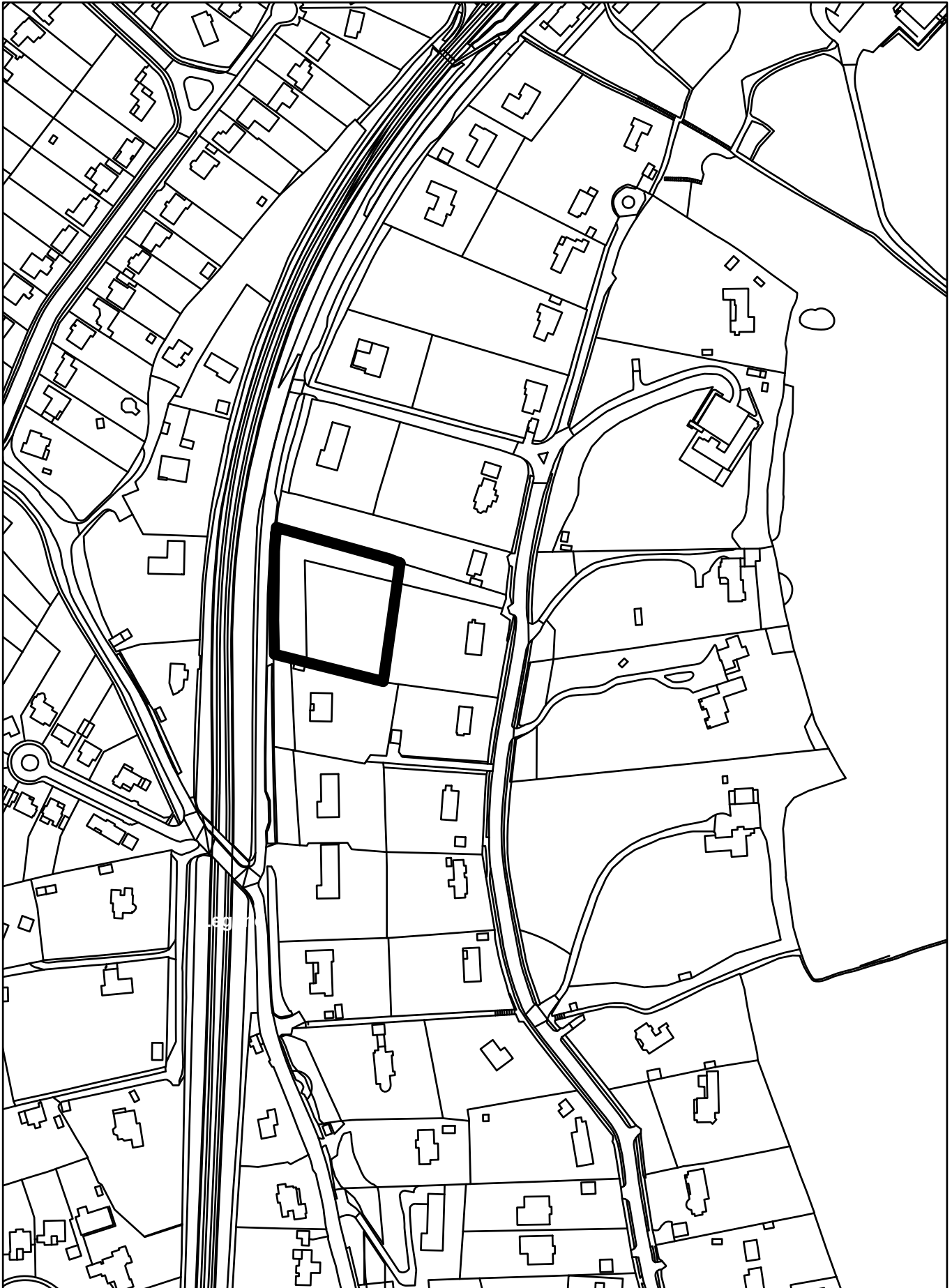
## **REASON FOR PERMISSION**

The development hereby permitted has been assessed against development plan policies Pc4, Ho9, Ho9a, 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**

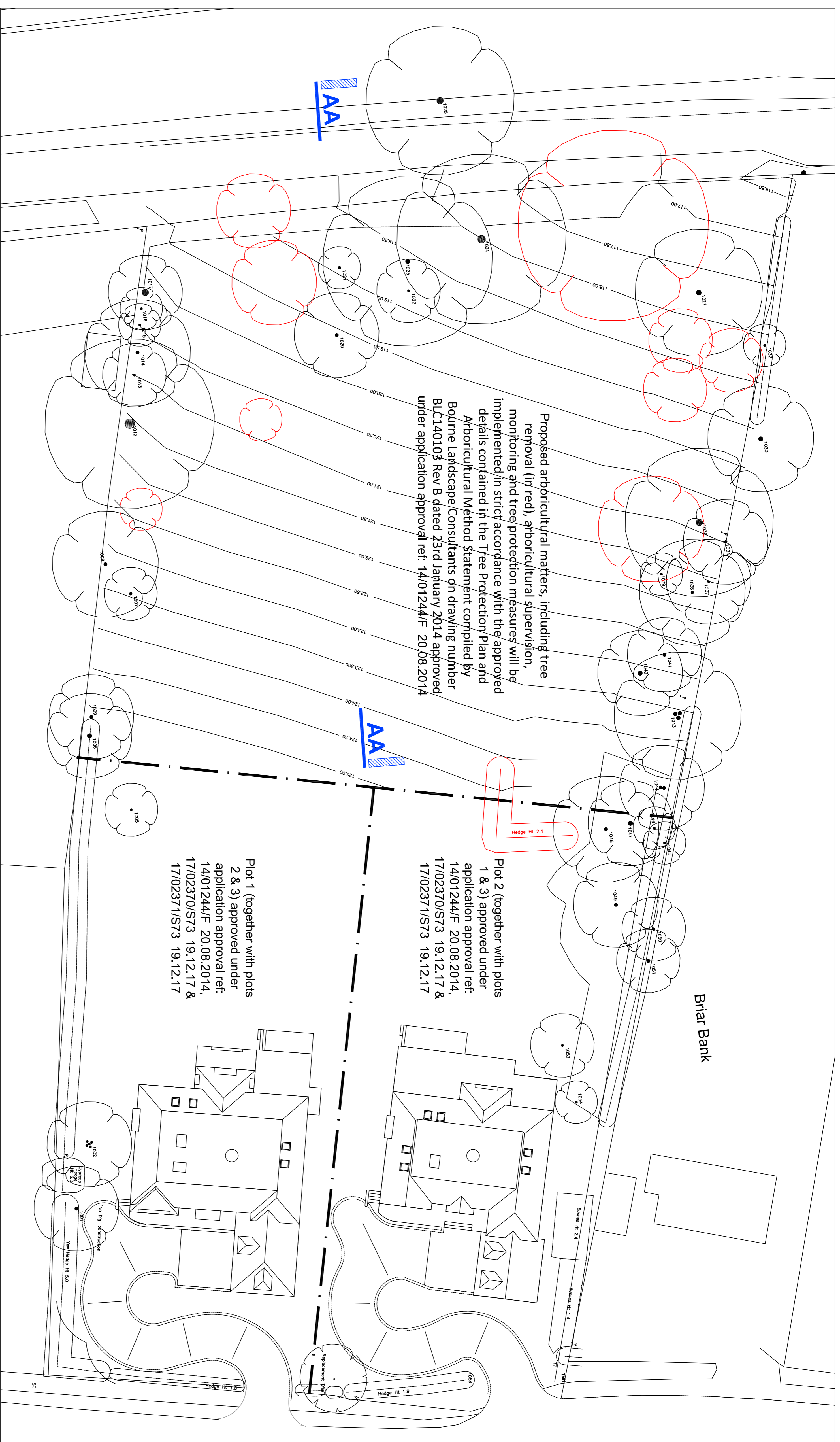
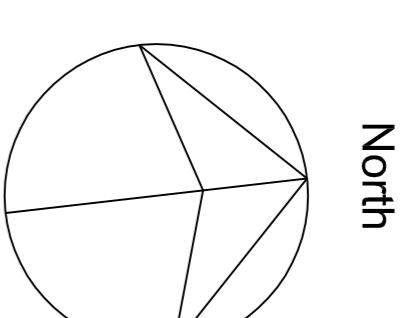
The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in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

18/00213/F - Hedgeside, Walpole Avenue, Chipstead, Coulsdon

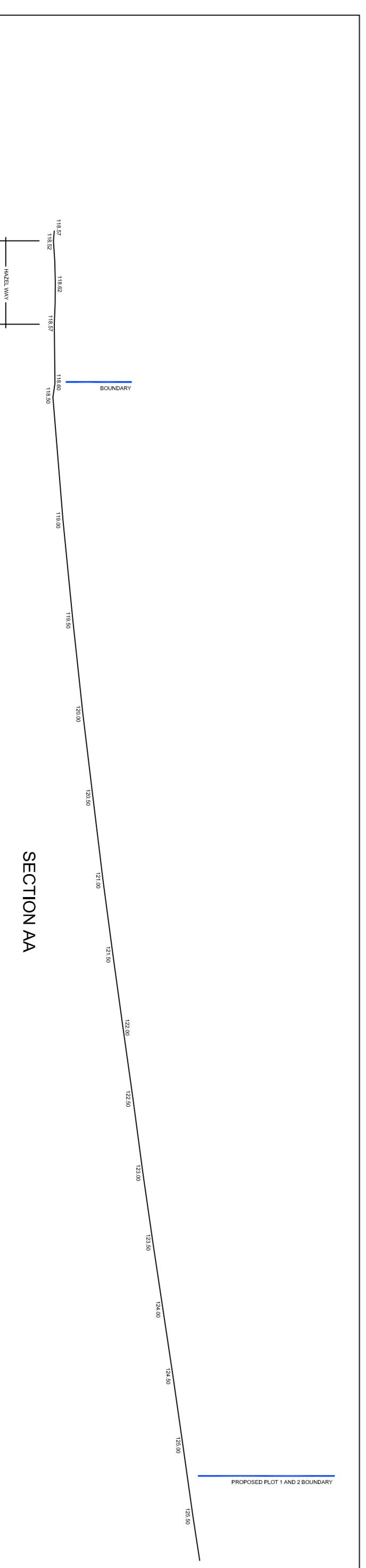
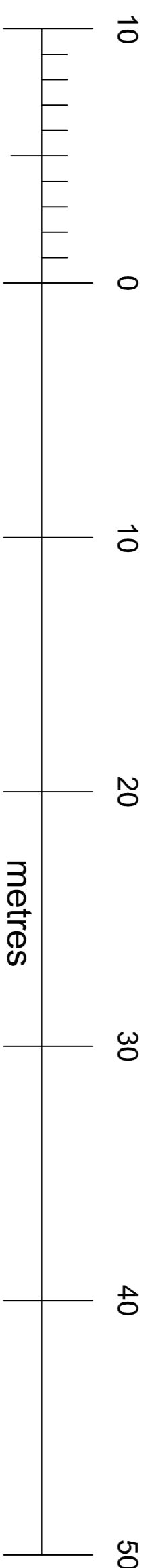




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1:200 CONTOURS



1:200 SITE SECTION AA

No. & Date	Revision/Issue

**RED2** Architects  
 www.redsquarearchitects.com

Name and Address  
 SARAN DEVELOPMENTS CHIPSTEAD LTD

Project Name and Address  
 PROPOSED PLOTS A & B  
 HEDGESIDE  
 HAZEL WAY  
 CHIPSTEAD  
 COULSDON  
 SURREY  
 CR9 3PP

Project: 14S/PA/102  
 Date: JANUARY 2018  
 Scale: 1:200 @ A1

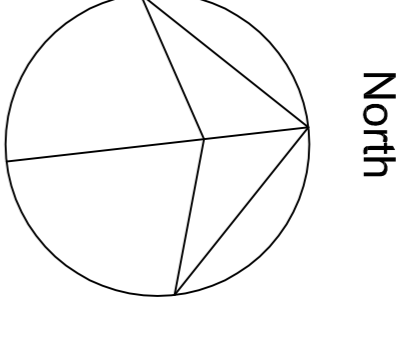
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 and site  
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REDSQUARE ARCHITECTS LTD  
 07512 469086

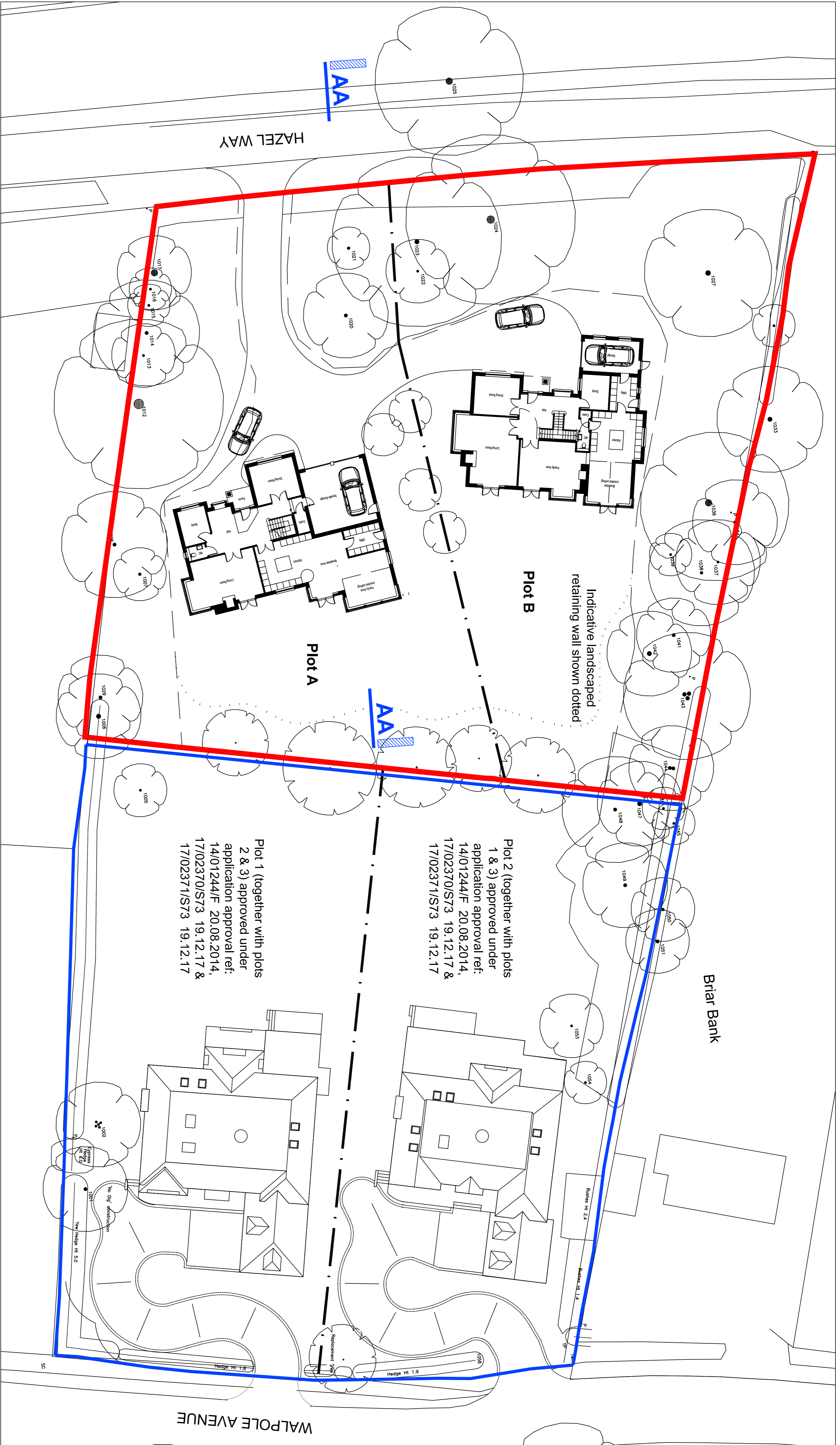


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North



1:200 SITE PLAN



No. & Date	Revision/Issue
A 05.03.18	Plot 1 and 2 plan revisions to suit planning comments.



www.redsquarearchitects.com

Name and Address

SAFRAN DEVELOPMENTS CHIPSTEAD LTD

Project Name and Address

PROPOSED PLOTS A & B  
HEDGESIDE  
HAZEL WAY  
CHIPSTEAD  
COUNLSDON  
SURREY  
CR8 3PP

Project 145/PA/103 A

Date JANUARY 2018

Scale 1:1250 & 1:200 @ A1

Sheet  
**PROPOSED:  
Site and  
location plans**

REDSQUARE ARCHITECTS LTD  
07512 469086



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A	05.03.18	Plot 1 and 2 plan revisions to suit planning comments.
No. & Date		Revision/Issue

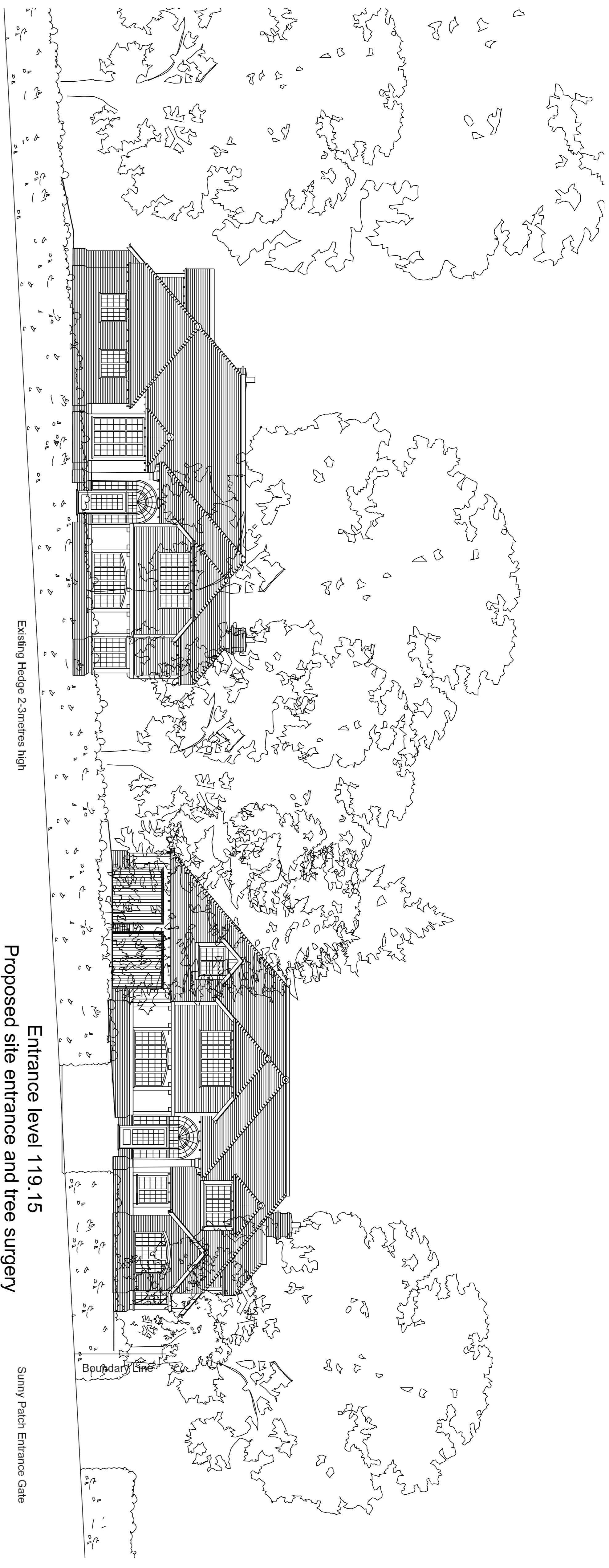
**RED 2** Architects  
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Project Name and Address  
**PROPOSED PLOTS A & B  
HEDGESIDE  
HAZEL WAY  
CHIPSTEAD  
COUNLSDON  
SURREY  
CR5 3PP**

Project	14SPA/109 A	Sheet	<b>PROPOSED: Plot A &amp; B - Hazel Way Elevation</b>
Date	JANUARY 2018		
Scale	1:100 & 1:200 @ A1		

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1:100 Hazel Way Street Elevation

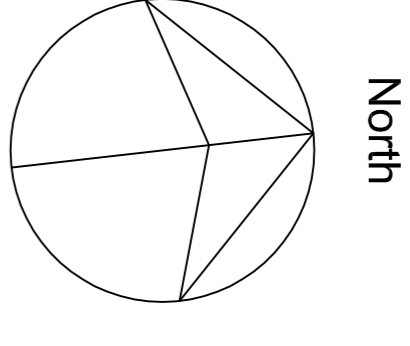


1:200 Hazel Way Street Elevation



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North

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No. & Date		Revision/Issue



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COUNLSDON  
SURREY  
CR8 3PP

Project 145/PA/104 A

Date JANUARY 2018

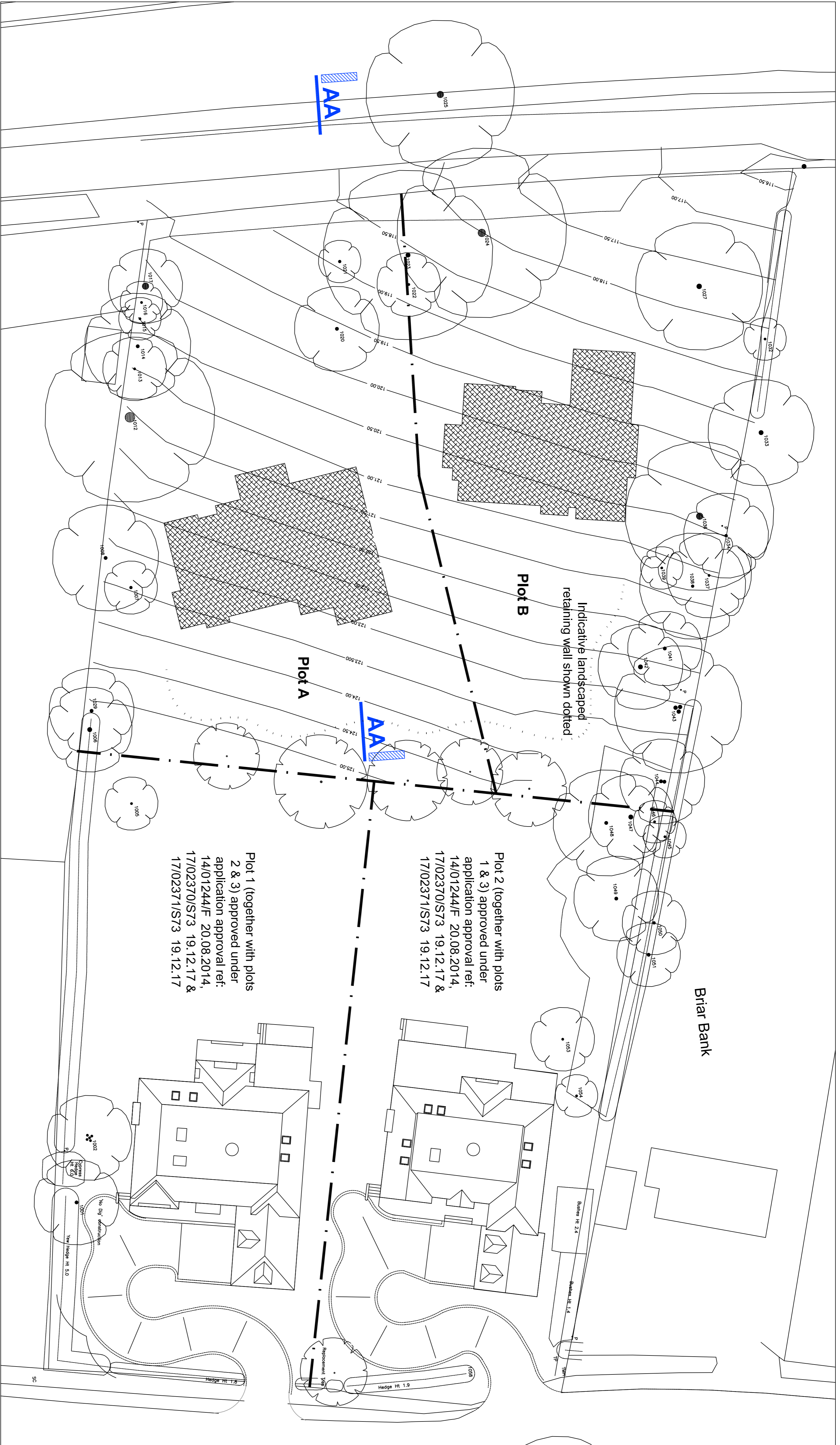
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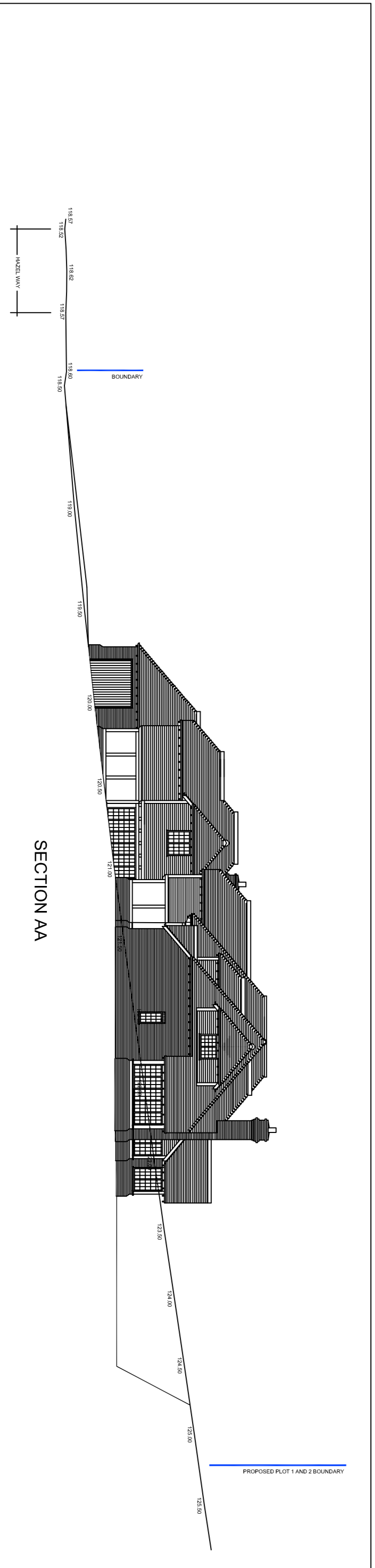
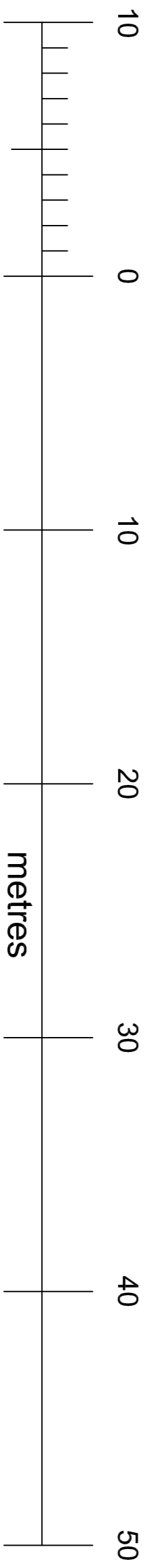
PROPOSED:  
Site contours  
and site  
section AA

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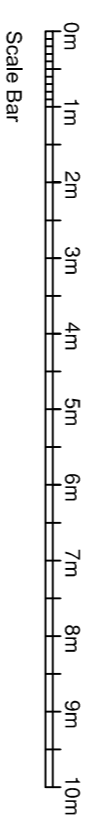
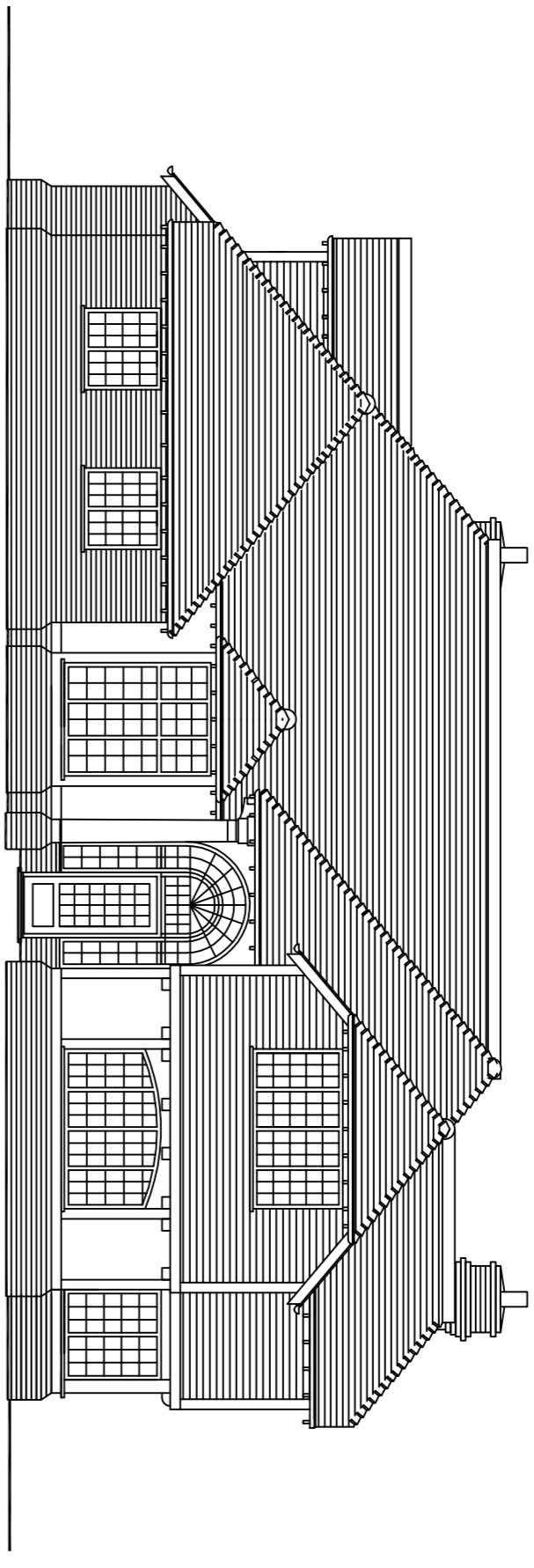


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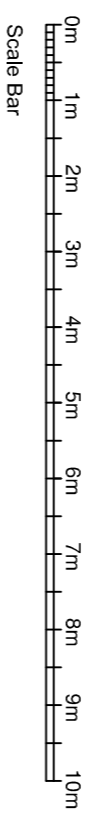
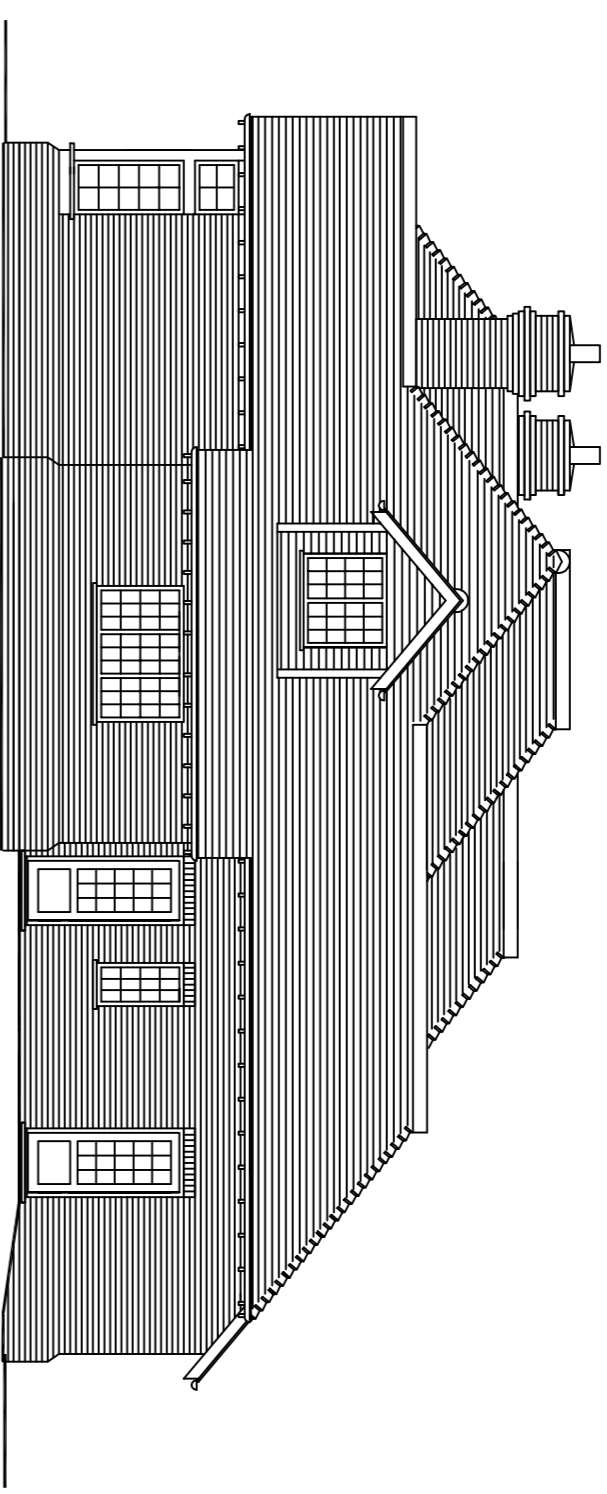


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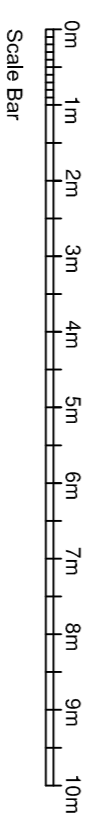
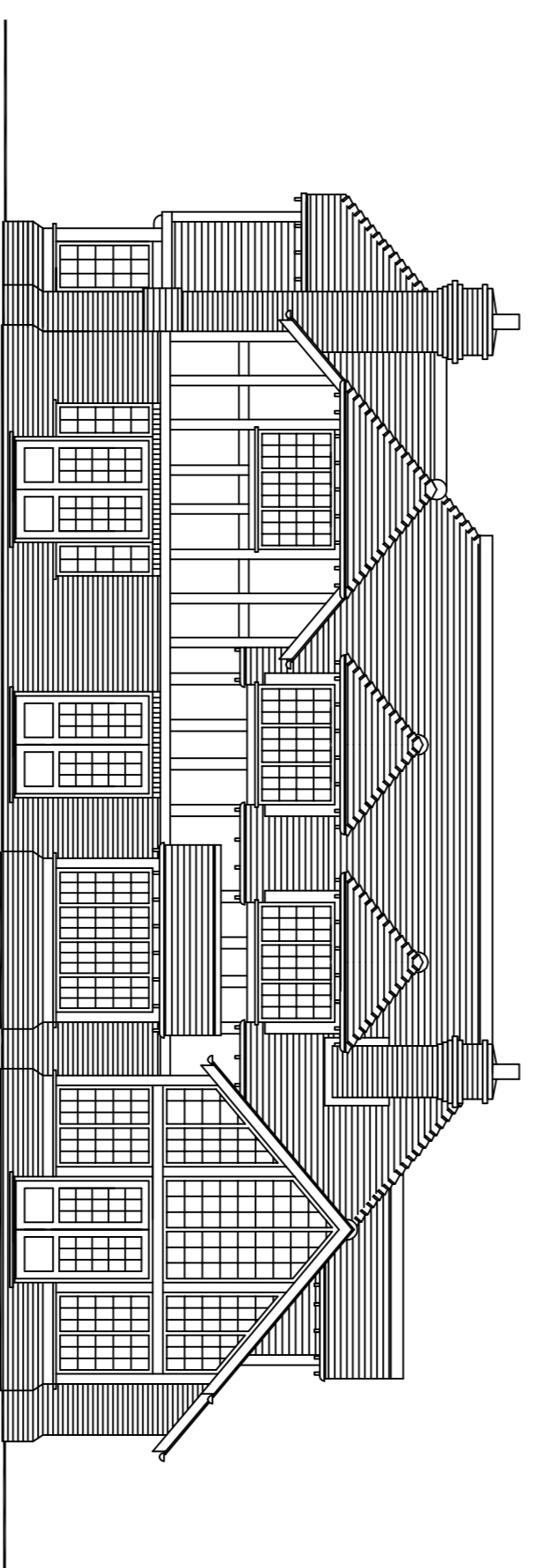
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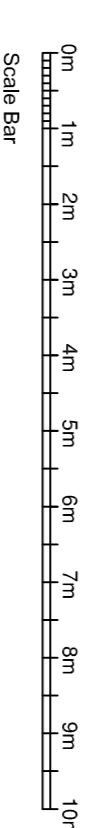
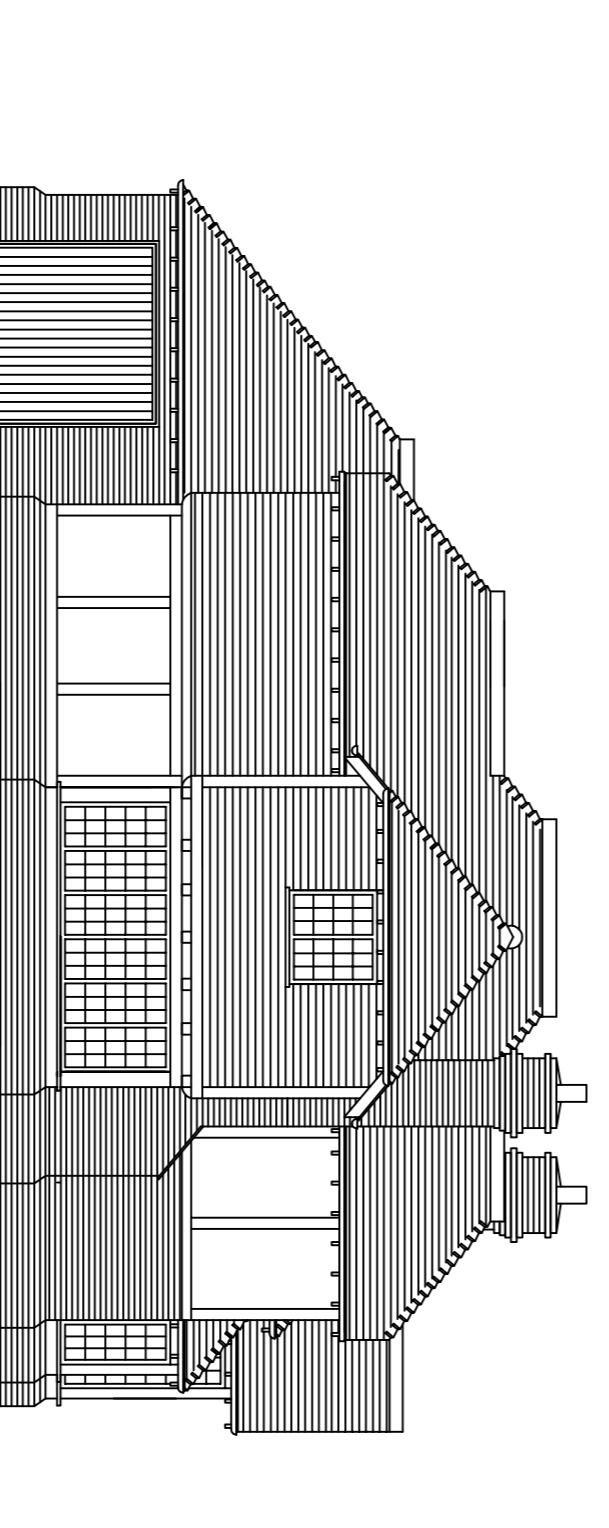
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1:100 Side Elevation North



1:100 Rear Elevation East



1:100 Side Elevation South

A	05.03.18	Plot 1 and 2 plan revisions to suit planning comments.
No. & Date		Revision/Issue

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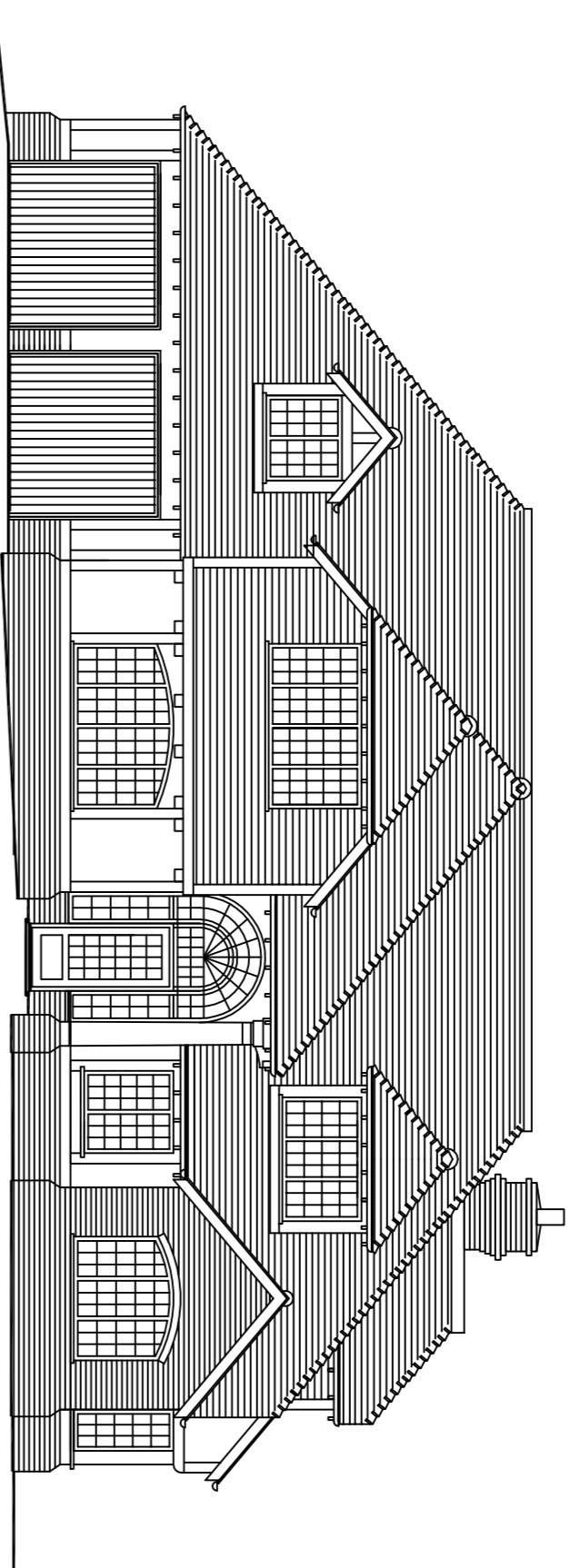
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 HAZEL WAY  
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 SURREY  
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Project	145/PA/108 A	Sheet	PROPOSED: Plot B - Elevations
Date	JANUARY 2018		
Scale	1:100 @ A1		

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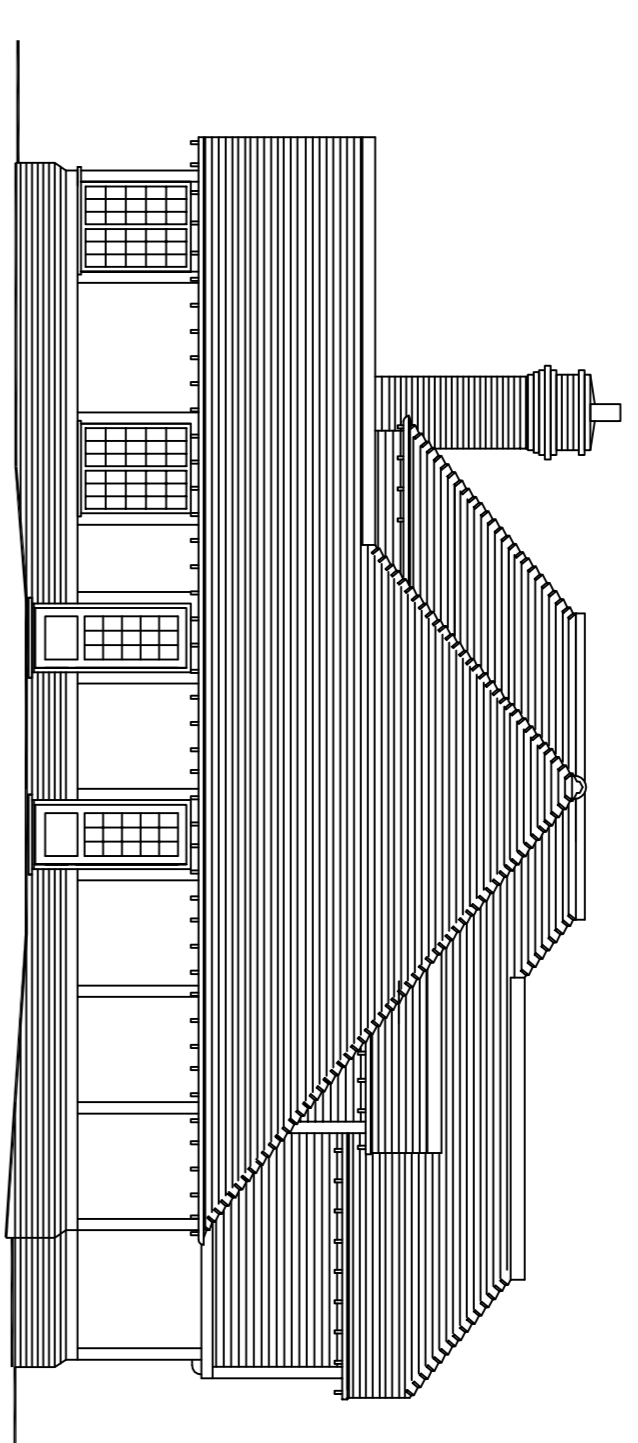


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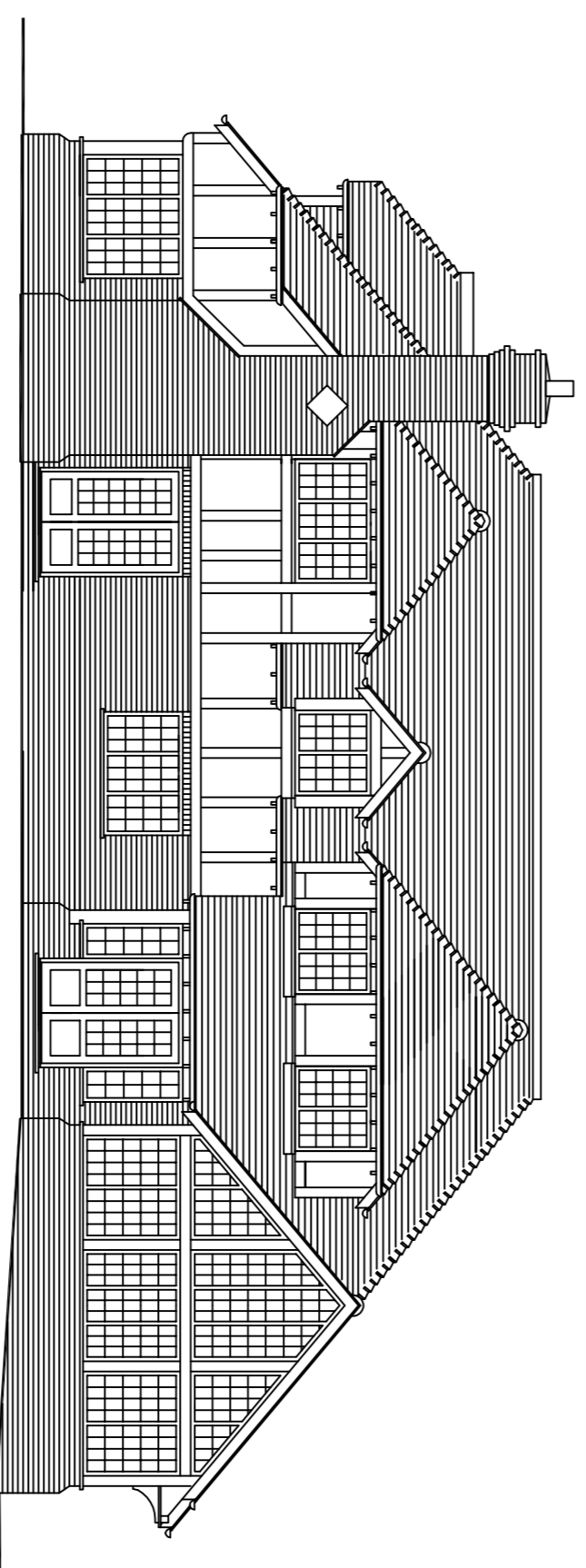
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1:100 Front Elevation West



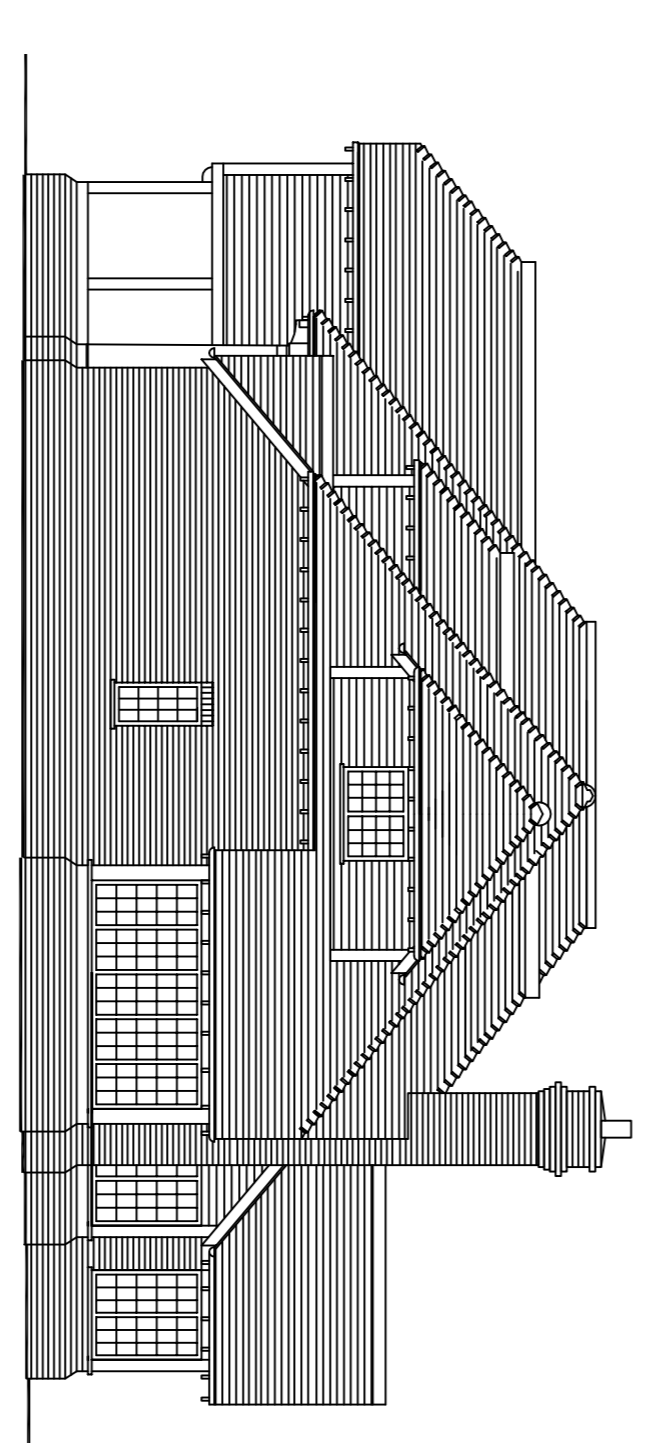
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1:100 Side Elevation North



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

1:100 Rear Elevation East



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

1:100 Side Elevation South

A 05.03.18	Plot 1 and 2 plan revisions to suit planning comments.
No. & Date	Revision/Issue

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SURREY  
CR5 3PP

Project	145/PA/106 A	Sheet	PROPOSED: Plot A - Elevations
Date	JANUARY 2018		
Scale	1:100 @ A1		

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# Appeal Decision

Site visit made on 18 June 2013

**by Isobel McCretton BA(Hons) MRTPI**

**an Inspector appointed by the Secretary of State for Communities and Local Government**

**Decision date: 6 August 2013**

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**Appeal Ref: APP/L3625/A/13/2193332**

**Hedgeside, Walpole Avenue, Chipstead, Coulsdon CR5 3PP**

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
  - The appeal is made by Mr James Hanah against the decision of Reigate & Banstead Borough Council.
  - The application Ref. P/12/01785/F, dated 12 October 2012, was refused by notice dated 21 December 2012.
  - The development proposed is demolition of existing building and the erection of four detached dwellings.
- 

## Decision

1. The appeal is dismissed.

## Main Issue

2. The main issue is the effect of the proposed development on the character and appearance of the area.

## Reasons

3. The appeal site comprises a bungalow, detached garage and garden located on the western side of Walpole Avenue. The garden, which is mainly laid to grass, slopes steeply down from Walpole Avenue westwards to Hazel Way, and the bungalow itself is set well below road level. A well established hedge along most of the Walpole Avenue frontage means that, for the most part, only the roof is visible from the street. Along the Hazel Way frontage are trees and fairly dense under storey vegetation.
4. It is proposed to demolish the garage and bungalow and to erect four detached houses, two on the Hazel Way frontage and two fronting Walpole Avenue. The two houses on the Hazel Way frontage would have detached garages in front of the dwellings. The southernmost house on the Walpole Avenue frontage would have an attached garage at right angles to the main house while the other proposed dwelling would have only frontage parking.
5. The site is within the designated Chipstead Residential Area of Special Character (RASC). Local Plan<sup>1</sup> policy Ho 15 indicates that, within the RASCs, redevelopment will not normally be permitted. Infilling, and replacement will be permitted only if a number of criteria are met, including that the development respects, and is compatible with, the existing character of the residential area; maintains the

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<sup>1</sup> Reigate and Banstead Local Plan 2005. The saved policies cited are broadly in accordance with the National Planning Policy Framework 2012 and so, in accordance with para 215 of that document, I accord them considerable weight.

existing visual predominance of tree cover and spacious gardens; maintains generous spacing between buildings; does not result in the removal of trees and other features that make a significant contribution to the area's character; and results in plot sizes not significantly smaller than those prevailing within the surrounding area.

6. The Council argues that the detailed design of the two houses on the Walpole Avenue frontage would have bulky roofs and be out of character with the more traditional/arts and crafts style of development in the street scene. As with a number of houses in the area, the proposed dwellings would have hipped roofs and gable projections. They would also have elements of traditional vernacular design derived from the arts and crafts style amongst the rather eclectic mix of design features. The ridge lines of both houses would be slightly below that of the dwellings to either side (Athall Cottage and Briar Bank) and, with the retention of the front hedge, the dwellings would only be partially visible from the road, as with a number of other dwellings on this side of the street. Given the variety of the design of houses in the wider area I do not consider that the proposed dwellings would appear out of keeping with the prevailing character of the area or unduly prominent in the street scene in Walpole Avenue.
7. Plot widths in the area are generous but, even with the appeal site subdivided into two, I do not find that the resulting plot widths, or the spacing between the existing and proposed houses, would appear uncharacteristically narrow.
8. My main concern is the effect of the two proposed dwellings on the character and appearance of Hazel Way. The railway runs next to the road on the western side and most of the houses along the eastern side are set back from the road, mainly behind dense frontage vegetation. This gives the road a semi-rural feel. The opening up of two new driveways and the considerable expanse of hard standing, when combined with the front garages (which are not shown on the street scene drawings) would create an obtrusive feature in the street scene. Furthermore, the bulk and mass of the proposed dwellings, which would be relatively close to one another in comparison with many other properties in the road, would appear dominant and, notwithstanding the retention of a number of the frontage trees, would detract from the semi-rural character of Hazel Way.
9. In this respect I conclude that the proposed development would not accord with Local Plan policy Ho 15. Nor would it accord with policy Ho 9 which, among other things, requires residential development to promote and reinforce local distinctiveness. Policy Ho 13 sets out that maintenance of the character of the area will normally be the prime consideration when residential development is contemplated and is of particular relevance for infill development and redevelopment. The National Planning Policy Framework (2012), states that planning policies and decisions should not attempt to impose architectural styles etc, but advises that it is proper to seek to promote or reinforce local distinctiveness.

### **Conclusion**

10. For the reasons given above I conclude that the appeal should be dismissed.

*Isobel McCretton*

INSPECTOR

