

 Reigate & Banstead BOROUGH COUNCIL Banstead Horley Redhill Reigate	TO:	PLANNING COMMITTEE
	DATE:	04/09/2019
	REPORT OF:	HEAD OF PLACES & PLANNING
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AGENDA ITEM:	7	WARD: Nork

APPLICATION NUMBER:	19/01067/F	VALID:	03/05/2019
APPLICANT:	Denton Homes Ltd	AGENT:	
LOCATION:	REAR OF 86-90 PARTRIDGE MEAD BANSTEAD		
DESCRIPTION:	Erection of 4 dwellings. As amended on 08/10/2018		
All plans in this report have been reproduced, are not to scale, and are for illustrative purposes only. The original plans should be viewed/referenced for detail.			

SUMMARY

This is a full application for the construction of 4 houses located on land to the rear of 86-90 Partridge Mead located within a residential area to the north of the borough. The area is typified by dwellings typical of the 1930s-1950s suburban style, consisting of a mix of semi-detached and detached dwellings, with a smaller number of chalet style bungalows. To the west and south of the site is Hornbeam Close, a new development consisting of detached and semi-detached dwellings.

A previous application, reference 18/01361/F, was refused by planning committee on 31st October 2018, on the grounds that the proposed development would have constituted a cramped form of overdevelopment out of character with the surrounding area by virtue of its layout and access, which was considered narrow and awkward.

An appeal was made against this refusal to the Planning Inspectorate, which has subsequently been allowed. The inspector, in their consideration of the appeal, did not share the Councils' view, and instead considered that the proposal would not appear cramped or overdeveloped and that it would be consistent with the character of properties around it. This appeal has therefore established the principle of development.

The proposed dwellings have been designed in a traditional style, incorporating hipped roofs and gables to the front, and traditional plain tiles for the roof, tile hanging and red/ brown coloured facing brickwork. This design style is considered to be appropriate and would be acceptable in terms of impact on the character of the

area. They would be set within plots that reflect those found within the locality, particularly properties occupying Hornbeam Close.

Regarding impact on neighbouring residential amenity, it is considered that the separation distances and siting of the proposed dwellings would ensure that the presence of the development is not overbearing in nature, nor would it impact on light provision to neighbouring properties. Whilst it is acknowledged that there would be some overlooking allowed from front and rear windows over rear gardens of a number of properties on Hornbeam Close, it would not be to an extent that would be considered sufficiently harmful to warrant refusal. Initial concerns raised in regards to the scale of development, particularly plot 4, and the impact of this on properties occupying Hornbeam Close, have been overcome by the revised design for two pairs of semi-detached dwellings, which moves the bulk of development away from these properties to a point where the level of harm to amenity would not be objectionable.

The scheme provides opportunity for landscaping to soften the harder design elements, particularly to the frontages. A condition would be attached to a grant of permission requiring further detail of a landscaping scheme to be submitted to the local planning authority prior to the commencement of development.

The Highway Authority has assessed the application and are satisfied that the development would not prejudice safety or the free flow of traffic on the adjoining highway network

In conclusion it is considered that the proposal would be acceptable in terms of the design, appearance and impact on the visual character of the area. The level of impact on the neighbouring residential amenity is deemed to be acceptable in this case. The proposal would therefore comply with policies DES1 DES2 DES5 DES8 TAP1 NHE2 NHE3 of the Development Management Plan.

RECOMMENDATION(S)

Planning permission is **GRANTED** subject to conditions.

Consultations:

Highway Authority: The County Highway Authority has undertaken an assessment in terms of the likely net additional traffic generation, access arrangements and parking provision and are satisfied that the application would not have a material impact on the safety and operation of the adjoining public highway. The County Highway Authority therefore has no highway requirements.

Surrey Wildlife Trust: It has been advised that prior to the determination of this application the applicant should clarify how the proposed landscaping and design of the proposed development will enable the provision of net gain for biodiversity.

Representations:

Letters were sent to neighbouring properties on 10th June 2019. Following receipt of amended drawings further letters were sent 10th October 2019.

8 responses have been received raising the following issues:

Overbearing relationship	See paragraph 6.11-6.20
Out of character with the surrounding area	See paragraph 6.3-6.8
Overdevelopment	See paragraph 6.3-6.8
Overlooking and loss of privacy	See paragraph 6.11-6.20
Poor design	See paragraph 6.3-6.8
Loss of light and overshadowing	See paragraph 6.11-6.20
No need for the development	See paragraph 6.3-6.8
Loss of/ harm to trees	See paragraph 6.22
Loss of private view	See paragraph 6.9-6.21
Hazard to highway safety	See paragraph 6.22-6.23
Inadequate parking	See paragraph 6.22-6.23
Increased traffic congestion	See paragraph 6.22-6.23
Car dominated	See paragraph 6.3-6.6
Poor access	See paragraph 6.3-6.6
Increased noise and disturbance	See paragraph 6.11-6.20
Conflict with a covenant	See paragraph 6.11-6.20
Harm to wildlife	See paragraph 6..24
Property values	See paragraph 6.11-6.20
Crime fears	See paragraph 6.11-6.20
Drainage capacity	See paragraph 6.9-6.21
Harm to greenbelt	See paragraph 6.9-6.21
Inconvenience during construction	See paragraph 6.11-6.20
Increased Noise and disturbance	See paragraph 6.11-6.20

1.0 Site and Character Appraisal

- 1.1 The application site consists of the rear gardens of numbers 86-90 Partridge Mead. It is also located to the rear of the newly constructed development at Hornbeam Close, sited to the west of Reigate Road. The area is residential in character, comprised predominantly of semi-detached dwelling houses set within quite long narrow plots along Partridge Mead to the west. A mix of detached and semi-detached dwellings defines Hornbeam Close, though Reigate Road is similar in character to those of Partridge Mead. Properties along Partridge Mead were largely constructed in the 1930s-50s, typical of the suburban style. The character and appearance of properties along both Partridge Mead and Reigate Road do vary, particularly in terms of facing materials, though there are common features, such as the hipped roof forms. The ground level decreases gradually from south to north.

2.0 Added Value

- 2.1 Improvements secured at the pre-application stage: The applicant did not approach the Council for pre-application advice prior to the submission of the current planning application.
- 2.2 Improvements secured during the course of the application: None.
- 2.3 Further improvements could be secured: Improvements to the scheme could be secured by way of suitably worded conditions.

3.0 Relevant Planning and Enforcement History

There is no planning or enforcement history relating to the proposed application site. Relevant planning applications within the wider area are listed below.

17/00804/F	Construction of 2 semi-detached houses and 1 detached house, along with associated access, parking and landscaping. As amended on 22/06/2017 and on 31/08/2017.	Approved with Conditions 25.10.18
14/01307/F	Demolition of 377 Reigate Road, Epsom Downs and the erection of 10 dwellings with associated access and parking Amended via planning portal 22/07/2014and	Approved with Conditions 10.02.15

11/08/2014.

14/00373/F	Demolition of 377 Reigate Road, Epsom Downs and the erection of 15 dwellings with associated access and parking. Amended via the planning portal	Refused 05.06.14 Appeal Dismissed
14/01303/F	Demolition of 377 Reigate Road, Epsom Downs and the erection of 10 dwellings with associated access and parking. Amended via planning portal 11/8/2014	Refused 25.09.14 Appeal Dismissed
18/01361/F	Erection of Four Dwellings. As amended on 08/10/2018.	Refused 02.11.18 Appeal Allowed

4.0 Proposal and Design Approach

- 4.1 This is a full application for the construction of a total of 4 dwellings on land to the rear of properties 86-90 Partridge Mead, to the east of 3-13 Hornbeam Close. The development would consist of 2 pairs of semi-detached dwellings, all of which would have attached garages to the flank elevations. Each would have a rear garden of approximately 12-14m in depth, with small areas of patio approximately 3m in depth. Parking for two vehicles to the front of each property would be provided.
- 4.2 The properties have been traditionally designed, with hipped roofs of plain tile, with hanging tile to the first floor front elevation. Brickwork defines the ground floor, with soldier brick arches above the window head. They would feature single storey pitched roof elements to the rear elevations. The dwellings measure 8.6m in height. Plots 4 and 5 would have a depth of 13.3m, whilst plots 6 and 7 would be slightly shallower at 12.1m, sited in an irregular wedge shaped plot. The upper floors would feature side facing windows serving bathrooms. Landscaping would be provided to the front of all properties, with opportunity for the implementation of a landscaping. Each property would be provided with 2 parking spaces.
- 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.

4.5 Evidence of the applicant's design approach is set out below:

Assessment	The design and access statement submitted in support of the application identifies the surrounding area as being characterised by 1930s-50s suburbia with deep rectangular gardens. Properties are described as being red brick buildings with some comprising render and tile hanging. There is an identified mix of 2 storey detached and semi-detached houses with a smaller number of bungalows. A number of infill developments are referenced.
	No site features worthy of retention were identified.
Involvement	No community consultation is intimated as having taken place.
Evaluation	It is not indicated that alternative development options have been considered.
Design	It is considered within the statement that the plot sizes and widths would be comparable to those that prevail within the surrounding area found on Hornbeam Close, as would the level of separation between dwellings. The design of the dwellings is considered to utilise materials and palette of colours that reflects the character of the wider area, particularly those of Hornbeam Close

4.6 Further details of the development are as follows:

Site area	0.145 hectares
Site Density	27.5 d.p.h
Proposed parking spaces	8
Parking standard	2.5 car parking spaces per 4 bedroom bedroom dwelling unit

5.0 Policy Context

5.1 Designation

Urban area

5.2 Reigate and Banstead Core Strategy

CS1(Sustainable Development)
CS10 (Sustainable Development),

5.3 Reigate & Banstead Development Management Plan 2019

Design	DES1 DES2 DES5 DES8
Access and Parking	TAP1
Natural and Historic Environment	NHE2 NHE3

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

Other	Human Rights Act 1998 Community Infrastructure Levy Regulations 2010
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6.0 Assessment

6.1 The application seeks permission for the erection of four dwellings.

6.2 The main issues to consider are:

- Design and Impact on the character of the area;
- Amenity of future occupiers;
- Neighbour amenity;
- Trees and Landscaping;
- Highway Impact, Access and parking;
- Ecology
- CIL
- Affordable Housing

Design and Character

6.3 The properties have been designed to reflect the style that is typical of the 1930s-1950s suburban dwellings found in the wider surrounding area. This is considered to be an appropriate design approach. The semi-detached properties would incorporate hipped roof forms of traditional plain tiles, with brickwork to the ground floor. The fenestration would match the character of the dwelling. The attached garages to plots 4, 5 and 6 would be low scale with a roof pitch to match the existing. The overall appearance of the dwellings would continue the character of the newly constructed dwellings in

Hornbeam Close, which features a mix of detached and semi-detached dwellings which utilise hanging tile, brick and render of a tawny colour palette typical of the Surrey vernacular.

- 6.4 The proposed plot sizes, whilst smaller than is typical of the majority of Partridge Mead, would reflect the plot sizes established by Hornbeam Close to the west, in the context of which the development should also be read. Policy DES2 of the Development Management Plan requires new development within back garden land to conform to the general pattern and form of development within the area, and that plot sizes and spacing between dwellings is also reflective of that established within the locality. Previous development in the immediate locality has established the acceptability of plots of this size. The level of separation between the two pairs of semi-detached dwellings is considered acceptable. Whilst there would only be 1.6m between the garages of plots 5 and 6, this gap would increase to 7m at the first floor at the closest point. It is considered that the proposed development would comply with the requirements of Policies DES1 and DES2 and would be acceptable. The gaps between 4 and 6 Hornbeam close as well as 6 and 8 is noticeably closer.
- 6.5 A previous application, reference 18/01361/F, was refused by planning committee on 31st October 2018, on the grounds that the proposed development would have constituted a cramped form of overdevelopment out of character with the surrounding area by virtue of its layout and access, which was considered narrow and awkward.
- 6.6 An appeal was made against this refusal, which was allowed by the planning inspectorate on 8th August 2019. In their consideration of the scheme, the inspector accepted that the plots and arrangement of houses would be of a different character to Partridge Mead; however the appeal scheme would be experienced within the context of Hornbeam Close. The inspector formed the view that the proposed houses would be arranged on their plots similarly to these properties *'with space to the front and rear and smaller gaps between the sides of buildings and edges of plots.'* The irregular shape of the site was acknowledged; however the inspector did not see that this prevented an acceptable layout from being achieved, and that cars being parked in spaces to the front would not have any great impact on the character of the development. It was not agreed that the manoeuvring arrangements for larger vehicles would be impeded nor would this emphasise a cramped layout stating *'there is no evidence before me that those arrangements would not be safe and visits to the houses by large vehicles would not be so frequent as to result in any lasting impact on the appearance of the development. The proposed houses would be accessed from Hornbeam Close. This is an existing road serving occupied properties. There is no suggestion that it cannot safely accommodate traffic associated with a further four dwellings. I can see no reason why it should now be considered narrow and awkward where it has been found acceptable by the Council previously. It appeared to me to be perfectly suitable for its' intended use.'* The inspector did not share the Councils' view that the proposal would appear cramped or

overdeveloped, and felt that it would be consistent with the character of properties around it.

- 6.7 It is not considered that the present scheme would differ greatly from the aforementioned appeal scheme. The appearance and scale would be largely identical to that approved, with the exception of the siting of garages and minor alteration to the footprint.
- 6.8 The plot frontages would feature additional landscaping, as well as maintaining existing vegetation within the site to the proposed side and rear boundaries. This level of planting is broadly reflective of that established as acceptable by the Hornbeam Close development. Indeed it is considered that the level of proposed planting would exceed that of these neighbouring properties.

Amenity for future occupiers

- 6.9 It is a fundamental objective of planning policy and stated within the National Planning Policy Framework that we provide high quality housing that is well designed and built to a high standard. The advice is amplified further by policies DES2 and DES5 of the Development Management Plan, which requires developments to demonstrate that dwellings have been designed to ensure that a good standard of amenity for all existing and future occupants and meet the minimum relevant nationally described space standards and be arranged to ensure that habitable rooms are arranged to have an acceptable outlook and where possible receive direct sunlight.
- 6.10 It is considered that the standard of living space provided would be acceptable and consistent with that typical for properties of this kind, where there is something of a mix of property sizes in the area. It is proposed to provide 4 bedrooms, all of which would be served by windows providing an acceptable outlook. The level of outdoor amenity space provision would also be acceptable, providing sufficient space for the enjoyment of any future occupiers, reflecting the size of gardens throughout Hornbeam Close. The garden space would be consistent with the recently allowed appeal scheme.

Impact on neighbouring amenity

- 6.11 The rear elevations of the proposed dwellings would face towards numbers 3 to 13 Hornbeam Close at an angle. Plot 4 would be in closest proximity to 7, 9, 11 and 13. Regarding separation distance, the dwelling would be 4.4m from the west boundary of the site at the closest point as measured from the attached garage. It would be approximately 15.6m from the rear elevation of number 11, 15.8m from number 9, and 17m from number 7. The front of plot 4 would be angled towards number 13. A single upper floor side window, which serves a bathroom, would face these properties. The rear bedroom windows would face the direction of the rear gardens of numbers 3, 5 and 7 Hornbeam Close.

- 6.12 It is considered that the two proposed side facing windows would not result in harmful overlooking. The windows would serve bathrooms and therefore it is expected that these would be obscure glazed. In any case a condition would be attached to any grant of planning permission requiring these windows to be obscured glazed. As regards to the rear facing windows, by virtue of the position of the dwellings within site, they are angled away from the rear of these adjoining properties. Whilst an element of overlooking could occur from the window serving bedroom 3 of plot 4, it would not be significant enough to warrant refusal on this basis. Plots 5, 6, and 7 are angled further away still, considerably limiting opportunity for views over properties of Hornbeam Close. Whilst they would face more towards 78-84 Partridge Mead, the distance between these dwellings would exceed 40m, with intervening trees screening some of the views. Therefore it is considered that on the grounds of overlooking and loss of privacy, refusal could not be justified.
- 6.13 Turning to the issue of loss of light and overshadowing, whilst some overshadowing would occur to properties on Hornbeam Close in the early part of the day it would not be for a sufficient enough period of the day to warrant refusal on these grounds. The Councils' Householder Extensions and Alterations SPG advises that any new development or building that faces the rear window of a neighbouring property should not extend in to a 25 degree line as measure 2m above the floor level as measured from this window. In the event that this were to occur, the likelihood of harmful loss of light to these rear windows is likely to increase. The ridge of plot 4 complies with the 25 degree line and with this and the juxtaposition it is considered that the proposed built relationship, whilst resulting in change, would accord with adopted policy.
- 6.14 Objection has been made on the grounds that the development would result in a poor outlook for neighbouring properties. It is recognised that the development would result in change but it is not considered that this would be materially harmful as the proposed dwellings would be a sufficient distance away. It is also the case that a 'right to a view' is not a material planning consideration in the assessment of a planning application.
- 6.15 Regarding inconvenience and increased noise and disturbance during construction, whilst it is accepted that this can be an issue for residents, it is a temporary impact. Statutory noise legislation is in place to deal with excessive noise levels.
- 6.16 Regarding impact on the existing drainage arrangements the area is not identified as suffering from surface water flooding. Issues affecting the drainage would be considered at the building control stage.
- 6.17 On the issue of harm to wildlife habitats, the site is not within a dedicated site of special scientific interest, Special Area of Conservation or nature reserve, and no protected species have been identified within the submission as being present on site. In any case separate legislation is in place to protect such species during the course of development.

- 6.18 As regards to concern about impact on property values, this is not a material planning consideration that can be taken in to account.
- 6.19 There is no reason why the proposal would add to crime or fear of crime.
- 6.20 The proposal is therefore considered to comply with policies DES1, DES2 and DES5 of the Development Management Plan 2019.

Trees and Landscaping

- 6.21 Whilst the majority of the existing tree stock comprises low quality specimens (C grade) there are two B grade sycamore trees shown to be removed to facilitate this development. The removal of the sycamore will not have a drastic impact on the character and appearance of the local area, the layout provides limited possibility for replacement trees to be planted to compensate against their removal. To secure a replacement trees a robust condition should be attached the decision notice.. The proposal would therefore comply with policies DES1 and NHE3 of the Development Management Plan 2019.

Highway Impact, Access and parking

- 6.22 The Highway Authority has been consulted on the application and is satisfied that the application would not have a material impact on the safety and operation of the adjoining public highway. The application site is accessed via Hornbeam Close, a private road which does not form part of the public highway network. Therefore the Highway Authority has to consider the wider impact of the proposed development and considers that there would not be a sufficient impact on the safe operation of the highway or the free flow of traffic on the public highway network to warrant a refusal of the application on these grounds. The County Highway Authority therefore has no highway requirements and the application would comply with policy TAP1 of the Development Management Plan in this regard. The existing access to Hornbeam Close would be utilised which would be acceptable.
- 6.23 Regarding parking, a C3 dwelling unit with 4 or more bedrooms would be required to provide a maximum of 2 spaces. Each of the properties would be provided with two spaces to the side, with additional hardstanding to the front which would allow for further parking if required.

Ecology

- 6.24 A Preliminary Ecology Appraisal has been submitted. The site does not affect a nature reserve, nor is it in or near a Site of Nature Conservation or Site of Special Scientific Interest. A total of nine garden outbuildings were present within the Site. Of these, one was present in the garden of no. 86, one was in the garden on no. 88, five were in the garden of no. 90, one was in the garden of no. 94 and one was in the garden on no. 96. Details of each of these buildings are provided in Table 2.3. The locations of the buildings are

shown in Figure. All the outbuildings were assessed as being of negligible value to day-roosting bats. Surrey Wildlife Trust has considered the information and have raised no objection. It has been advised that the applicant confirm how biodiversity gain can be achieved. It is proposed to secure additional landscaping by condition, through which the species provision can be controlled to ensure that appropriate planting for the encouragement of biodiversity can be achieved. The proposal is considered therefore to comply with Policy NHE3 of the Development Management Plan 2019.

CIL

- 6.25 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

- 6.26 Core Strategy Policy CS15 and the Council's Affordable Housing SPD require financial contributions towards affordable housing to be provided on housing developments of 1-9 units. However, the 2018 NPPF makes clear such contributions should not be sought from developments of 10 units or less.
- 6.27 In view of this the Council is not presently requiring financial contributions from applications such as this resulting in a net gain of 10 units or less. The absence of an agreed undertaking does not therefore warrant a reason for refusal in this case.

CONDITIONS

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

Plan Type	Reference	Version	Date Received
Site Layout Plan	073-01-22	A	08.10.2019
Street Scene	073-01-23	A	08.10.2019
Location Plan	073-01-20	A	08.10.2019
Location Plan	073-01-20		30.05.2019
Survey Plan	073-01-21		30.05.2019
Floor Plan	073-01-24		05.06.2019
Floor Plan	073-01-26		05.06.2019
Elevation Plan	073-01-25		05.06.2019
Elevation Plan	073-01-27		05.06.2019

Reason:

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

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 Policies DES1 of the Development Management Plan 2019 and the NPPF 2019.

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no extensions permitted by Classes A, B and C of Part 1 of the Second Schedule of the 2015 Order shall be constructed.

Reason: To control any subsequent enlargements in the interests of the visual and residential amenities of the locality with regard to Policies DES1 of Development Management Plan 2019.

5. 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 properties by overlooking and to protect the visual amenities of the area in accordance with DES1 of Development Management Plan 2019.

6. The first floor windows in the 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 DES1 of Development Management Plan 2019.

7. No development shall commence including demolition and or groundworks preparation until a detailed, scaled finalised Tree Protection Plan (TPP) and the related finalized 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 DES1 and NHE3 of Development Management Plan 2019.

8. 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 NHE3, DES1 and DES3 of the Reigate and Banstead Development Management Plan 2019.

9. The development hereby approved shall not be first occupied unless and until an Energy and Water Efficiency Statement has been submitted to and approved in writing by the Local Planning Authority. The Statement shall detail how the development will:
 - a) Ensure that the potential water consumption by occupants of each new dwelling does not exceed 110 litres per person per day
 - b) Achieve not less than a 19% improvement in the Dwelling Emission Rate (DER) over the Target Emission Rate (TER) as defined in Part L1A of the 2013 Building Regulations

The development shall be carried out in accordance with the approved details and any measures specific to an individual dwelling(s) shall be implemented, installed and operational prior to its occupation.

Reason: To ensure that the development supports the efficient use of resources and minimises carbon emissions with regard to Policy CS10 of the Reigate & Banstead Core Strategy 2014 and Policy CCF1 of the Reigate & Banstead Development Management Plan 2019.

10. All dwellings within the development hereby approved shall be provided with the necessary infrastructure to facilitate connection to a high speed broadband. Unless otherwise agreed in writing with the Local Planning Authority, this shall include as a minimum:
- a) A broadband connection accessed directly from the nearest exchange or cabinet
 - b) Cabling and associated installations which enable easy access for future repair, replacement or upgrading.

Reason: To ensure that the development promotes access to, and the expansion of, a high quality electronic communications network in accordance with Policy INF3 of the Reigate & Banstead Development Management Plan 2019.

11. The development hereby approved shall not be occupied unless and until at least 1 of the available parking spaces for each flat/dwelling are provided with a fast charge socket (current minimum requirement 7kw Mode 3 with Type 2 connector - 230 v AC 32 amp single phase dedicated supply) in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority.

Reason: The above conditions are required in order that the development should not prejudice highway safety nor cause inconvenience to other highway users in order to meet the objectives of the NPPF (2018), and to satisfy policy Mo5, Mo6 and Mo7 of the Reigate and Banstead Local Plan.

INFORMATIVES

1. Your attention is drawn to the safety benefits of installing sprinkler systems as an integral part of new development. Further information is available at www.firesprinklers.info.
2. The applicant is encouraged to provide renewable technology within the development hereby permitted in order to reduce greenhouse gas emissions.
3. The applicant is advised that prior to the initial occupation of any individual dwelling hereby permitted, a 140 litre wheeled bin conforming to British Standard BSEN840 and a 60 litre recycling box should be provided for the exclusive use of the occupants of that dwelling. Prior to the initial occupation of any communal dwellings or flats, wheeled refuse bins conforming to British

Standard BSEN840, separate recycling bins for paper/card and mixed cans, and storage facilities for the bins should be installed by the developer prior to the initial occupation of any dwelling hereby permitted. Further details on the required number and specification of wheeled bins and recycling boxes is available from the Council's Neighbourhood Services on 01737 276501 or 01737 276097, or on the Council's website at www.reigate-banstead.gov.uk. Bins and boxes meeting the specification may be purchased from any appropriate source, including the Council's Neighbourhood Services Unit on 01737 276775.

4. You are advised that the Council will expect the following measures to be taken during any building operations to control noise, pollution and parking:
- (a) Work that is audible beyond the site boundary should only be carried out between 08:00hrs to 18:00hrs Monday to Friday, 08:00hrs to 13:00hrs Saturday and not at all on Sundays or any Public and/or Bank Holidays;
 - (b) The quietest available items of plant and machinery should be used on site. Where permanently sited equipment such as generators are necessary, they should be enclosed to reduce noise levels;
 - (c) Deliveries should only be received within the hours detailed in (a) above;
 - (d) Adequate steps should be taken to prevent dust-causing nuisance beyond the site boundary. Such uses include the use of hoses to damp down stockpiles of materials, which are likely to generate airborne dust, to damp down during stone/slab cutting; and the use of bowsers and wheel washes;
 - (e) There should be no burning on site;
 - (f) Only minimal security lighting should be used outside the hours stated above; and
 - (g) Building materials and machinery should not be stored on the highway and contractors' vehicles should be parked with care so as not to cause an obstruction or block visibility on the highway.

Further details of these noise and pollution measures can be obtained from the Council's Environmental Health Services Unit.

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

5. The use of landscape/arboricultural consultant is considered essential to provide acceptable submissions in respect of the above relevant conditions. Replacement planting of trees and shrubs shall be in keeping with the character and appearance of the locality. There is an opportunity to incorporate substantial sized trees into the scheme to provide for future amenity and long term continued structural tree cover in this area. It is expected that the replacement structural landscape trees will be of Semi-Extra Heavy Standard size with initial planting heights of not less than 4m with girth measurements at 1m above ground level in excess of 14/16cm

REASON FOR PERMISSION

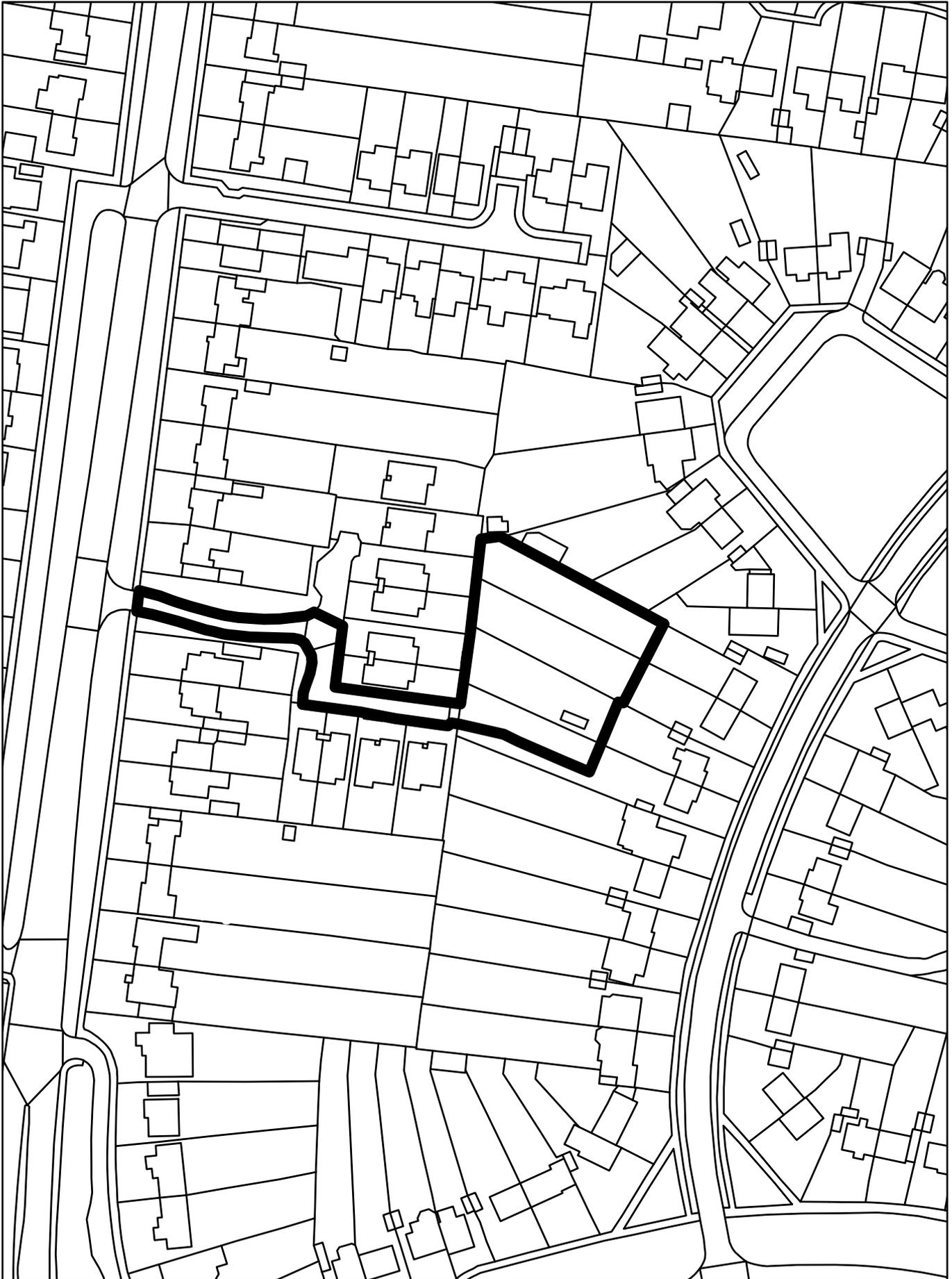
The development hereby permitted has been assessed against the NPPF 2019 and Development Management Plan policies DES1 DES2 DES5 TAP1 NHE2 NHE3 and

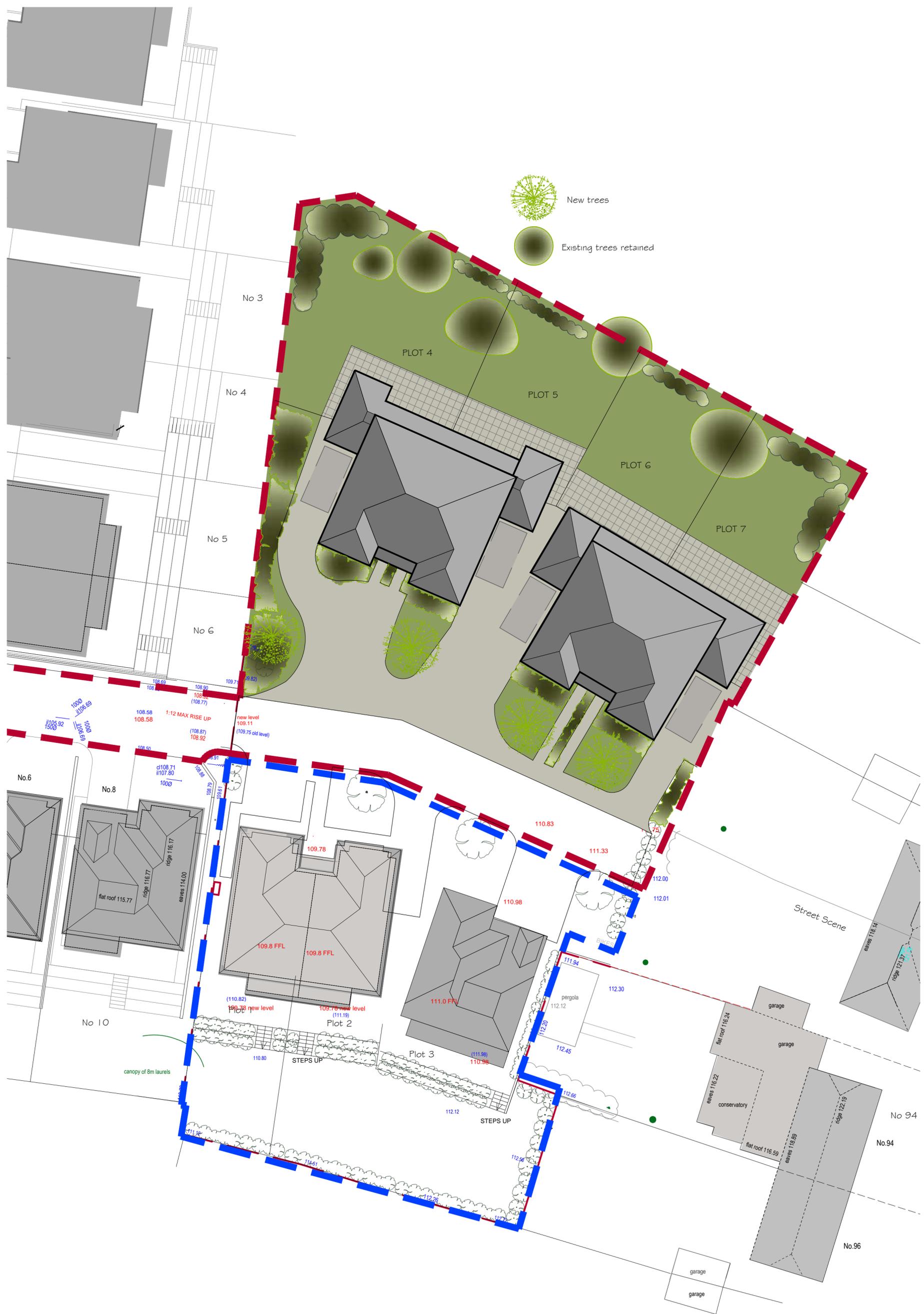
material considerations, including third party representations. It has been concluded that the development is in accordance with the development plan and there are no material considerations that justify refusal in the public interest.

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.

19/01067/F - Rear Of 86 - 90 Partridge Mead, Banstead





Rev A - 08.10.19 - Plots 4 & 5 realigned



	Project LAND TO REAR OF 86-90 PARTRIDGE MEAD				
	Drawing Title PROPOSED SITE PLAN				
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	MAY 2019	1:200@A2		073-01-22	A
DENTON HOMES LTD THE REAR BARN, THE MANOR FARM, 124 MANOR ROAD NORTH THAMES DITTON, SURREY, KT17 0BH					



STREET SCENE
 Rev A - 08.10.19 - Plots 4 & 5 realigned

	Project LAND TO REAR OF 86 -90 PARTRIDGE MEAD				
	Drawing Title PROPOSED SETTING OUT & STREET SCENE				
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DENTON HOMES LTD <small>THE REAR BARN, THE MANOR FARM, 124 MANOR ROAD NORTH THAMES DITTON, SURREY, KT17 0BH</small>					



FRONT ELEVATION - Plots 6 & 7

5.250 HEAD
 3.900 SILL
 2.775 U/S FLOOR JOISTS
 2.475 WINDOW HEAD
 0.975 SILL
 0.225 FFL
 -0.000 SSL
 -0.475 SSL



RIGHT FLANK ELEVATION

7235

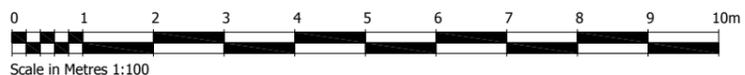
3590



REAR ELEVATION



LEFT FLANK ELEVATION



Scale in Metres 1:100



Project
LAND TO REAR OF 86-90 PARTRIDGE MEAD

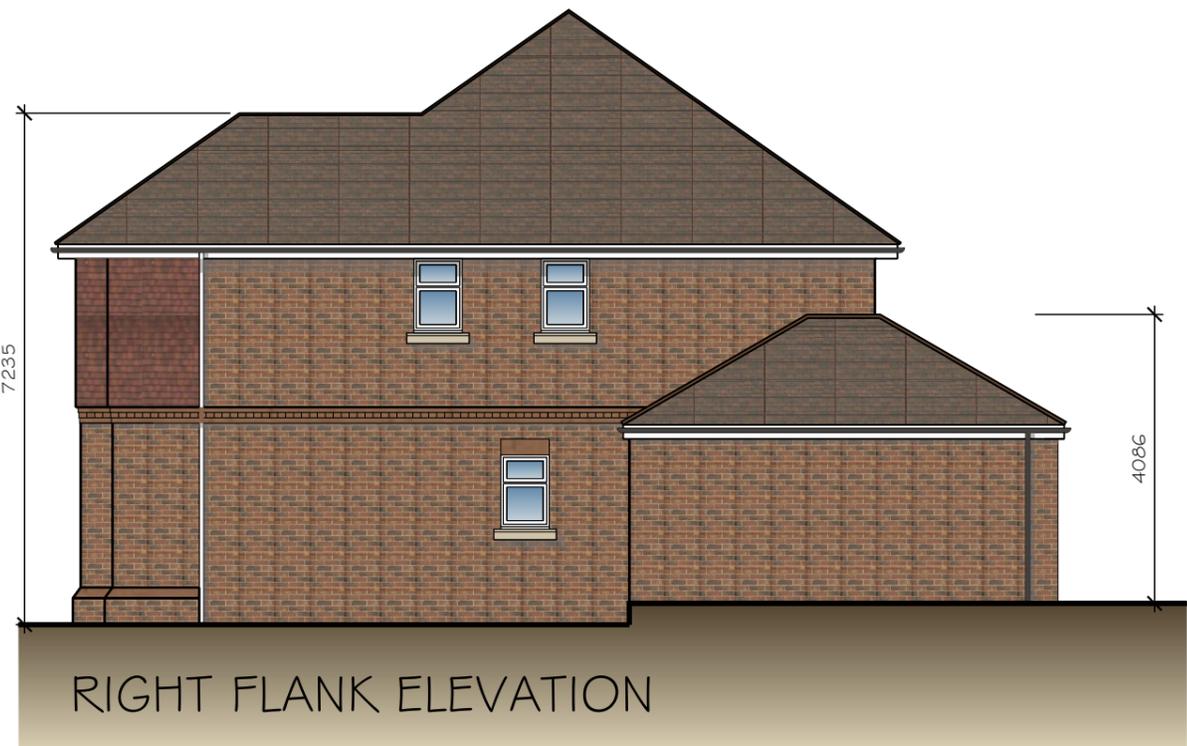
Drawing Title
PROPOSED ELEVATIONS PLOTS 6 & 7

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	MAY 2019	1:100@A3		073-01-27	
DENTON HOMES LTD THE REAR BARN, THE MANOR FARM, 124 MANOR ROAD NORTH THAMES DITTON, SURREY, KT7 0BH					



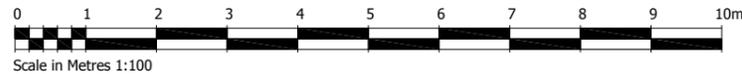
5.250 HEAD
 3.900 SILL
 2.775 U/S FLOOR JOISTS
 2.475 WINDOW HEAD
 0.975 SILL
 0.225 FFL
 0.000 SSL
 -0.475 SSL

8690



7235

4086



	Project LAND TO REAR OF 86-90 PARTRIDGE MEAD				
	Drawing Title PROPOSED ELEVATIONS PLOTS 4 & 5				
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	MAY 2019	1:100@A3		073-01-25	
DENTON HOMES LTD THE REAR BARN, THE MANOR FARM, 124 MANOR ROAD NORTH THAMES DITTON, SURREY, KT7 0BH					