 Reigate & Banstead BOROUGH COUNCIL Banstead Horley Redhill Reigate	TO:	PLANNING COMMITTEE
	DATE:	18 th December 2019
	REPORT OF:	HEAD OF PLACES & PLANNING
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AGENDA ITEM:	6	WARD: <i>Horley Central and South</i>

APPLICATION NUMBER:	19/02166/F	VALID:	15/11/2019
APPLICANT:	Mr K Bletchley	AGENT:	Colin Smith Planning Ltd
LOCATION:	34, HIGH STREET, HORLEY, RH6 7BB		
DESCRIPTION:	Demolition of rear of existing building and erection of three storey rear extension for the provision of three x 2 bed flats and one x 1 bed flat. As amended on 27/11/2019 and 05/12/2019.		
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 erection of a three storey extension to the rear of 34 High Street Horley, sited to the south side of the road. The area is characterised by a mix of commercial/ retail and residential uses with similar rear extensions to accommodate new residential housing having already been constructed along the rear of this parade.

It is proposed to build a three storey extension to the rear of the property. It would have a pitched roof and would provide a total of 4 flats within the extended building, one on each of the ground and first floors and two on the new second store, with access to all four via the side elevation. It would extend to a depth of approximately 13m. The design of the extension is considered to be acceptable. The rear the building is unattractive at present and the extension would represent a visual improvement and would match the design of the adjoining extension at 36, High Street.

The development would include 3 x 2 bedroom flats each of approximately 74sqm in area and a 1 bedroom unit of 37 sqm in area, all of which would comply with Nationally Described Space Standards. Whilst no garden space is provided this is not objectionable given the town centre location.

Regarding impact on neighbouring properties, whilst the extension would be visible, particularly from numbers 32 and 36 High Street, it is considered that the level of impact would be acceptable. The upper floors of the number 32 has several clear

glazed side facing windows; however, there would be a sufficient distance between the two properties to ensure that there would not be a significant level of harm.

No parking spaces would be provided. This is considered to be acceptable given that the site is located in a highly accessible location with good access to public transport facilities and to the town centre. This would accord with Government policy, and would be in compliance with the policies of the development plan

To conclude it is considered that the proposal would be acceptable in terms of design and impact on the character of the area. Whilst the extension would give rise to a degree of change in the relationship with neighbouring properties, this level of change would not be significantly harmful.

RECOMMENDATION

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

Consultations:

Highway Authority: At the time of writing, no comments have been received from Surrey Highways.

Environmental Health (Contaminated Land): There is some potential for contamination to be present and/ or in close proximity to the site. As such, a condition to deal with contaminated land and an informative to provide additional guidance is recommended.

Conservation Officer: As originally submitted, the Council's Conservation Officer raised concerns with the design of the proposed extension. He noted that the building, which was locally listed, is 19th century vernacular design. He considered that the proposals were unacceptable from a conservation viewpoint, due to the false pitch crown roof and the asymmetrical windows, fanlights and balconied French windows which would detract from the positive traditional elements of the locally listed building. He considered that the design of the proposed extension should be amended to a design that match the adjoining 36 High Street (approved under 06/01871), using sash windows for openings.

Amended plans have been received which have sought to address the comments above. In response, the Conservation Officer stated that that the revised design was acceptable subject to conditions as noted below.

Horley Town Council – No objections.

Representations:

Letters were sent to neighbouring properties on 21st November 2019 and a site notice was posted on 25th November 2019.

No responses have been received.

1.0 Site and Character Appraisal

1.1 The site is located within Horley town centre, on the south-eastern side of the High Street, approximately 50m south-west of its junction with Consort Way East. The ground floor frontage of the property is located within a primary shopping area and a primary shopping frontage. The property is locally listed and comprises a part single and a part two storey building which is occupied by a taxi hire business at ground floor level and offices to the first floor. At the front of the property, the first floor is set back from the street frontage, whilst at the rear, the part single and part two storey rear extension extends part of the way towards the rear boundary. At the rear, the site has a vehicular access onto Consort Way East. The building is one half of a semi-detached pair, in a commercial frontage towards the eastern edge of the town centre. No.36 to the north-west has been extended at the rear with a three storey extension.

- 1.2 The area around the site is primarily in commercial use with a mixture of retail, not retail and business uses fronting onto the High Street.

2.0 Added Value

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

- 2.2 Improvements secured during the course of the application: Following concerns raised by the Conservation officer, a number of changes have been made as follows:

- The roof design has been amended to match the roof design on the neighbouring property at 36, High Street.
- Windows have been amended to comprise timber sash windows.

- 2.3 Further improvements could be secured through the use of conditions.

3.0 Relevant Planning and Enforcement History

- | | | | |
|-----|----------------|--|---|
| 3.1 | 82P/0016/F | Use of first floor as office | Granted
10/03/1982 |
| 3.2 | 19/01733/PAP30 | To convert the existing office at No. 34A High Street from office use Office B1(a) to residential use C3 | Prior Approval not required
23/10/2019 |

4.0 Proposal and Design Approach

- 4.1 This is a full application for the demolition of the existing rear additions to the property and the erection of a three storey rear extension. The resulting building would contain 3 x 2 bedroom and 1 x 1 bedroom flat. As amended, the proposed three storey extension has been designed with a double pitched roof to match the neighbouring extension to 36 High Street. At the rear, the proposed extension would be stepped and, at the point where it adjoins no.36, would project by 0.9m from the rear elevation of the neighbouring property and along the south-eastern elevation, by a further 2.1m. The amended plans also show the provision of appropriate sash windows to match the host building and the neighbouring property. The development is proposed as a 'car-free' development.

- 4.2 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.

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

Assessment	The character of the surrounding area is assessed as commercial in character with a mix of retail and business uses, as well as residential flats to the upper storeys.
	Site features meriting retention are listed as the locally listed building at the front of the site.
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 are to maximise the use of a sustainably located site with good access to the shops and services in Horley town centre.

4.4 Further details of the development are as follows:

Site area	0.03ha
Existing use	Retail and office use
Proposed use	Retail and residential uses
Existing parking spaces	0
Proposed parking spaces	0
Parking standard	4 (although DMP allows for lower within highly accessible town centre locations)
Number of affordable units	0
Net increase in dwellings	4

5.0 Policy Context

5.1 Designation

Urban area
Locally Listed Building

5.2 Reigate and Banstead Core Strategy

CS1(Sustainable Development)
CS4 (Valued Townscapes and Historic Environment)

CS5 (Valued People/Economic Development),
CS7 (Town/Local Centres),
CS10 (Sustainable Development),
CS14 (Housing Needs)
CS17 (Travel Options and accessibility)

5.3 Reigate and Banstead Development Management Plan 2019

DES1 (Design of New development)
DES8 (Construction Management)
TAP1 (Access, Parking and Servicing)
CCF1 (Climate Change Mitigation)
INF3 (Electronic communication networks)

5.4 Other Material Considerations

National Planning Policy Framework
National Planning Practice Guidance
Supplementary Planning Guidance

Surrey Design
Local Distinctiveness Design Guide
Vehicle and Cycle Parking
Guidance 2018

Other

Human Rights Act 1998
Community Infrastructure Levy
Regulations 2010

6.0 Assessment

6.1 The application site is situated within the urban area. The principle of new infill development within the urban area is acceptable subject to compliance with the relevant criteria contained within the policy framework outlined above including preserving and enhancing the character and appearance of the area, including respecting the local distinctive character.

6.2 DMP Policy RET1 relates to new development within retail frontages and local centres. The policy seeks to retain an active frontage at ground floor level in primary shopping frontages and states that new development should be of a character and scale appropriate to the nature and function of the centre in which it is located. Part 2 of the policy states that on upper floors, proposals for A1/2/3; B1a; D1/2 and C3 uses that make effective and efficient use of space will be considered favourably subject to the listed criteria.

6.3 The use of the upper floors of the site for residential uses (Class C3) would therefore accord with the policy and is supported in principle by the Council. The loss of the commercial space within the building would not be resisted as Policy RET1 allows a variety of different uses to be provided on upper storeys above shop units. The change of use of the office space to a residential use has also been confirmed by a Prior Approval application.

6.4 The main issues to consider are:

- Design appraisal
- Neighbour amenity
- Highway matters
- Heritage issues
- Community Infrastructure Levy
- Housing quality

Design appraisal

6.5 Policy DES1 relates to the Design of New Development and contains a list of criteria to be met if the design of a new proposals is to be considered acceptable. The proposal has been amended in its design to better reflect the character of the locally listed building. The three storey rear extension would have a hipped roof to match that of the existing rear elevation of the property and the neighbouring property. This roof would have a double-pitch with a gully in the middle to achieve an appropriate roof form which, although it would exceed the height of the roof of the existing building, would not be visible from the front at street level, due to its setback from the front elevation. From the rear, the taller roof would be seen in the context of its neighbour at no.36 and would be considered acceptable. The fall in the land from front to rear would allow the height of the three storey extension to be accommodated within the overall height of the host building and its neighbour. At the front the additional roof would be set back from the High Street frontage and would be screened from street level by the existing parapet.

6.6 The extension would be constructed of traditional materials to match the existing with handmade clay roof and hanging tiles and a white painted rendered elevation to the ground floor. There are clear views of the proposed development from the rear from Consort Way East. However, views from this direction are of the rear areas and service yards of the mainly commercial operations fronting the High Street. The presence of built form at the rear of the site is part of the character of the area, and the proposed rear extension to no. 34 will be comparable to the similar rear extension to no. 36 and will not result in harm to the character of the area.

6.7 Revised plans have been submitted to illustrate appropriate detailing to the extension including sash windows to match the host building and the neighbouring property. In light of these comments, it is considered that the proposals would not cause harm to the character of the area and would comply with policies DES1

Neighbour amenity

6.8 The proposed development has been assessed with regards to its impact on the amenity of neighbouring properties. The nearest residential properties to the site are located in the upper floors of the neighbouring property at 36, High Street. The new flats would sit alongside the existing residential properties, and although slightly deeper at the rear, would not result in any

overbearing impact and would not adversely affect the amenities of the neighbouring properties.

- 6.9 It is considered therefore, that the proposed scheme would not unacceptably affect the amenity of neighbouring properties and would comply with policy DES1.

Highway matters

- 6.10 Policy TAP1 of the Development Management Plan sets out that developments should include car parking and cycle storage for residential and non-residential development in accordance with adopted local standards as set out in see Annex 4 unless satisfactory evidence is provided to demonstrate that non-compliance would not result in unacceptable harm. Policy CS17 seeks to minimise parking provision in the most sustainable locations.

- 6.11 Annex 4 to the Development Management Plan provides a table identifying the minimum parking standards. For 1 and 2 bed flats the standard is 1 space per flat. However, the Annex comments that;

“A lower amount of parking may be appropriate in areas within, or adjacent to town centres.”

- 6.12 The applicants state that as the site is in a highly accessible location, they state that it would be appropriate to provide a car free development which would encourage the use of alternative modes of transport, in accordance with Government policy, and will be in compliance with the policies of the development plan.

- 6.13 The County Highway Authority has been consulted on the application and at the time of writing, no comments have been received.

- 6.14 With respect to cycle parking, the submitted plans do not show any provision and it is considered that in the event that planning permission is granted, further details of cycle parking should be provided by condition. developer is proposing adequate provision. The site is within a sustainable town centre location with good access to public transport, Horley train station being located within walking distance, as well as access to bus stops. The proposal would therefore comply with DMP Policy TAP1.

Heritage Issues

- 6.15 The existing building is a locally listed building, together with the adjoining property at no. 36. As a result, the building falls within the definition of a heritage asset, as set out in the Glossary to the NPPF. Policy CS4 of the Core Strategy sets out that development will be designed sensitively to respect, conserve, and enhance the historic environment, including heritage assets and their settings. Policy NHE9 of the Development Management Plan requires new development to protect, preserve, and wherever possible

enhance, the Borough's designated and non-designated heritage assets and historic environment including special features, area character or settings of statutory and locally listed buildings

- 6.16 In response to the Conservation officer's initial concerns, revised plans were submitted to address the issues raised. The revised design of the roof to match the neighbouring extended building and the revised window detailing is now considered acceptable and has addressed the concerns raised. It is considered therefore, that the proposed scheme would not unacceptably affect the character of the locally listed building and would comply with policies CS4 and NHE9.

Housing Mix

- 6.17 Policy DES4 relates to Housing Mix and states that all new residential developments should provide homes of an appropriate type, size and tenure to meet the needs of the local community. The policy goes on to state that on sites of up to 20 homes, at least 20% of market housing should be provided as smaller (one and two bedroom) homes and in town centres, on all schemes, at least half of all homes provided should be one and two bedroom homes. The mix of units illustrated in the drawings would meet these criteria.

Housing Quality

- 6.18 Policy DES5 relates to the provision of high quality homes and seeks to ensure that any residential development meets the minimum standards set out in the nationally described space standards, and that dwellings are arranged to ensure primary habitable rooms have an acceptable outlook and where possible receive direct sunlight, are designed to minimise the disturbance to occupants from noise and pollution and provide a convenient and efficient layout, including sufficient circulation space and avoiding awkwardly or impractically shaped rooms. Flats should also incorporate sufficient space for storage, clothes drying and the provision of waste and recycling bins in the home and also make adequate provision for outdoor amenity space, including balconies and roof terraces, and/or communal outdoor space. The detailed design of the proposed flats would meet the standards required and would provide an acceptable standard of accommodation.
- 6.19 There is no outdoor amenity space provision for the flats; however there many flatted developments within the vicinity which do not have such spaces therefore the Council could not insist on such a provision in this town centre location.

Affordable Housing

- 6.20 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.

- 6.21 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.

Community Infrastructure Levy (CIL)

- 6.22 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, road, 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.

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:

Drawing Title	Drawing Number	Revision	Date received
Location Plan	19050-19		29/10/2019
Existing plans and elevations	19050-01		29/10/2019
Proposed ground and first floor plans	19050-15	B	05/12/2019
Proposed second floor and roof plans	19050-16	A	05/12/2019
Proposed elevations	19050-17	A	05/12/2019
Proposed section/ landscaping plan	19050-18	C	05/12/2019

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.

3. The roofs and tile hanging shall be of handmade sand-faced dark red clay plain tiles with handmade hogsback ridge tiles of the same colour, a sample of which shall be submitted to and approved in writing by the Local Planning Authority before installation of the tiles.

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 Development Management Plan 2019 policy DES1.

4. All windows shall be vertically sliding sash windows with external glazing bars, set back behind the reveal at one brick depth, details of which shall be submitted to and approved in writing by the Local Planning Authority before their installation.

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 Development Management Plan 2019 policy DES1.

5. All external doors shall be of painted timber.

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 Development Management Plan 2019 policy DES1.

6. The roof pitches shall match existing on site, rather than the pitch shown on the application drawings.

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 Development Management Plan 2019 policy DES1.

7. No development shall commence until a Construction Transport Management Plan, to include details of:
- (a) parking for vehicles of site personnel, operatives and visitors
 - (b) loading and unloading of plant and materials
 - (c) storage of plant and materials
 - (d) programme of works (including measures for traffic management)
 - (e) measures to prevent the deposit of materials on the highway
 - (f) before and after construction condition surveys of the highway and a commitment to fund the repair of any damage caused
 - (g) on-site turning for construction vehicles
- has been submitted to and approved in writing by the Local Planning Authority. Only the approved details shall be implemented during the construction of the development.

Reason: The condition above is required in order that the development should not prejudice highway safety, nor cause inconvenience to other highway users, and to accord with the National Planning Policy Framework 2019 and Policies DES1 and TAP1 Parking, and Servicing of the Reigate and Banstead Local Plan Development Management Plan September 2019.

8. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015, (or any Order revoking and re-enacting that Order with or without modification), no first or second floor windows, dormer windows or rooflights other than those expressly authorised by this permission shall be constructed.

Reason: To preserve the visual amenity of the area and protect neighbouring residential amenities with regard to the policy DES1 of the Reigate and Banstead Development Management Plan 2019.

9. The development hereby approved shall not be occupied until the proposed refuse collection area has been provided in accordance with the approved plans. Thereafter the refuse collection point shall be retained and maintained for its designated purpose.

Reason: In order that the development should not prejudice highway safety nor cause inconvenience to other highway users. The above condition is required in order to meet the objectives of the NPPF (2019), and to satisfy policy TAP1 of the Development Management Plan 2019.

10. The development hereby approved shall not be first occupied unless and until facilities for the secure parking of bicycles are provided within the development site in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority and thereafter the said approved facilities shall be provided, retained and maintained to the satisfaction of the Local Planning Authority.

Reason: The above condition is required in order that sustainable travel is promoted with regards Policy TAP1 of the Reigate and Banstead Development Management Plan 2019, Policies CS10 and CS17 of the adopted Reigate and Banstead Core Strategy 2014 and Section 4 "Promoting Sustainable Transport " in the National Planning Policy Framework 2012.

11. The development hereby approved shall not be occupied unless and until 6 of the car parking spaces has been provided with a fast charge socket (current minimum requirements - 7 kw Mode 3 with Type 2 connector - 230v AC 32 Amp single phase dedicated supply) and a further 6 of available spaces to be provided with power supply to provide additional fast charge socket in accordance with a scheme to be submitted and approved in writing by the Local Planning Authority and thereafter retained and maintained to the satisfaction of the Local Planning Authority.

Reason: The condition above is required in order that the development should not prejudice highway safety, nor cause inconvenience to other

highway users, and to accord with the National Planning Policy Framework 2019 and Reigate and Banstead Core Strategy 2014 Policy CS17.

12. 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.

13. 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.

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, to contact the Council's Neighbourhood Services team to confirm the number and specification of recycling and refuse bins that are required to be supplied by the developer. The Council's Neighbourhood

Services team can be contacted on 01737 276292 or via the Council's website at http://www.reigate-banstead.gov.uk/info/20085/planning_applications/147/recycling_and_waste_developers_guidance

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

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

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

5. The applicant is advised that the essential requirements for an acceptable communication plan forming part of a Method of Construction Statement are viewed as:
- (i) how those likely to be affected by the site's activities are identified and how they will be informed about the project, site activities and programme;
 - (ii) how neighbours will be notified prior to any noisy/disruptive work or of any significant changes to site activity that may affect them;
 - (iii) the arrangements that will be in place to ensure a reasonable telephone response during working hours;
 - (iv) the name and contact details of the site manager who will be able to deal with complaints; and
 - (v) how those who are interested in or affected will be routinely advised regarding the progress of the work. Registration and operation of the site to the standards set by the Considerate Constructors Scheme (<http://www.ccscheme.org.uk/>) would help fulfil these requirements.
6. The applicant is advised that the Borough Council is the street naming and numbering authority and you will need to apply for addresses. This can be

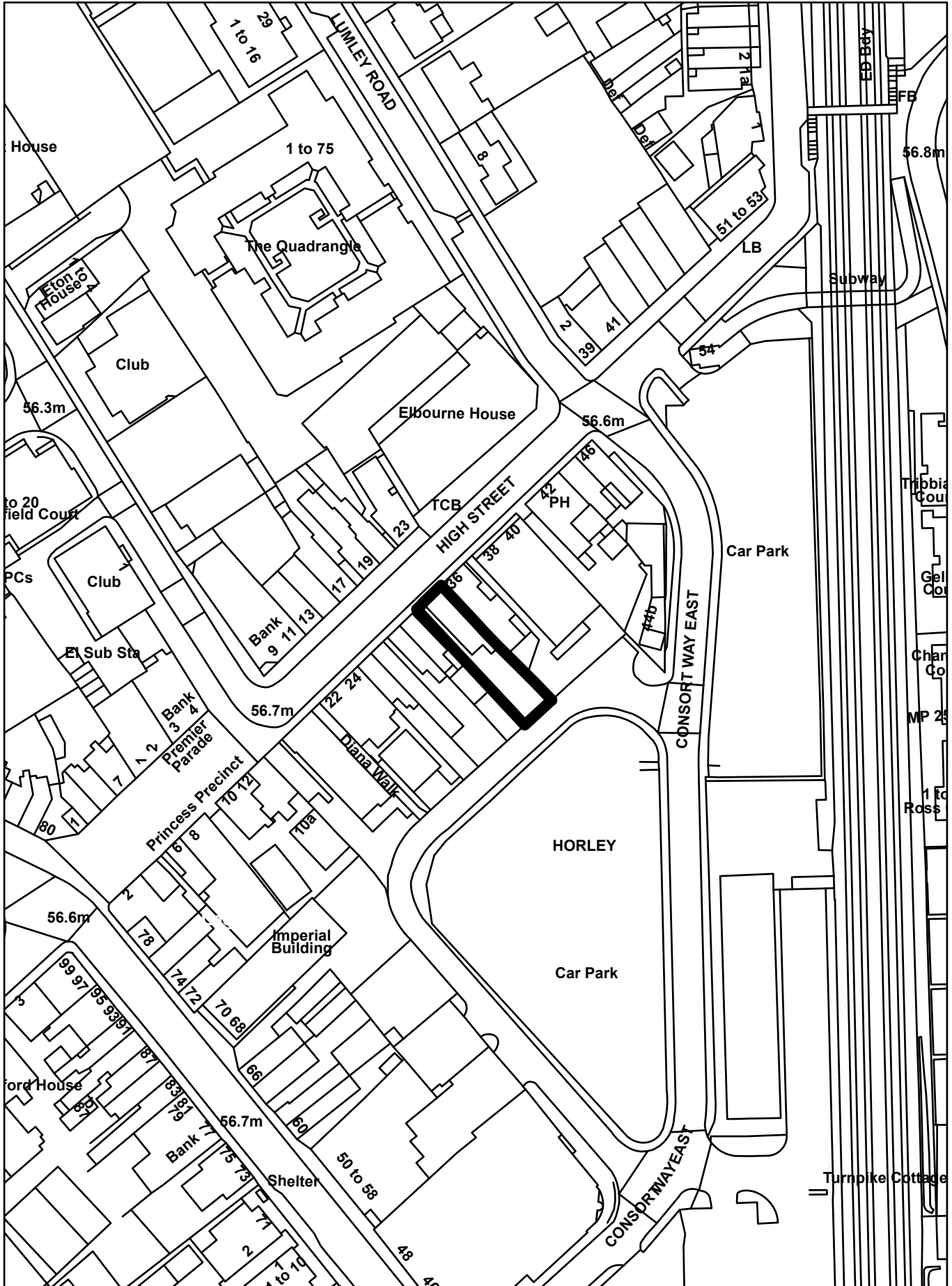
done by contacting the Address and Gazetteer Officer prior to construction commencing. You will need to complete the relevant application form and upload supporting documents such as site and floor layout plans in order that official street naming and numbering can be allocated as appropriate. If no application is received the Council has the authority to allocate an address. This also applies to replacement dwellings. If you are building a scheme of more than 5 units please also supply a CAD file (back saved to 2010) of the development based on OS Grid References. Full details of how to apply for addresses can be found http://www.reigatebanstead.gov.uk/info/20277/street_naming_and_numbering

REASON FOR PERMISSION

The development hereby permitted has been assessed against development plan policies CS1, CS4, CS5, CS7, CS10, CS14, CS17, DES1, DES8, TAP1, CCF1, INF3 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.

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.

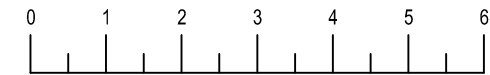
19/02166/F - 34 High Street, Horley





proposed side elevation

proposed @ 1:100



scale 1:100 (metres)

external materials

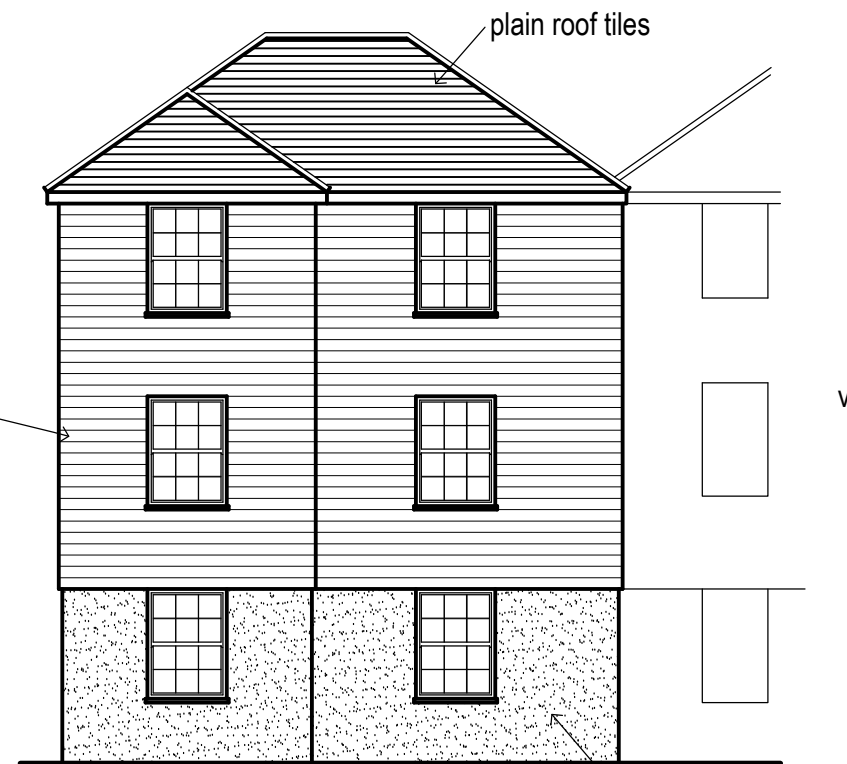
- pitched roof : handmade sand faced clay dark red roof tiles
- : with hogsback ridge tiles of the same colour
- walls : white painted render
- vertical tiling : handmade sand faced clay dark red roof tiles
- windows : vertical sliding sash with external glazing bars
- doors : painted timber

vertical tiling

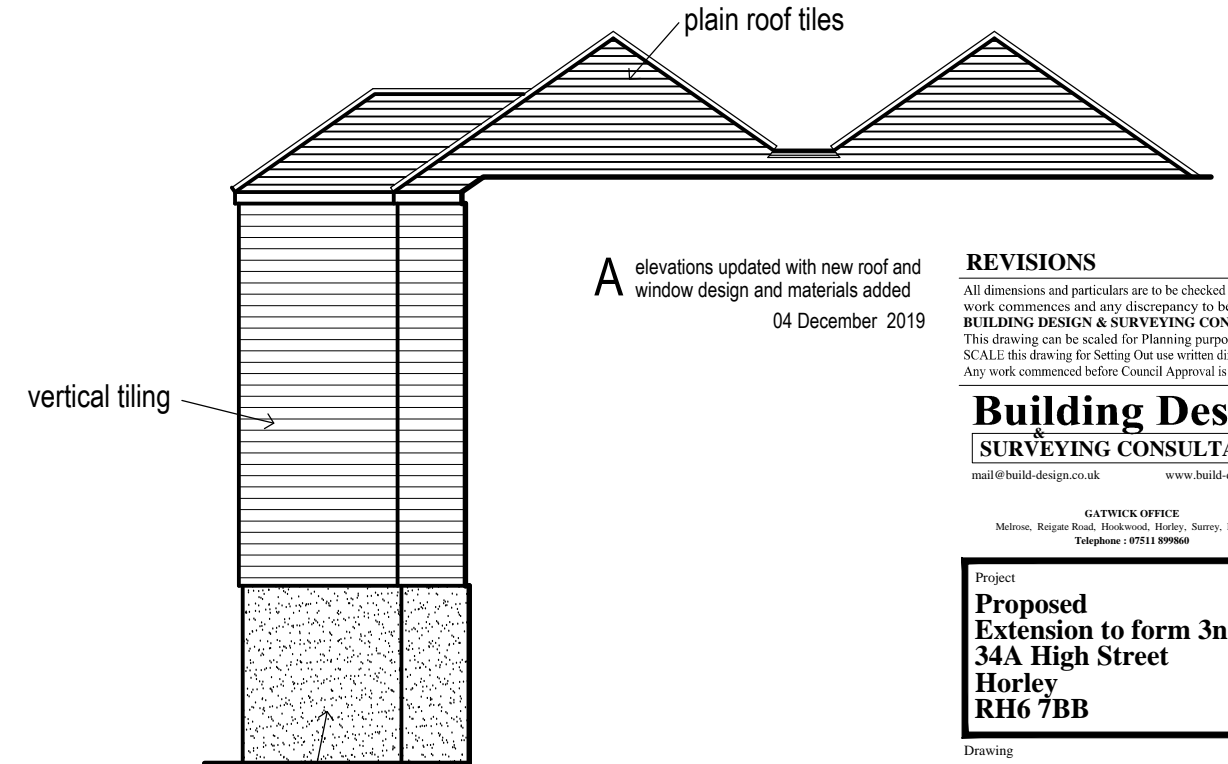
white painted render



proposed front elevation



proposed rear elevation



proposed side elevation

A elevations updated with new roof and window design and materials added
04 December 2019

REVISIONS
All dimensions and particulars are to be checked on site before work commences and any discrepancy to be reported to **BUILDING DESIGN & SURVEYING CONSULTANCY**. This drawing can be scaled for Planning purposes DO NOT SCALE this drawing for Setting Out use written dimensions only Any work commenced before Council Approval is at Clients risk

Building Design
SURVEYING CONSULTANCY
mail@build-design.co.uk www.build-design.co.uk

GATWICK OFFICE
Melrose, Reigate Road, Hookwood, Horley, Surrey, RH6 0AP
Telephone : 07511 899860

Project
Proposed Extension to form 3no Flats
34A High Street
Horley
RH6 7BB

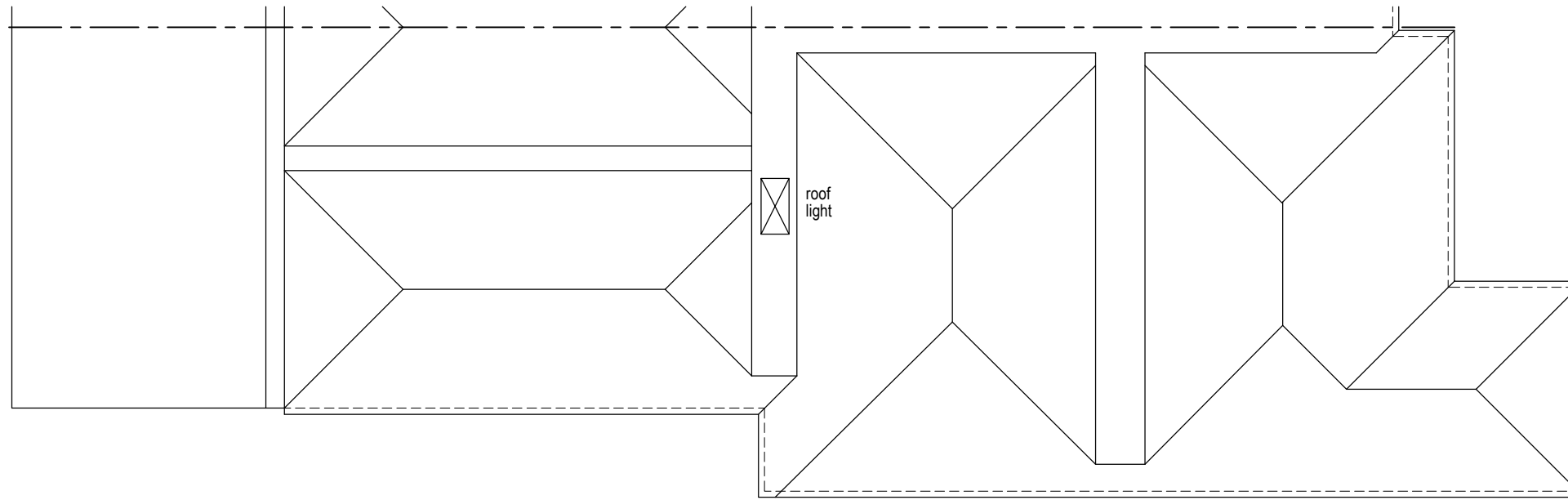
Drawing
Proposed Elevations

Job Number Drawing Number : Revision
19050 **17: A**

Drawn Computer Reference
PWS
Date Scale
October 2019 1:100 @ A3

Client

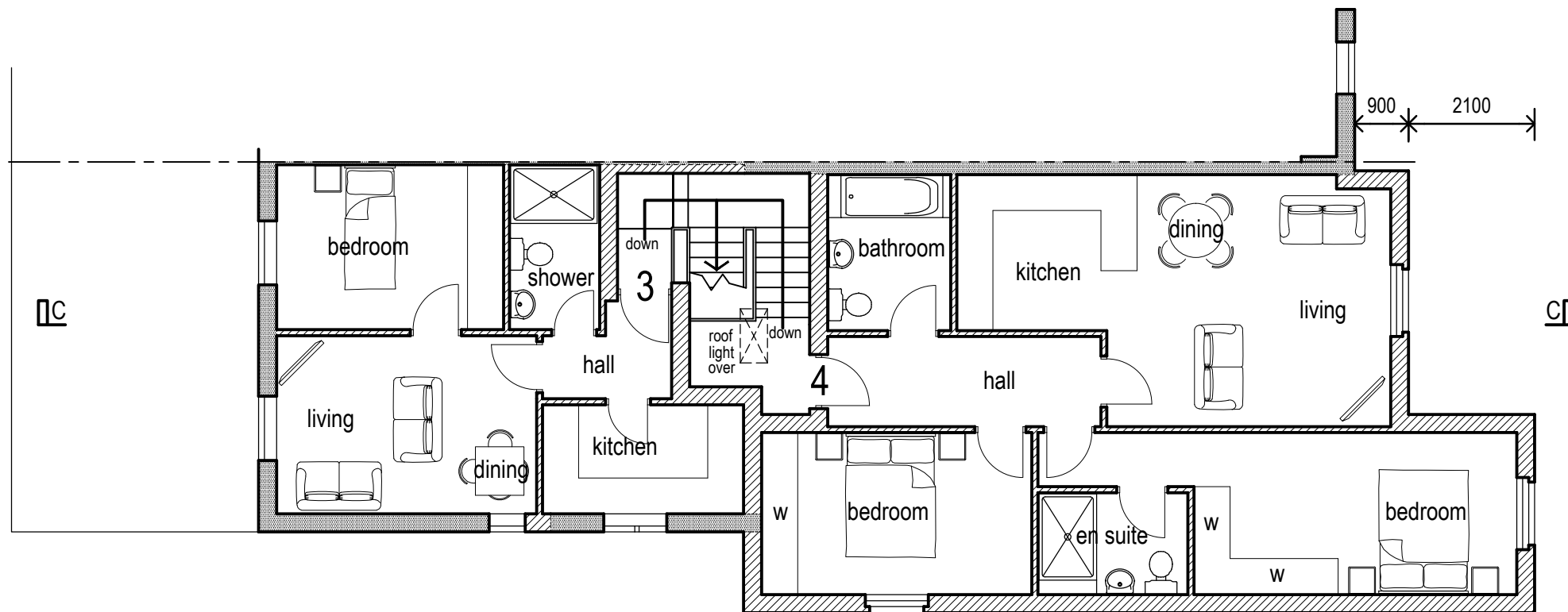
Planning Application



proposed roof plan

Flat Sizes

flat number	beds	size
1 GF	2	74.0m ²
2 FF	2	74.0m ²
3 2F	studio	37.2m ²
4 2F	2	74.0m ²



proposed second floor plan

Planning Application

A proposed roof plan changed to show new roof design window sizes changed
04 December 2019

REVISIONS

All dimensions and particulars are to be checked on site before work commences and any discrepancy to be reported to **BUILDING DESIGN & SURVEYING CONSULTANCY**. This drawing can be scaled for Planning purposes DO NOT SCALE this drawing for Setting Out use written dimensions only. Any work commenced before Council Approval is at Clients risk.

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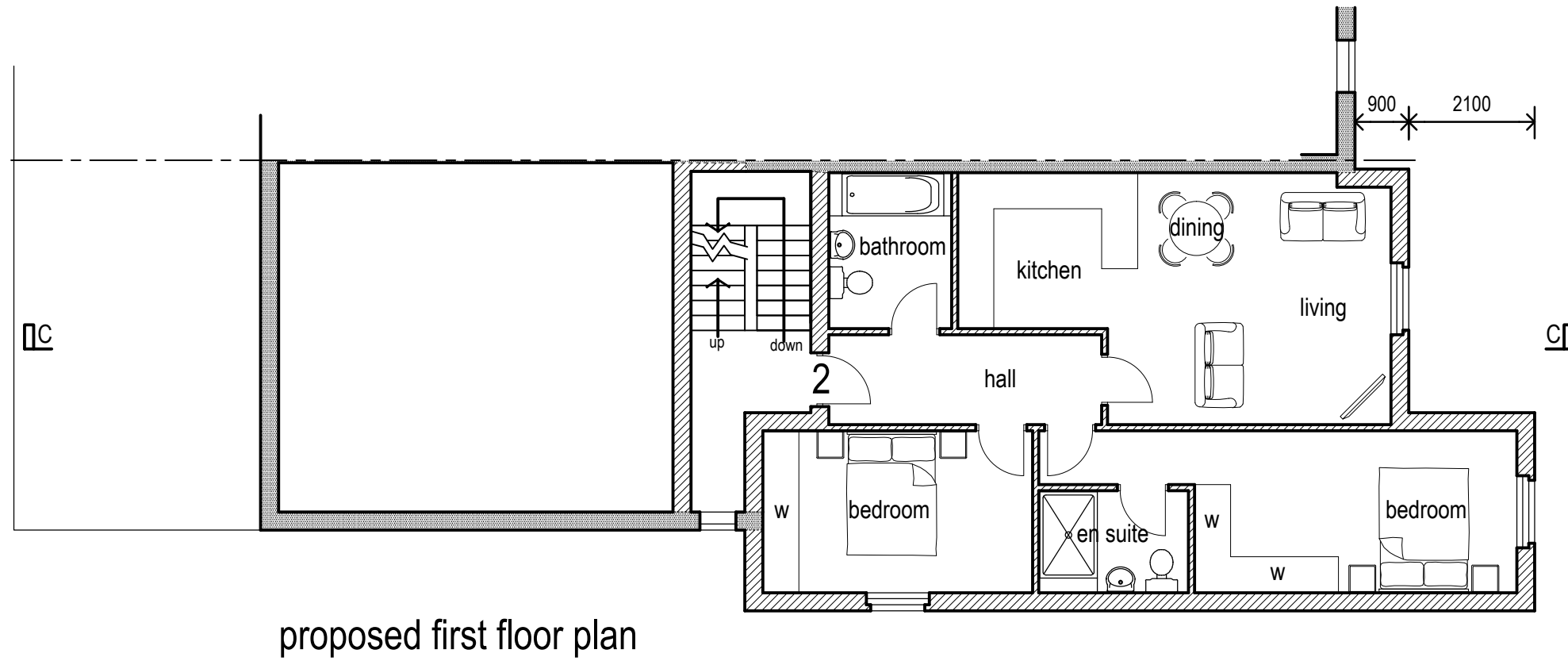
Project
Proposed Extension to form 3no flats
34A High Street
Horley
RH6 7BB

Drawing
Proposed Second Floor Plan and Roof Plan

Job Number Drawing Number : Revision
19050 16: A

Drawn PWS Computer Reference
Date October 2019 Scale 1:100 @ A3

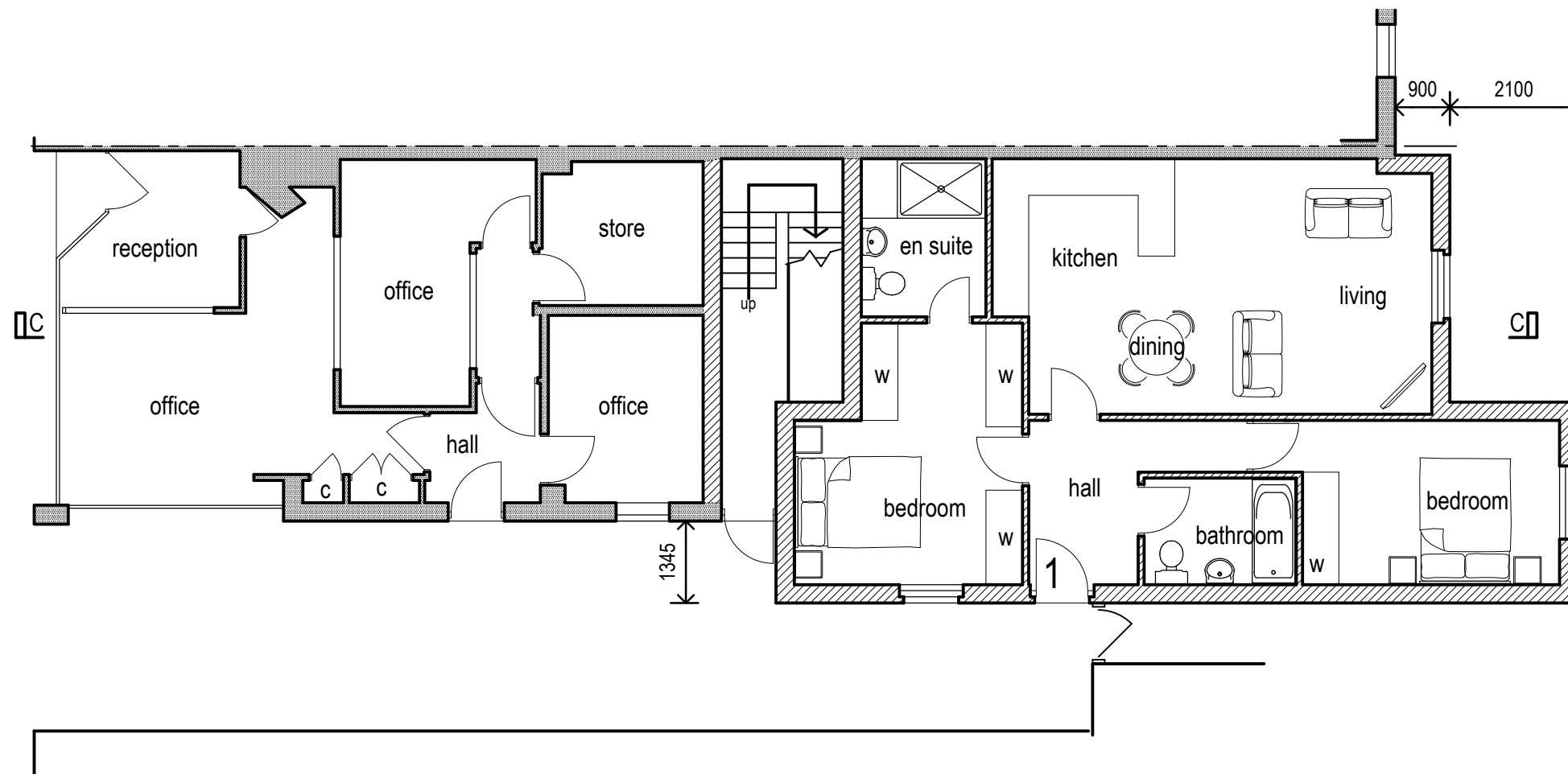
Client



proposed first floor plan

Flat Sizes

flat number	beds	size
1 GF	2	74.0m ²
2 FF	2	74.0m ²
3 2F	studio	37.2m ²
4 2F	2	74.0m ²



proposed ground floor plan

Planning Application

B window sizes changed

04 December 2019

A fence removed from ground floor plan

14 November 2019

REVISIONS

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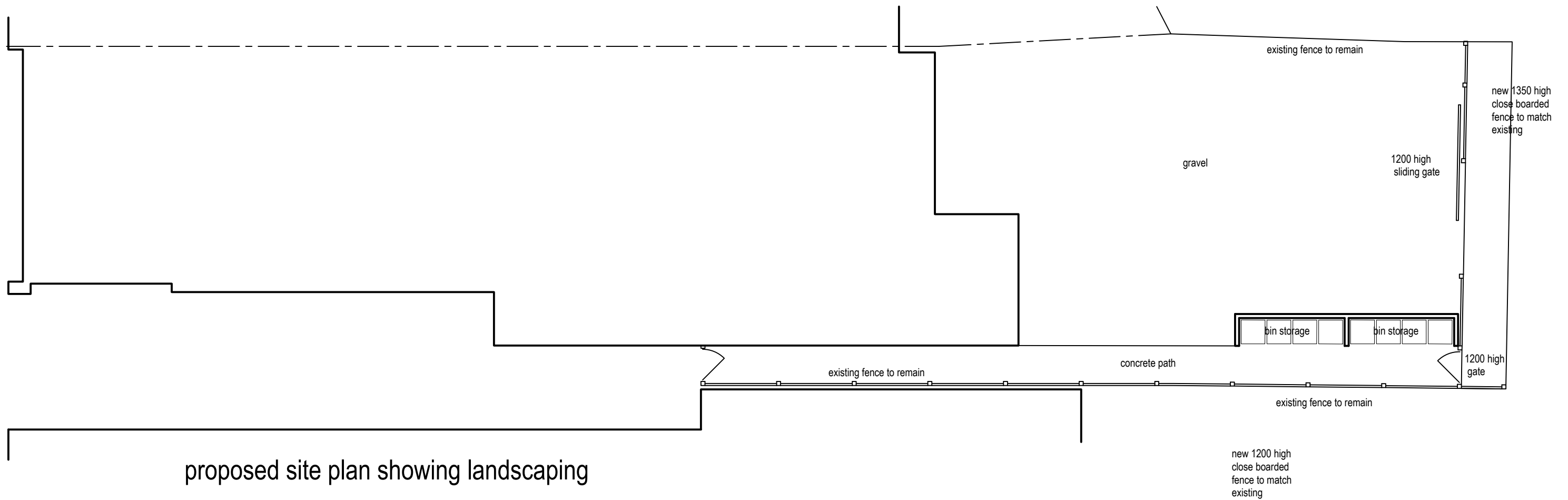
Project
Proposed Extension to form 3no flats
34A High Street
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RH6 7BB

Drawing
Proposed Ground and First Floor Plans

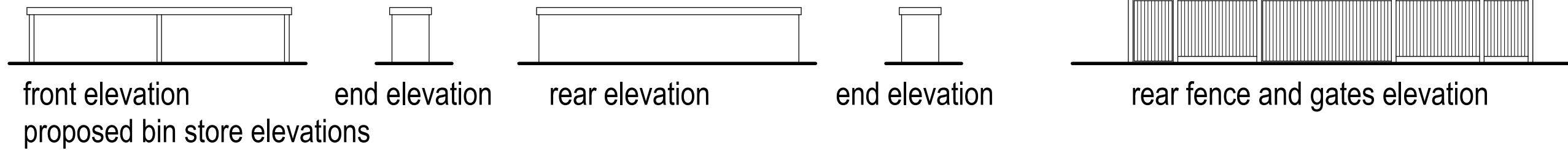
Job Number Drawing Number : Revision
19050 15: B

Drawn PWS Computer Reference
 Date October 2019 Scale 1:100 @ A3

Client



proposed site plan showing landscaping



proposed bin store elevations



proposed section C - C

- C** section revised to show new roof design
04 December 2019
- B** fencing and astro turf removed from site plan
14 November 2019
- A** landscaping site plan and elevations added to drawings
12 November 2019

REVISIONS
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Project
Proposed Extension to form 3no flats
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Drawing
Proposed Section C - C
landscaping site plan

Job Number Drawing Number : Revision
19050 18: C

Drawn PWS Computer Reference
 Date October 2019 Scale 1:100 @ A3

Client

Planning Application