

 <p><b>Reigate &amp; Banstead</b> BOROUGH COUNCIL Banstead   Horley   Redhill   Reigate</p>	<b>TO:</b>	PLANNING COMMITTEE
	<b>DATE:</b>	22 <sup>nd</sup> January 2020
	<b>REPORT OF:</b>	HEAD OF PLACES & PLANNING
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<b>AGENDA ITEM:</b>	9	<b>WARD:</b> <i>Redhill East</i>

<b>APPLICATION NUMBER:</b>	19/02012/OUT	<b>VALID:</b>	17/10/2019
<b>APPLICANT:</b>	Transform Housing and Support	<b>AGENT:</b>	Playle and Partners
<b>LOCATION:</b>	<b>CHAUCER COURT, 4 COLLEGE CRESCENT, REDHILL, RH1 2LN</b>		
<b>DESCRIPTION:</b>	<b>Erection of a two storey block containing 8 x 1 bedroom flats for supported living with car parking (Outline application with all matters, apart from landscaping, to be considered).</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

The application site is situated within the urban area where there is a presumption in favour of sustainable development. Outline planning permission is sought for a two storey building which would contain 8 x 1 bedroom flats to be used for supported living for single mothers with babies. An existing building on the site is used for the same purpose.

The matters for approval at this stage are access, appearance, layout and scale. The remaining matter, landscaping, would be for a reserved matters application if this is approved.

The proposed building would be of a similar scale, design and height to the existing two storey block on the site and would be sited centrally with good separation to the site boundaries.

Protected trees on the site would not be affected by the proposals and it is considered that the amenities of residents in neighbouring buildings would not be adversely affected.

Although only 4 car parking spaces are proposed, the applicants have confirmed that the future occupants are unlikely to have access to private cars when they are living at the site, and that in their experience (backed up by evidence from similar facilities) the parking provided for the existing building on the site is rarely used.

The proposals would make efficient use of this previously developed site for new affordable housing which would meet an identified need, without harming amenities of neighbouring properties and are considered acceptable.

### **RECOMMENDATION**

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

## **Consultations:**

Highway Authority: The Highway Authority made the following comments with regards to the original submission

1. The CHA request evidence to support the claims made in connection to the level of parking proposed. The development is for 8 flats, which to meet the Reigate and Banstead Parking Standards, would require 8 car parking spaces. The proposal suggests that 4 car parking spaces are to be provided, but the CHA note the area highlighted is already in use as a car park to support the existing 8 flats located on the plot. It is further noted that mention is made that the development is to provide support units and as such the occupants are not likely to own a private car. Can the applicant please provide evidence to substantiate that position, based on other sites owned and operated by the applicant. The CHA also request clarification around the use of the car park connected to the existing residential block, in effect how many of the existing 13 car parking spaces are in use on a regular basis by the residents. The CHA requests this information to determine that no overspill would take place, as it is considered the development would lead to a reduction in car parking levels, resulting in an intensified use of the remaining 9 car parking spaces for 16 flats. Subject to the above, a revised plan is requested to highlight where any additional parking would be located.

2. The CHA request a revised plan is submitted that details the location and type of cycle storage to be provided. Please request that the Applicant provides the above amendments/information in sufficient time so that we may respond before your deadline for determination. Please ensure that the response to this letter is in writing and all appropriate documentation, as requested, is attached.

In response, the applicants have submitted a statement in support of the car parking provision on the site and Surrey Highways have been re-consulted. They have further commented as follows:

The CHA highlighted that the proposals will result in the loss of on-site car parking in connection to an increased number of residential units being proposed, presently there are 13 car parking spaces available for 8 units, in accordance with the minimum car parking standards. This application is seeking an uplift of a further 8 units, bringing the overall total on-site to 16 units. In accordance with the Reigate and Banstead Parking Standards, a minimum of 20 car parking spaces are considered required to support that number of units in a medium accessibility area. This proposal will result in the overall reduction of 4 car parking spaces, resulting in a maximum of 9 car parking spaces on-site to support 16 units, less than half the required number to comply with the Reigate and Banstead minimum car parking standards.

In response, the applicant has submitted information to outline that the units are designated as supported living units, for occupiers that require additional support and management. The information submitted details that of the 8 existing units, the level of car ownership is no more than 25%. Further similar sites owned and operated by Transform Housing have been submitted to highlight that across these other sites the maximum level of car ownership has been noted as 43%. Therefore,

Transform Housing consider that a reduction of 4 car parking spaces would be acceptable and should be supported with the reduced 9 car parking spaces. Citing that 9 car parking spaces would still provide sufficient capacity for both the occupiers and visitors to ensure that overspill parking would not take place on the public highway. Transform Housing therefore request that account is taken of the car ownership levels rather than the adopted car parking standards.

The CHA highlight this as an amenity issue to Reigate and Banstead, as the classification being sought for the new building remains C3, residential. Therefore, no objection is raised by the CHA but they advise, should the units not be used by Transform Housing for the purpose being sought, the overall site would be left with a significant shortfall in the number of on-site car parking spaces, and no information has been submitted to demonstrate if this could be accommodated should this situation arise. A condition specifying the use is therefore suggested to prevent this situation from occurring.

### **Representations:**

Letters were sent to neighbouring properties on 25 October 2019, a site notice was posted 29 October 2019.

1 response has been received raising the following issues:

<b>Issue</b>	<b>Response</b>
Loss of /harm to trees	See paragraph 6.23
Overdevelopment	See paragraphs 6.4 – 6.10
Noise & disturbance	See paragraphs 6.11 – 6.15
Overbearing relationship	See paragraphs 6.11 – 6.15
Overlooking and a loss of privacy	See paragraphs 6.11 – 6.15
Overshadowing	See paragraphs 6.11 – 6.15

### **1.0 Site and Character Appraisal**

- 1.1 The application site is located on the northern side of Chaucer Close, approximately 70 metres to the west of its junction with Frenches Road. The site is currently occupied by a two storey block which contains 8 flats which are used by the applicants to provide accommodation for supported living. Vehicular access to the site from Chaucer Close leads to a small car parkin containing 5 spaces. To the rear of the site is a large area of garden are which is laid to grass but is of an unkempt appearance.
- 1.2 To the west of the site is the southern campus of East Surrey College, whilst to the east is a single storey building care home called The Pines. To the north, the site has a boundary with 17 and 19, Westway Gardens, two storey residential properties.

- 1.3 The area around the site is primarily residential in character. The large buildings of East Surrey College are located immediately to the west. The Council's Local Distinctiveness Guide identifies the site as falling within an area that has the character of 1930s -1050s suburbia.

## **2.0 Added Value**

- 2.1 Improvements secured at the pre-application stage: Pre-application consultation was undertaken with the Council (PAM/19/00330). In its written response, the Council case officer concluded that the principle of development was acceptable. No comments were offered on the form or design of the proposal as the pre-application consultation did not include any further details.
- 2.2 Improvements secured during the course of the application: The proposals are considered acceptable.
- 2.3 Further improvements could be secured through the use of conditions and a legal agreement to secure affordable housing provision.

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

- |     |              |  |                       |
|-----|--------------|--|-----------------------|
| 3.1 | 16/01519/TPO | T1 scots pine remove split branch,<br>T2 scots pine reduce lateral<br>branches by 2m | Granted<br>18/08/2016 |
|-----|--------------|--|-----------------------|

## **4.0 Proposal and Design Approach**

- 4.1 This is an outline application for the erection of a two storey block which would contain 8 one bedroom flats which would be used for supported living for single people with low support needs or for single mothers with babies or young children.
- 4.2 The matters for approval at this stage are access, appearance, layout and scale. The remaining matter, landscaping, would be for a reserved matters application if this is approved.
- 4.3 The proposed block would of a similar scale and form to the existing building on the site and would provide a similar type of accommodation. The building would be built in modular form and would be finished in brick with a tiled roof. The existing access to the site would be re-used. A total of 4 car parking spaces would be provided with cycle parking to be provided via a condition.
- 4.4 Transform Housing & Support (TH&S) are a charity that offers people a safe place to live, with support to deal with the issues they are facing. They state that their clients living in supported housing have their own room or flat in a property managed by Transform. The majority of accommodation is fully furnished, including kitchen equipment and bedding. Transform give people a place to call home, where they can get their life back on track. They state that each resident has their own keyworker who provides one to one support.

- 4.5 A design and access statement should illustrate the process that has led to the development proposal, and justify the proposal in a structured way, by demonstrating the steps taken to appraise the context of the proposed development. It expects applicants to follow a four-stage design process comprising:  
Assessment;  
Involvement;  
Evaluation; and  
Design.
- 4.6 Evidence of the applicant’s design approach is set out below:

Assessment	The statement notes that the site forms part of their existing site in Chaucer Court.
	The statement notes the existence of protected trees on the site which will be retained.
Involvement	No community consultation took place.
Evaluation	The statement does not include any evidence of other development options being considered.
Design	The statement explains that the proposals would make use of modern methods of construction.

4.7 Further details of the development are as follows:

Site area	0.17ha
Proposed parking spaces	4
Parking standard	8
Number of affordable units	8
Net increase in dwellings	8

## 5.0 Policy Context

### 5.1 Designation

Urban area

Tree Preservation Order RE567 (11 pines on land to the north side of College Crescent Redhill adjacent to the boundary with Westway Gardens)

### 5.2 Reigate and Banstead Core Strategy

CS1(Sustainable Development)  
CS10 (Sustainable Development),  
CS11 (Sustainable Construction),  
CS14 (Housing Needs)  
CS15 (Affordable Housing)  
CS17 (Travel Options and accessibility)

### 5.3 Reigate & Banstead Development Management Plan 2019

DES1 (Design of new development)  
DES2 (Residential garden land development)  
DES5 (Delivering high quality homes)  
DES7 (Specialist accommodation)  
DES8 (Construction management)  
TAP1 (Access, parking and servicing)  
CCF1 (Climate change mitigation)  
NHE3 (Protecting trees, woodland areas and natural habitats)  
INF1 (Infrastructure)

### 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 where there is a presumption in favour of sustainable development and where the principle of such residential development is acceptable in land use terms.
- 6.2 The proposed flats within the building would be occupied by tenants of the applicant company, Transform Housing and Support, who are a local charity, offering high-quality housing, support and homecare to their tenants who require supported living. Tenancies are offered on a short -term basis to their clients who may be homeless or at risk of homelessness. As such, the proposal would be supported by DMP Policy DES7 which offers support to proposals that provide accommodation for people with support needs, in locations that are easily accessible to shops, public transport, community facilities and services.

6.3 The main issues to consider are:

- Design appraisal
- Neighbour amenity
- Highway matters
- Trees
- Affordable housing
- Space Standards
- Community Infrastructure Levy

Design appraisal

- 6.4 This is an outline application for the erection of a two storey block contained 8 x 1 bedroom flats to be located to the rear of the existing small block of flats at Chaucer Court. The matters for approval at this stage are access, appearance, layout and scale. The remaining matter, i.e. landscaping would be for consideration for a later application if this is approved.
- 6.5 The proposed block would be of a similar design, scale and appearance to the existing building on the site and would occupy part of the large rear garden of the property. It would have a low hipped roof and would be finished in similar materials to the adjoining building, including bricks to the main elevations and terracotta tiles to the roof. Windows would be finished in brown frames to match the existing building on the site. The building would incorporate a central covered access to all flats including deck access to the upper storey.
- 6.6 The location of the new building at the rear of the site would be acceptable in terms of protecting the character of the area. It would be partly screened from College Crescent by the existing building and would occupy an area of the site that does not appear well-used or well maintained. The building would be screened at the side and rear by the mature planting on the northern and western boundaries.
- 6.7 The use of the site for the erection of supported living units would conform with the character of the existing building on the site and with other care uses and institutional uses in College Crescent.
- 6.8 Subject to the imposition of conditions relating to materials and landscaping, it is considered that the proposed development would accord with the provisions of DMP Policy DES1.
- 6.9 DMP Policy DES2 relates to the development of residential garden land and requires a proposal to comply with a number of criteria. In this case, it is considered that the proposals accord with the Policy. It has been designed to respect the scale form and external materials of existing buildings in the area, and would be of a height, bulk and mass to ensure that the building would be in keeping with the existing street scene. The proposal would make use of the existing access into the site and would leave adequate space around the

building for landscaping, for the protection of existing trees and for the amenity area to be properly designed for the residents.

- 6.10 In the light of these comments, it is considered that the proposals would not cause harm to the character of the area and would comply with DMP policies DES1 and DES2.

#### Neighbour amenity

- 6.11 The proposed development has been assessed with regards to its impact on the amenity of neighbouring properties. Objections have been expressed about the impact of the proposal on local residential amenities, as regards overdevelopment, overbearing effect and impacts with respect to overshadowing, overlooking and loss of privacy.
- 6.12 The nearest residential properties to the site are the existing building on the site at Chaucer Court, immediately to the south, no. 17, Westway Gardens to the north and the care home at 2, College Crescent to the east.
- 6.13 The northern elevation of the existing building would be located approximately 6m away from the southern elevation of the proposed building. There are windows in the northern elevation of the existing building but none in the new building. As a result, there would be no mutual overlooking. The buildings would be in close proximity at the south eastern corner, but due to the orientation of the existing building on the site the gap would widen further to the western side of the site to the extent that the two buildings would have an acceptable relationship.
- 6.14 The property at no 17, Westway gardens is set at a right angle to the application site with the side elevation of the property located over 10m from its southern boundary with Chaucer Court. The new building, at the nearest point (north-east corner) would be located over 15m from the flank wall of no 17 Westway Gardens. There would be no direct overlooking due to the disposition of windows, and due to the separation, the proposed building would not have an overbearing impact or cause any overshadowing to the neighbouring property.
- 6.15 To the east, the new building would be located some 24m away from the flank elevation of the neighbouring care home at 2, College Crescent. Although there would be windows in the flank elevation of the new block, the separation distance and planting on the boundary would prevent any direct overlooking towards no. 2. It is considered therefore, that the proposed scheme would not unacceptably affect the amenity of neighbouring properties and complies with DMP policy DES1.

#### Highway Matters

- 6.16 The proposal seeks to use the existing access point from College Crescent and would provide 4 car parking spaces for the residents of the new building.

This would be in addition to the 5 spaces that are available to residents of the existing building.

- 6.17 The experience of the applicants who own the existing building on the site which is for a similar type of accommodation, is that the car parking spaces are rarely used. They state that currently two of eight tenants at Chaucer Court have cars, giving a car ownership ratio of 25%. This results in only two of the current thirteen parking spaces being occupied on a daily basis. Spaces are sometimes used by occasional visitors and support staff when they visit the tenants in the property.
- 6.18 TH&S go on to state that they have similar blocks of flats where car ownership is low, primarily due to the financial expense of owning and insuring a car, which is often prohibitive on a low income. They have provided examples, set out below, of TH&S other residential sites that demonstrate car ownership for TH&S tenants. They state that these result in an average of 30% car ownership from a total of 38 flats.
- Poplar House: car ownership ratio of 43%,
  - Hillbury Court: car ownership ratio of 22%,
  - Lancaster Court: car ownership ratio of 16%,
  - Cedar Court: car ownership ratio of 37%.
- 6.19 In reviewing the averages, TH&S have concluded that even if 50% of the residents of Chaucer Court owned a car (which exceeds even the highest car ownership at their current sites), nine spaces would be sufficient to meet the parking needs for the tenants, staff and visitors.
- 6.20 The proposal will provide the five existing marked bays, with four further formal marked bays provided on a new hardstanding parking area. The total number of parking spaces provided will be nine.
- 6.21 Surrey County Council have been consulted on the proposals. They note that the information submitted details that of the 8 existing units, the level of car ownership is no more than 25%. Further similar sites owned and operated by Transform Housing have been submitted to highlight that across these other sites the maximum level of car ownership has been noted as 43%. Therefore, Transform Housing consider that a reduction of 4 car parking spaces would be acceptable and should be supported with the reduced 9 car parking spaces. Citing that 9 car parking spaces would still provide sufficient capacity for both the occupiers and visitors to ensure that overspill parking would not take place on the public highway. Transform Housing therefore request that account is taken of the car ownership levels rather than the adopted car parking standards.
- 6.22 The CHA highlight this as an amenity issue to Reigate and Banstead, as the classification being sought for the new building remains C3, residential. Therefore, should the units not be used by Transform Housing for the purpose being sought, the overall site would be left with a significant shortfall in the number of on-site car parking spaces, and no information has been

submitted to demonstrate if this could be accommodated should this situation arise.

- 6.23 It is considered that the provision of 4 car parking spaces for the new building, although below the parking requirements identified in the adopted Car parking Standards, is considered acceptable in this instance, as the accommodation is of a specialist type and will be used by residents who are unlikely to have access to a car. Given that the accommodation provided is of a specialist type and is to be provided by a Registered Provider, it is considered that sufficient safeguards would be in place to ensure that the accommodation remains for its intended purpose. Due to the development being for supported living it is not appropriate for all parking spaces to be required to provide an electric charging point, and rather just one is required as a result.

#### Trees

- 6.24 The application is supported by an Arboricultural Impact Assessment which identifies the trees on the site and makes recommendations for their protection. The Council's tree officer has reviewed the plans and concludes that the arboricultural report demonstrates this scheme can be implemented without the need to remove any trees and there is adequate distance between the building and canopy not to be a constraint which can result in post development pressure to remove them. This is particularly important because the trees in group G5 are protected under TPO RE567. Additional information such as underground services is required, and it is considered that this could be a condition in the event that planning permission is granted via a revised tree protection plan.

#### Affordable Housing

- 6.25 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.
- 6.26 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.

#### Space Standards

- 6.27 Development Management Plan Policy DES5 requires new residential development to, amongst other things, meet the relevant nationally described space standards for each individual unit. The relevant standard for this type of unit, which is a 1 bed unit over 1 floor with a bathroom, would require a gross internal floor area of 39m<sup>2</sup>. Each unit is shown to have a floor area of 50m<sup>2</sup>, which exceeds the required standard.

#### Community Infrastructure Levy (CIL)

- 6.28 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. However, the proposal is for a form of affordable housing for which there is an exemption.

#### **CONDITIONS**

1. Approval of details of the landscaping of the site (hereinafter called the “reserved matters”) shall be obtained from the Local Planning Authority in writing before any development is commenced and carried out as approved. Plans and particulars of the reserved matters referred to above, shall be submitted in writing to the Local Planning Authority before the expiration of three years from the date of this permission. The development hereby permitted shall be begun either before the expiration of five years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

Reason: To comply with Article 5 of the Town and Country Planning (General Development Procedure) (England) Order 2015 (or any order revoking and re-enacting that Order) and Section 92(2) of the Town and Country Planning Act 1990 as amended by Section 51(2) 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>
Location plan	9794 00-1102	B	16.10.2019
Site layout plan	9794 00-1103	B	08.10.2019
Site layout plan	9794 00-3101	B	08.10.2019
Proposed plans	9794 00-3102	C	08.10.2019
Proposed Floor layouts	9794 ZZ-3102	B	08.10.2019
Elevation plan	9794 ZZ-3201	B	08.10.2019

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. 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 Development Management Plan 2019 policy DES1.

4. No development shall take place above slab level 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 Development Management Plan 2019 policy DES1.

5. No development shall commence including demolition and or groundworks preparation until a detailed, scaled Tree Protection Plan (TPP) and the related Arboricultural Method Statement (AMS) is submitted to and approved in writing by the Local Planning Authority (LPA). These shall include details of the specification and location of exclusion fencing, ground protection and any construction activity that may take place within the Root Protection Areas of trees (RPA) shown to scale on the TPP, including the installation of service routings. The AMS shall also include a pre-start 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 Reigate and Banstead Development Management Plan 2019 policies DES1 and NHE3.

Informative:

The use of a suitably qualified arboricultural consultant is essential to provide acceptable submissions in respect of the arboricultural tree condition above. All works shall comply with the recommendations and guidelines contained within British Standard 5837

6. No development above slab level 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 Reigate and Banstead Development Management Plan 2019 policy DES1.

Informative:

The use of a landscape/arboricultural consultant is considered essential to provide acceptable submissions in respect of the above relevant condition. The planting of trees and shrubs shall be in keeping with the character and appearance of the locality.

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 above conditions are required in order that the development should not prejudice highway safety nor cause inconvenience to other highway users to Reigate and Banstead Development Management Plan 2019 policy DES8.

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 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 Development Management Plan 2019 policy DES1.

9. The development hereby approved shall not be first occupied unless and until space has been laid out within the site in accordance with the approved plans for vehicles to be parked and for vehicles to turn so that they may enter and leave the site in forward gear. Thereafter the parking and turning areas shall be retained and maintained for their designated purposes.

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 Policy TAP1 Parking, access, and Servicing of the Reigate and Banstead Local Plan Development Management Plan September 2019.

10. The development hereby approved shall not be first occupied unless and until space has been laid out within the site in accordance with the approved plans for a minimum of 8 cycles to be parked. Thereafter the cycle parking areas shall be retained and maintained for their designated purposes.

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 Policy TAP1 Parking, access, and Servicing of the Reigate and Banstead Local Plan Development Management Plan September 2019.

11. The use of the development hereby permitted shall be for supported living accommodation under Use Class C3 of the Uses Classes Order 2015 only.

Reason:

To justify the lower parking provision than required by Policy TAP1 Parking, access, and Servicing of the Reigate and Banstead Local Plan Development Management Plan September 2019.

12. The development hereby approved shall not be occupied unless a communal fast charge socket has been provided (current minimum requirements - 7 kw Mode 3 with Type 2 connector - 230v AC 32 Amp single phase dedicated supply) 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 recognition of Section 9 "Promoting Sustainable Transport" in the National Planning Policy

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

## 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, 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](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](http://www.ccscheme.org.uk/index.php/site-registration).

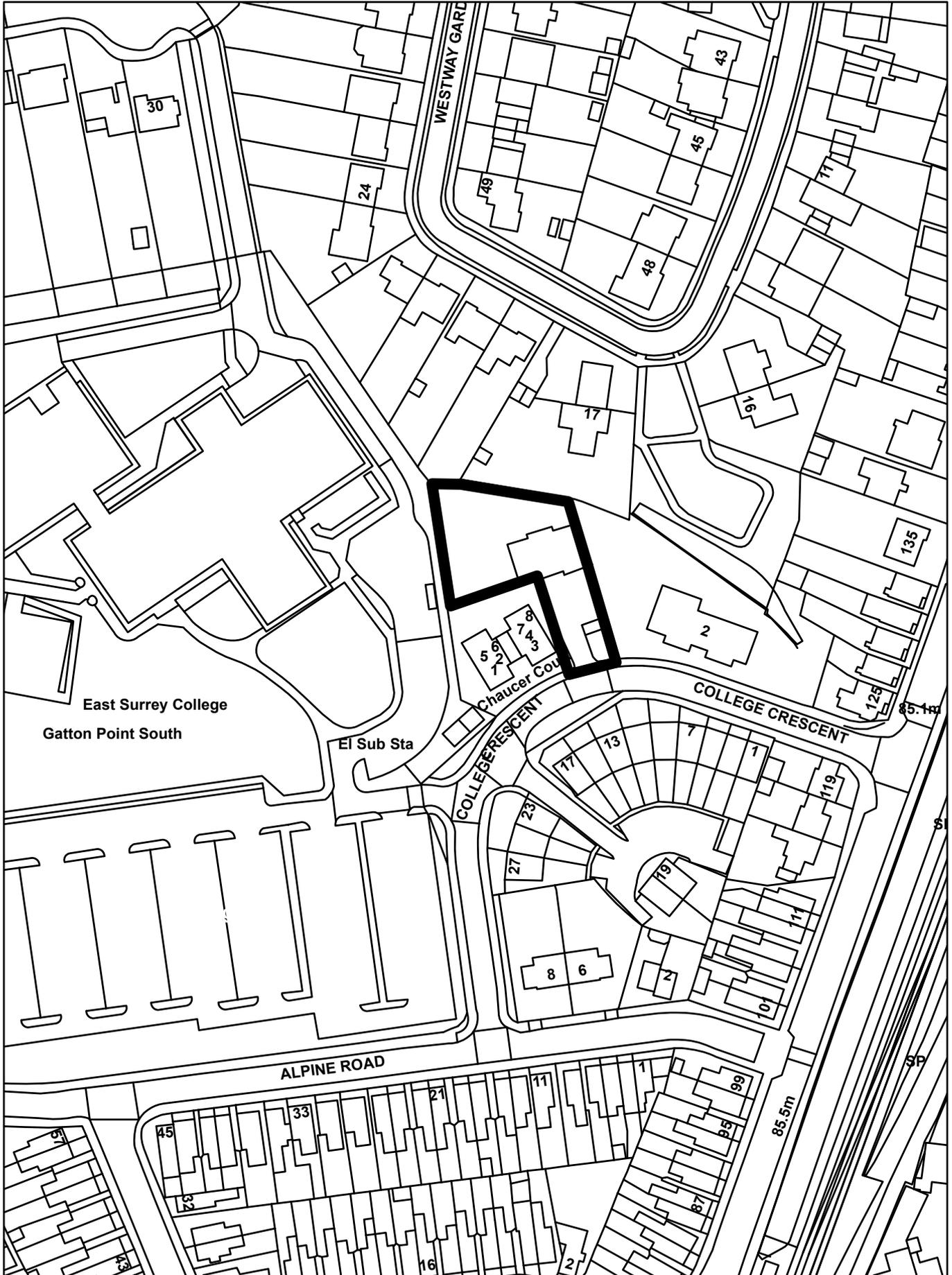
5. The applicant is advised that the essential requirements for an acceptable communication plan forming part of a Method of Construction Statement are viewed as: (i) how those likely to be affected by the site's activities are identified and how they will be informed about the project, site activities and programme; (ii) how neighbours will be notified prior to any noisy/disruptive work or of any significant changes to site activity that may affect them; (iii) the arrangements that will be in place to ensure a reasonable telephone response during working hours; (iv) the name and contact details of the site manager who will be able to deal with complaints; and (v) how those who are interested in or affected will be routinely advised regarding the progress of the work. Registration and operation of the site to the standards set by the Considerate Constructors Scheme (<http://www.ccscheme.org.uk/>) would help fulfil these requirements.
  
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](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, CS10, CS11, CS14, CS15, CS17, DES1, DES2, DES5, DES7, DES8, TAP1, CCF1, NHE3, INF1 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.

19/02012/OUT - Chaucer Court, 4 College Crescent,  
Redhill

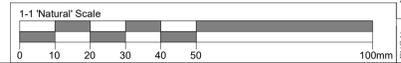




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- Flat Entrance Door
- The proposal to include 4 Nr. parking spaces marked out as designated area.
- Ground Floor Flat Side Entrance
- Existing Parking
- Existing Bin Stores

**00 Proposed Site Layout**  
 1 : 200



B	S3 - Outline Planning Package	07/10/19
A	S3 - Draft Information	19/09/19

**PLAYLE & PARTNERS LLP**  
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 Web • www.playleandpartners.co.uk

**PROJECT**  
 Chaucer Court  
 College Crescent, Redhill,  
 Surrey, RH1 2LN

**TITLE**  
 Proposed Site Layout

**CLIENT**  
 Transform Housing & Support

**DATE** 03/20/17  
**SCALE** 1 : 200@A1

**DWG NO.** 9794- 00-3101  
**REV.** B

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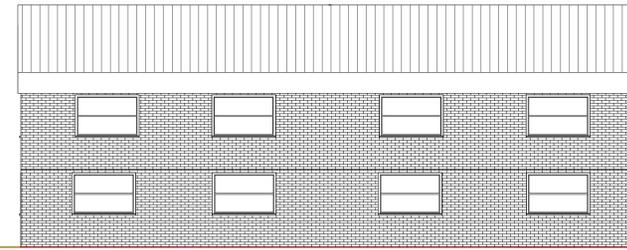
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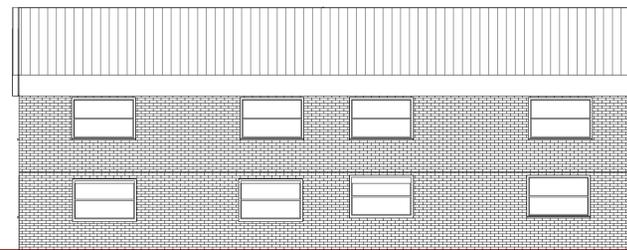
**South**  
1 : 100



**East**  
1 : 100



**North**  
1 : 100



**West**  
1 : 100

REV	Comments	Date
B	S3 - Outline Planning Package	07/10/19
A	S3 - Draft Information	19/09/19

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**PROJECT**  
Chaucer Court  
College Crescent, Redhill,  
Surrey, RH1 2LN

**TITLE**  
Proposed Elevations

**CLIENT**  
Transform Housing & Support

<b>DATE</b> 03/20/17	<b>Author</b>	<b>Checker</b>
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<b>SCALE</b> 1 : 100@A1	<b>REV.</b> B
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