

 Reigate & Banstead BOROUGH COUNCIL Banstead Horley Redhill Reigate	TO:	PLANNING COMMITTEE
	DATE:	08 July 2020
	REPORT OF:	HEAD OF PLANNING
	AUTHOR:	Matthew Holdsworth
	TELEPHONE:	01737 276752
	EMAIL:	Matthew.Holdsworth@reigate-banstead.gov.uk
AGENDA ITEM:	8	WARD: Reigate

APPLICATION NUMBER:	19/02590/F	VALID:	07 January 2020
APPLICANT:	Hystar Limited	AGENT:	Mr Hamish Watson
LOCATION:	RINGMUIR, 14 RINGLEY PARK ROAD, REIGATE		
DESCRIPTION:	Demolition of existing dwelling and erection of a two storey building comprising seven flats		
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 two storey building containing seven flats (six two bed and one 1 bed) following the demolition of the existing detached dwelling and garage. New parking spaces are proposed along with a bin store, cycle storage and new landscaping. The access will remain the same with an entrance onto Ringley Park Road.

The new building has been designed in a similar Georgian style to the buildings in Ringley Park Road and appears as a substantial single detached dwelling. During the course of the application the bulk of the property has been reduced in scale at first floor level at the rear of the property. It is considered that the proposed new building would be situated far enough away from neighbouring properties to minimise any harmful loss of amenity to those properties. A condition will be added to the permission to ensure that first floor side facing windows will be obscure glazed.

A new parking area to the front of the property is proposed and the level of parking complies with policy; in addition the site is well served by public transport and the two town centres of Redhill and Reigate are easily accessible on foot or by bicycle. In addition, the tree officer has assessed the development in terms of impact on trees and future landscaping and has no objections subject to conditions. The additional landscaping is considered to overcome the conservation officer's concerns regarding the impact on the Chart Lane Conservation Area to the north. The proposal is therefore considered acceptable.

RECOMMENDATION

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

Consultations:

Highway Authority: The proposed development has been considered by the county highway authority in terms of the likely net additional traffic generation, access arrangements and parking provision and recommends that conditions relating to the vehicular access, space laid out for parking, electrical car charging points, bicycle storage and the provision of a Construction Transport Management Plan are added.

Conservation Officer: raised concern relating to the siting nearer to Reigate Road than the established building line and requested new evergreen planting along the boundary with this road.

Tree Officer: Recommends full tree protection condition and landscaping condition.

Representations:

Letters were sent to neighbouring properties on 14 January 2020, and 19 May 2020. A site notice was posted on 21 January 2020. 25 letters of representation from local residents have been received raising the following concerns:

Issue	Number	Response
Increase in traffic and congestion	20	See paragraphs 6.20-6.21
Lack of parking	22	See paragraphs 6.20-6.21
Hazard to highways	18	See paragraph 6.19
Overshadowing	5	See paragraph 6.12-6.15
Overlooking and loss of privacy	4	See paragraph 6.12-6.15
Overdevelopment	8	See paragraph 6.9, 6.10
Poor design	6	See paragraph 6.5, 6.6
Inconvenience during construction	6	See paragraph 6.19
Harm to conservation area	4	See paragraph 6.7, 6.8
Harm to and loss of trees	8	See paragraph 6.16

Three letters of support have also been received

1.0 Site and Character Appraisal

1.1 The site currently consists of a mid-twentieth century detached property set within a substantial corner plot on the junction of Ringley Park Road and Reigate Road. The site is bounded by a wall to the roads and there is currently substantial landscaping and trees throughout much of the site. There is a group of protected trees (RE1067) situated on the northern boundary. To the north of the site is the Chart Lane conservation area.

- 1.2 The site is on the eastern side of Ringley Park Road and the property has access from that road which would be retained. The site also has a significant boundary with Reigate Road (A23) to the north.

2.0 Added Value

- 2.1 Improvements secured at the pre-application stage: Pre-application advice was sought and advice given in terms of design, car parking and impact on trees.
- 2.2 Further improvements could be secured: Conditions will be placed on any grant of permission in regard to the materials used, obscure glazing to first floor side facing windows, construction management plan, parking, electrical charging points, tree protection condition and new landscaping.

3.0 Relevant Planning and Enforcement History

- 3.1 78P/1286 – Erection of double garage at front using existing vehicular access to Ringley Park Road – approved with conditions.

4.0 Proposal and Design Approach

- 4.1 The proposal is for the demolition of the existing building and the erection of a two-storey building consisting of 6 two bedroom and 1 one bedroom flats. The building is indicated on the plans as being of a traditional design with steeply pitched roofs and traditional materials.
- 4.2 Access would be provided from Ringley Park Road using the existing access.
- 4.3 Space has been provided within the site for 1 car parking space per property (and one additional visitor parking space) along with cycle storage and bin stores in accordance with DMP standards in this medium accessibility area.
- 4.4 Amended plans have been received during the course of the application, reducing the depth of the buildings at first floor level to the rear and removing one of the flats from the scheme. The parking area to the front has also been amended to allow for greater landscaping.
- 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	<p>The proposal provides 7 flats comprising of 6 two bed and 1 one bed units over two storeys. Unlike adjacent buildings to the north, east and west of the site, the roof area is not being used to provide additional accommodation.</p> <p>The 7 units provide for a range of accommodation size on the site whilst respecting the character of the area. The proposal maintains ample space for landscaping. The layout ensures that the building is set back from both road frontages in an appropriate manner having regard to built form in the wider area, tree cover, future landscaping and the provision of amenity space for the future occupants.</p>
Involvement	No community consultation took place.
Evaluation	The statement does not include any evidence of other development options being considered.
Design	The statement states that a Georgian style approach to the design of a dwelling was seen to enable a larger building to be provided on the site that would marry the two frontages, preserve the character of the adjacent Conservation Area and setting of the locally listed buildings to the north. It would allow for a lower pitch and scale to the roof as seen on Ringley Park Road whilst providing a larger style building as seen along the A25.

5.0 Policy Context

5.1 Designation

Urban Area, adjacent to Chart Lane Conservation Area (to the north)

5.2 Reigate and Banstead Core Strategy

CS1(Sustainable Development)
CS4 (Valued Townscapes and Historic Environment)
CS10 (Sustainable Development),
CS11 (Sustainable Construction),
CS15 (Affordable Housing)

5.2 Reigate & Banstead Development Management Plan 2019

Design, Character, and amenity	DES1, DES8
Protecting the natural and historic environment	NHE3, NHE9
Transport, Access, and parking	TAP1

5.3 Other Material Considerations

National Planning Policy Framework
National Planning Practice Guidance
Supplementary Planning Guidance

Surrey Design
Local Distinctiveness Design Guide

Other

Human Rights Act 1998

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 development is acceptable in land use terms.

6.2 The main issues to consider are:

- Impact on local character
- Neighbour amenity
- Trees and Landscaping
- Highway and parking matters
- CIL
- Affordable housing

Impact on local character

6.3 The proposal would result in the demolition of the existing building, a detached dwelling. This property is of mid twentieth century origin and is of no significant architectural merit and therefore there is no objection to its demolition.

6.4 Concern has been raised from neighbouring properties about the principle of flats on the road. However, there are similar examples in the vicinity and there can be no objection in principle to a flatted development on the site. The surrounding area is typified by a mixture of housing styles and types.

6.5 The replacement building would be built in a Georgian style which allows for a reduced roof form whilst providing an enlarged building on the site. Symmetry to the main body of the building follows Georgian principles as does the fenestration pattern and wall to void proportions. The applicant states in the design statement that the provision of a subservient wing to the south allows for a reduction in scale and bulk giving the impression of a building that has been appropriately extended in the past.

6.6 It is considered that the design of the building as proposed is acceptable in this location. There is a mix of styles, including contemporary and traditional Victorian, and a Georgian style property would be in keeping with a number of the properties within Ringley Park Road. The property would have the

appearance of a substantial detached house and it is not considered that it would look out of place within the street scene.

- 6.7 The Conservation Officer was consulted primarily due to the proximity of the Chart Lane Conservation Area which is to the north of the application site, to the other side of Reigate Road. His comments are as follows:
“The Conservation Area at this point is characterised by a set building line and an evergreen shrubbery and tree frontage. Kingsmuir is on the site of a Victorian house which shares the same characteristics as the Conservation Area in terms of set back and landscaping, and is important as part of the setting, approach and backdrop to the Conservation Area and as part of the shrubbery and tree belt green corridor or parkway along Reigate Road. I am concerned at the proposal being forward of the general building line along this part of Reigate Road and forward of the historic footprint of the former Victorian house to Reigate Road and consider it should be set back.”
- 6.8 The comments above have been noted and assessed. However, the proposal cannot be moved further back from the boundary with Reigate Road due to the potential impact on the property to the South. Whilst it is noted that that position of the new building is closer to Reigate Road than the current property, it is important to note that there is no fixed building line in this section of Reigate Road. There are significant enhancements proposed in landscaping and screening terms when viewed from Reigate Road and this is considered to ameliorate the concerns of the conservation officer.
- 6.9 Amended plans have been received reducing the first floor of the rear of the property leaving a single storey element as well as changing the parking area at the front of the house to allow for additional landscaping. These changes do not impact on the character of the proposal; the impact of the proposed property to the neighbouring house has been reduced by the reduction at first floor level and the resultant reduction in roof size.
- 6.10 It is considered therefore that the quantum of development and the design of the building is appropriate on this site and the proposal complies with policy DES1 in this regard.

Neighbour amenity

- 6.11 The property is situated some distance away from the dwellings to the north and the west, both of which are on opposite sides of the road and are well screened by mature trees. The property to the east, South Lawns, is a relatively modern apartment block, situated centrally within its plot and is approximately 20m away. It is not considered that the proposal would materially harm the amenity of the dwellings within the block.
- 6.12 Concern has been raised from the owner of no.12 Ringley Park Road, the property to the south. Amended plans have been received that have reduced the bulk of the property to the rear elevation at first floor level which would have caused some significant loss of amenity due to an overbearing nature and potential overlooking and loss of privacy.

- 6.13 Following these amended plans, which have reduced the depth of the new building, it is considered that there would not be a materially harmful impact to the amenity of no.12 Ringley Park Road. It is important to note that the property would not encroach closer to the boundary with no.12 than the existing property. Whilst concern has been raised in regard to the orientation of the proposed apartment block, the main two storey element of the building would not be materially deeper than no.12. In addition, the single storey element of the proposal is over 5m from the shared boundary and would not make a harmful impact on no.12
- 6.14 In terms of overlooking, there is one first floor side facing window that could overlook no.12; however, this is shown on the plans to obscure glazed and a condition would be added to the permission ensuring that it is obscure glazed and fixed shut (excepting a fanlight opening 1.7m above floor level).
- 6.15 In terms of a material loss of light to no.12, an assessment of the potential harm by overshadowing has been carried out to the first floor rear windows of no.12, as per paragraph 4.4 of the Council's SPG on householder extensions and alterations. It is clear that whilst a line on a 45 degree angle taken in the horizontal plane from the first floor rear window may be breached by the new property, it would not encroach a line taken at 45 degrees on the vertical axis (with both axis needing to be breached to signify unacceptable light loss). Whilst there would be a change of outlook, it is not considered that this would cause such harm to the neighbouring property as to warrant refusal for this reason.

Trees and Landscaping

- 6.16 Due to the presence of mature and protected trees along the northern boundary with the public house, the Council's tree officer has been consulted and his comments are as follows:
- "I have undertaken a review of the proposed development and the arboricultural information which has been submitted to support that proposed development. I am familiar with the site and the surrounding landscape having been involved in the service of the Tree preservation Order at the application site and dealing with the redevelopment of the adjoining site to the east.
- "The application has been supported by a detailed arboricultural submission which includes an arboricultural method statement (AMS) and a tree protection plan (TPP). The information has been compiled by an arboricultural consultancy practice that undertakes works within the borough on a regular basis and is in accordance with the advice, guidelines and recommendation of British Standard 5837:2012 Trees in relation to design, demolition and construction- Recommendations. Existing trees and vegetation have been assessed and categorised adopting the criteria and methodology from section 4 and table 1 of the above standard.
- "The proposed development results in some loss of trees, 4 trees in total which are detailed in section 3 of the AMS, table 1, of the trees lost the only high

category tree directly lost to the development is a Lawson cypress approximately 13.5m in height and semi mature in age numbered 23 in the tree schedule. The other trees lost to the proposed development are low categories two in 'C' category and 1 in the 'U' category.

"The trees lost to the proposed development are not subject to the Tree Preservation Order that affects other trees at this application site, T23 is in close proximity to both the existing dwelling and the proposed development, its long term retention whether development proceeds or not would be questionable as the tree has the ability to substantially increase in size and conflict between the trees and existing dwelling and proposed development structures would be likely to occur.

"Whilst the loss of this tree would be regrettable its loss can be mitigated by replacement planting along this boundary with the adjoining property to enhance tree cover and additional landscaping and boundary treatment would improve screening at the lower and mid-levels .

"Whilst the submitted arboricultural method statement and tree protection plan is broadly acceptable at section 9 of the AMS it does state that the underground services have not been detailed and are unknown at this stage, which is normal for this size of the development as they are generally designed post decision. It is likely that the services would need to be upgraded to serve the increased number of occupants and apartments. As this matter is unknown and has the potential to result in significant impacts on retained trees and vegetation the Council in these circumstances would consider that the use of a 'finalised' AMS and TPP precedent condition to safeguard existing trees and vegetation would be entirely justified and appropriate in these circumstances, if the planning case officer is minded to recommend consent.

"Both the arboricultural and landscape matters can be adequately dealt with by imposing the appropriate conditions."

- 6.17 It is noted that the conservation officer has raised concerns about the impact of the application on the conservation area to the north and has requested that a scheme of landscaping to screen the building from the conservation area with suitable shrubs such as Portuguese Laurel, Laurel, informal Yew and Holly. This is considered pertinent to the application and a suitable condition will be added to the permission as per the tree officer and the conservation officer's comments.
- 6.18 It is considered therefore that subject to the conditions outlined above being complied with, the proposal complies with policies DES1, NHE3, and NHE9 in this regard.

Highway matters

- 6.19 The proposed development has been considered by the county highway authority in terms of the likely net additional traffic generation, access arrangements and parking provision and recommends that conditions relating

to the cycle parking, space laid out for parking, electrical car charging points, a pedestrian inter-visibility splay and the provision of a Construction Transport Management Plan are added. The pedestrian inter-visibility splay must be carried out before occupation of the site to ensure the safety of pedestrians due to the ingress and egress of cars from the site. Concern has been raised from residents regarding inconvenience during construction; the proposed construction transport management plan will mitigate against significant issues relating to construction traffic, parking and management etc.

- 6.20 The proposed development site is located within an area of medium accessibility and requires a provision of 8 parking spaces, in line with Reigate and Banstead's parking guidance for residential development. The proposed development therefore meets the required parking provision. The proposal would result in an increase in trip rates to and from the site and as such, the existing entrance gate is to be removed as part of the proposal to prevent cars backing up onto the highway when queuing to enter the site.
- 6.21 In terms of its location, the proposal is situated midway between Reigate and Redhill town centres, approximately 10 and 15 minutes away by foot respectively. There is a cycle lane both ways along Reigate Road and adjacent to the site is a bus stop with regular services.
- 6.22 Whilst concern has been raised from residents in terms of the parking and traffic generation, it is clear from the comments above that the proposal complies with policy TAP1 and annexe 4 of the DMP (parking standards). It is noted that there are a number of parking restrictions along Ringley Park Road and Reigate Road that would prevent additional unwanted on-street parking.

CIL

- 6.23 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

- 6.24 Development Management Plan DES6 states that on developments providing 11 or more homes, 30% of the homes on site should provide affordable housing. This supersedes the Core Strategy policy CS15 in its entirety.
- 6.25 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.

CONDITIONS

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

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

Note: Should alterations or amendments be required to the approved plans, it will be necessary to apply either under Section 96A of the Town and Country Planning Act 1990 for non-material alterations or Section 73 of the Act for minor material alterations. An application must be made using the standard application forms and you should consult with us, to establish the correct type of application to be made.

Plan Type	Reference	Version	Date Received
Location Plan	RP/LP/01		23.12.2019
Proposed Plans	RP/BH/01		23.12.2019
Proposed Plans	RP/B/01		23.12.2019
Street Scene	RP/SS/01		23.12.2019
Street Scene	RP/SS/01		23.12.2019
Existing Plans	RP/EXP/01		23.12.2019
Elevation Plan	RP/E/01	B	18.05.2020
Proposed Plans	RP/P/01	C	18.05.2020
Block Plan	RP/BP/01	B	18.05.2020
Site Layout Plan	RP/SP/01	B	18.05.2020

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 above slab level 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 Reigate and Banstead Development Management Plan 2019 policy DES1.

4. No development shall commence including any demolition or groundworks preparation until a detailed, scaled 'finalised ' 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 any service routings and drainage runs. The AMS shall also include a pre

commencement meeting ,supervisory regime for their implementation & monitoring with an agreed reporting process to the LPA.. All works shall be carried out in strict accordance with these details when approved.

Reason: To ensure good arboricultural practice in the interests of the maintenance of the character and appearance of the area and to comply with British Standard 5837:2012 'Trees in Relation to Design, demolition and Construction – Recommendations' and policies NHE3 and DES1 of the Reigate and Banstead Borough Local Plan adopted September 2019.

5. No development shall commence on site until a scheme for the landscaping and replacement tree planting of the site including the retention of existing landscape features has been submitted and approved in writing by the local planning authority. Landscaping schemes shall include details of hard landscaping, planting plans, written specifications (including cultivation and other operations associated with tree, shrub, and hedge or grass establishment), schedules of plants, noting species, plant sizes and proposed numbers/densities and an implementation programme.

The scheme shall include significant new planting along the boundary with Reigate Road, including a number of evergreen trees/shrubs of appropriate species: such as Portuguese Laurel, Laurel, informal Yew and Holly.

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

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

Any trees shrubs or plants planted in accordance with this condition which are removed, die or become damaged or become diseased within five years of planting shall be replaced within the next planting season by trees, and shrubs of the same size and species.

Reason: To ensure good arboricultural and landscape practice in the interests of the maintenance of the character and appearance of the area and to comply with policies NHE3, NHE9 and DES1 of the Reigate and Banstead Borough Local Plan 2019, British Standards including BS8545:2014 and British Standard 5837:2012

6. 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: In order that the development should not prejudice highway safety nor cause inconvenience to other highway users and to meet the objectives of the NPPF (2019), and to satisfy policy TAP1 of the Reigate and Banstead Development Management Plan 2019.

7. The development hereby approved shall not be occupied unless and until each of the proposed dwellings are 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) 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: In order that the development should not prejudice highway safety nor cause inconvenience to other highway users and to meet the objectives of the NPPF (2019), and to satisfy policy TAP1 of the Reigate and Banstead Development Management Plan 2019.

8. 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 cycles to be parked in a covered and secure location. Thereafter the cycle parking area 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 and to meet the objectives of the NPPF (2019), and to satisfy policy TAP1 of the Reigate and Banstead Development Management Plan 2019.

9. Before any of the operations hereby approved are started on site, a pedestrian inter-visibility splay of 2m by 2m shall be provided on each side of the access, the depth measured from the back of the footway (or verge) and the widths outwards from the edges of the access, in accordance with the approved plan numbered 2019/5054/001. No fence, wall or other obstruction to visibility between 0.6m and 2m in height above ground level shall be erected within the area of such splays.

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

10. 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) measures to prevent the deposit of materials on the highway
 - (e) before and after construction condition surveys of the highway and a commitment to fund the repair of any damage caused

(f) on-site turning for construction vehicles (including measures for traffic management)
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: In order that the development should not prejudice highway safety nor cause inconvenience to other highway users and to meet the objectives of the NPPF (2019), and to satisfy policies TAP1 and DES8 of the Reigate and Banstead Development Management Plan 2019.

11. 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.

12. 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.

13. No development above slab level shall commence until all details of proposed/retained boundary treatment has been submitted to and approved in writing by the local planning authority (LPA), to include wildlife friendly access where possible.

Reason: To ensure good landscape practice in the interests of the maintenance of the character and appearance of the area and to comply with policy DES1 of the Reigate and Banstead Development Management Plan 2019.

INFORMATIVES

1. 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.

2. 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.
3. The use of a suitably qualified arboricultural consultant is essential to provide acceptable submissions in respect of the arboricultural tree condition (no.4) above. All works shall comply with the recommendations and guidelines contained within British Standard 5837
4. The use of landscape/arboricultural consultant is considered essential to provide acceptable submissions in respect of the above relevant condition (no.5). Replacement planting of trees and shrubs shall be in keeping with the character and appearance of the locality and have a strong native influence . There is an opportunity to incorporate structural landscape 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 Advanced Nursery Stock sizes with initial planting heights of not less than 4.5m with girth measurements at 1m above ground level in excess of 16/18cm.

5. The permission hereby granted shall not be construed as authority to carry out any works on the highway. The applicant is advised that prior approval must be obtained from the Highway Authority before any works are carried out on any footway, footpath, carriageway, or verge to form a vehicle crossover to install dropped kerbs. www.surreycc.gov.uk/roads-and-transport/road-permits-and-licences/vehicle-crossovers-or-dropped-kerbs
6. Section 59 of the Highways Act permits the Highway Authority to charge developers for damage caused by excessive weight and movements of vehicles to and from a site. The Highway Authority will pass on the cost of any excess repairs compared to normal maintenance costs to the applicant/organisation responsible for the damage.
7. The developer is reminded that it is an offence to allow materials to be carried from the site and deposited on or damage the highway from uncleaned wheels or badly loaded vehicles. The Highway Authority will seek, wherever possible, to recover any expenses incurred in clearing, cleaning or repairing highway surfaces and prosecutes persistent offenders. (Highways Act 1980 Sections 131, 148, 149).
8. It is the responsibility of the developer to ensure that the electricity supply is sufficient to meet future demands and that any power balancing technology is in place if required. Please refer to:
<http://www.beama.org.uk/resourceLibrary/beama-guide-to-electric-vehicleinfrastructure.html>
for guidance and further information on charging modes and connector types.
9. 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.reigate-banstead.gov.uk/info/20277/street_naming_and_numbering

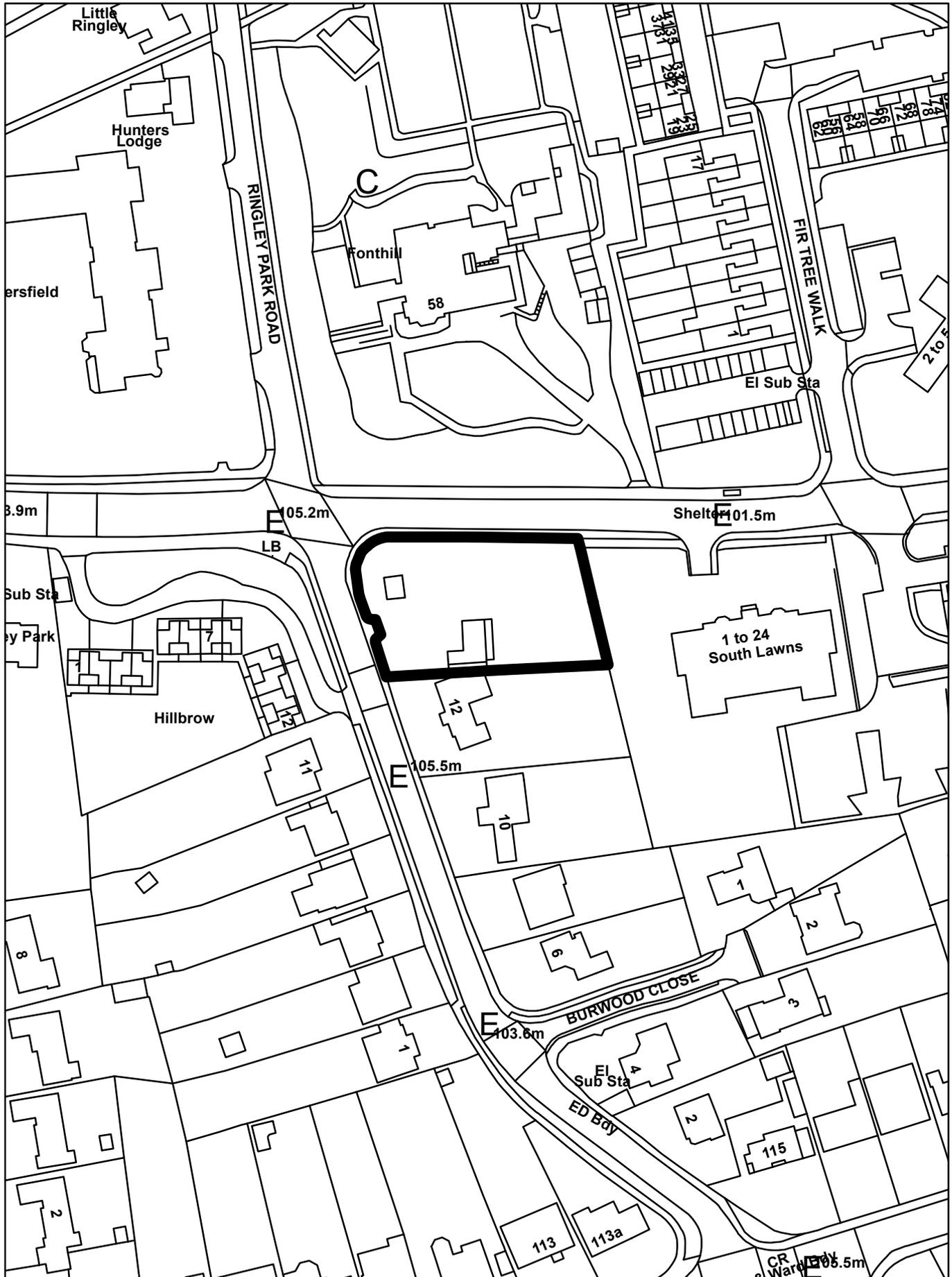
REASON FOR PERMISSION

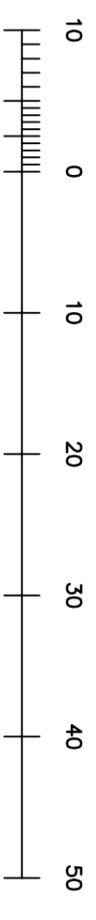
The development hereby permitted has been assessed against development plan policies DES1, DES8, NHE3, NHE9, TAP1, and material considerations, including third party representations. It has been concluded that the development is in

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.

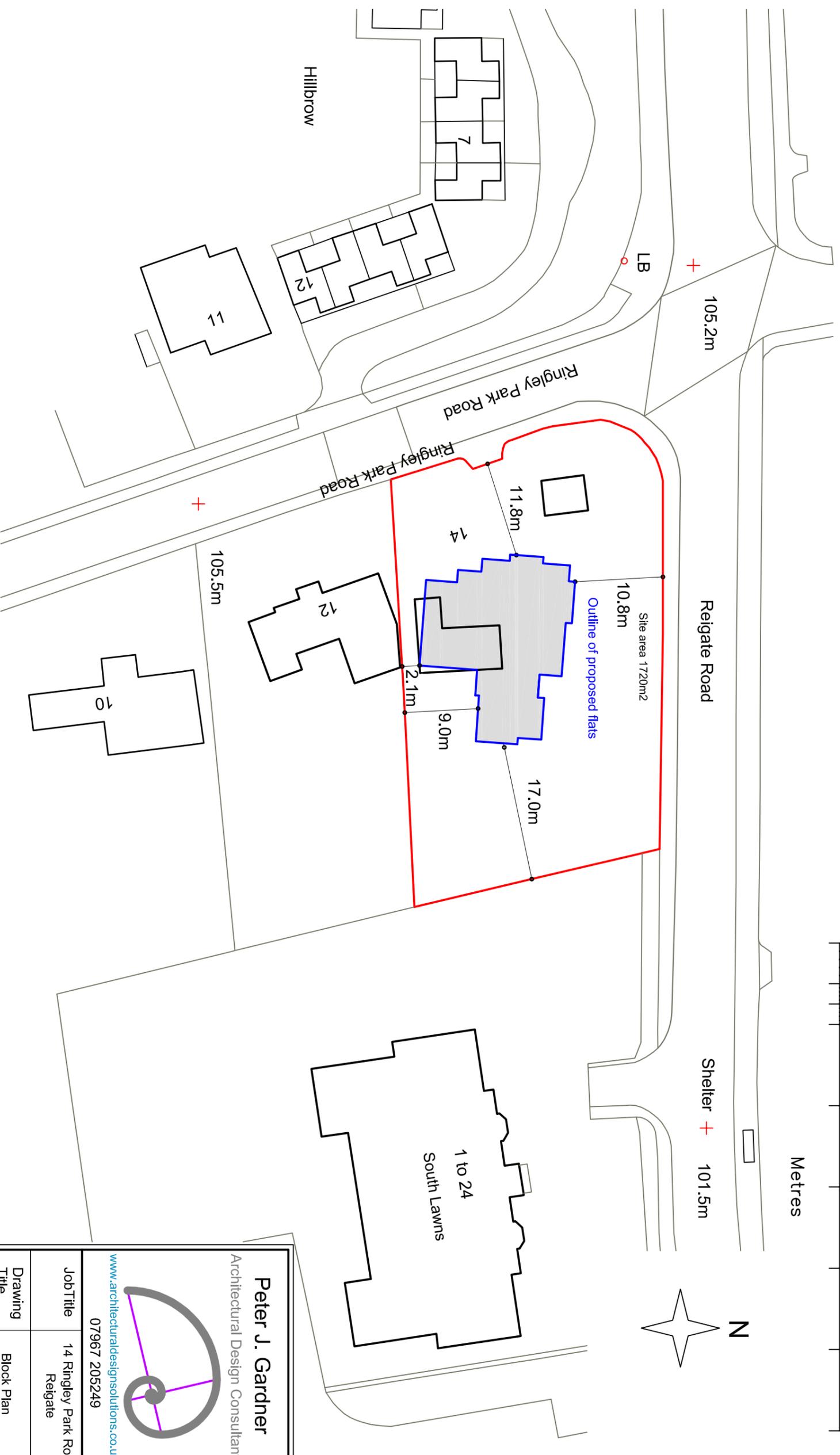
19/02590/F - Kingsmuir, 14 Ringley Park Road, Reigate

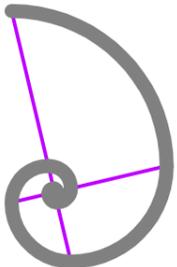


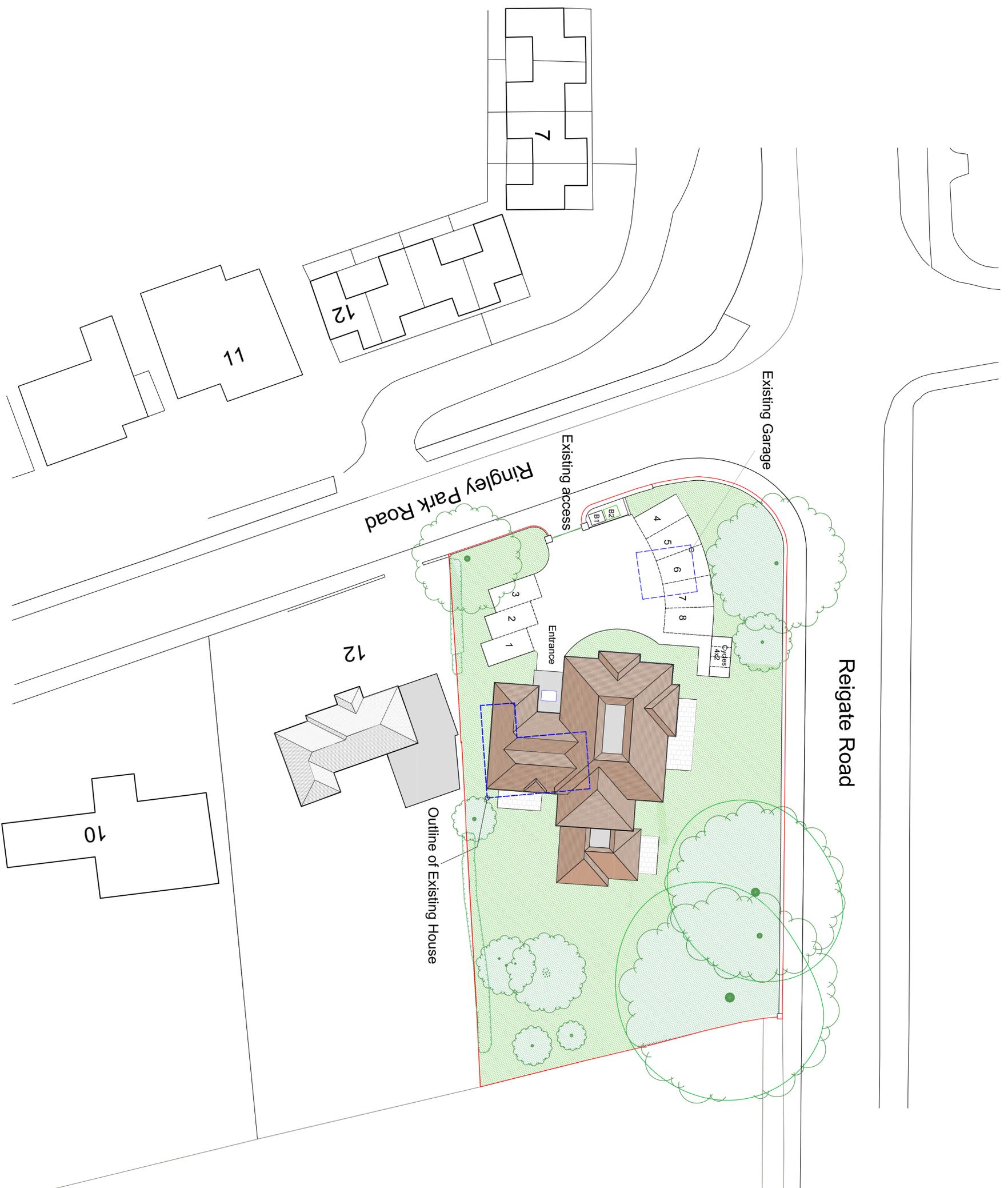
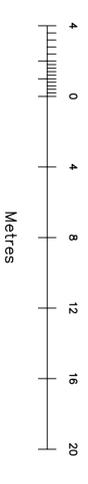


Metres

N

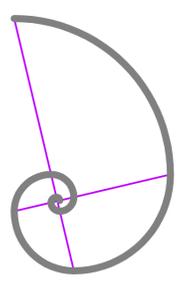


<p>Peter J. Gardner Architectural Design Consultant</p>  <p>www.architecturaldesignsolutions.co.uk 07967 205249</p>	
Job Title	14 Ringley Park Road Reigate
Drawing Title	Block Plan
Client	D.J
Date	20/08/2019
Drawn	P.J.G
Scale	1:500 on A3
Drwg No.	RP/BP/01
	B



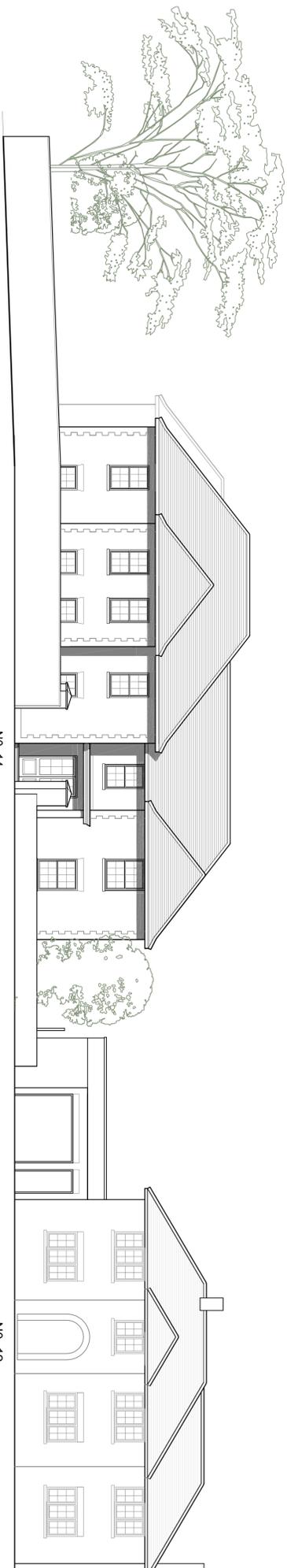
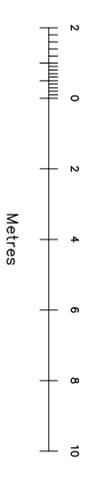
**1 to 24
South Lawns**

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Architectural Design Consultant

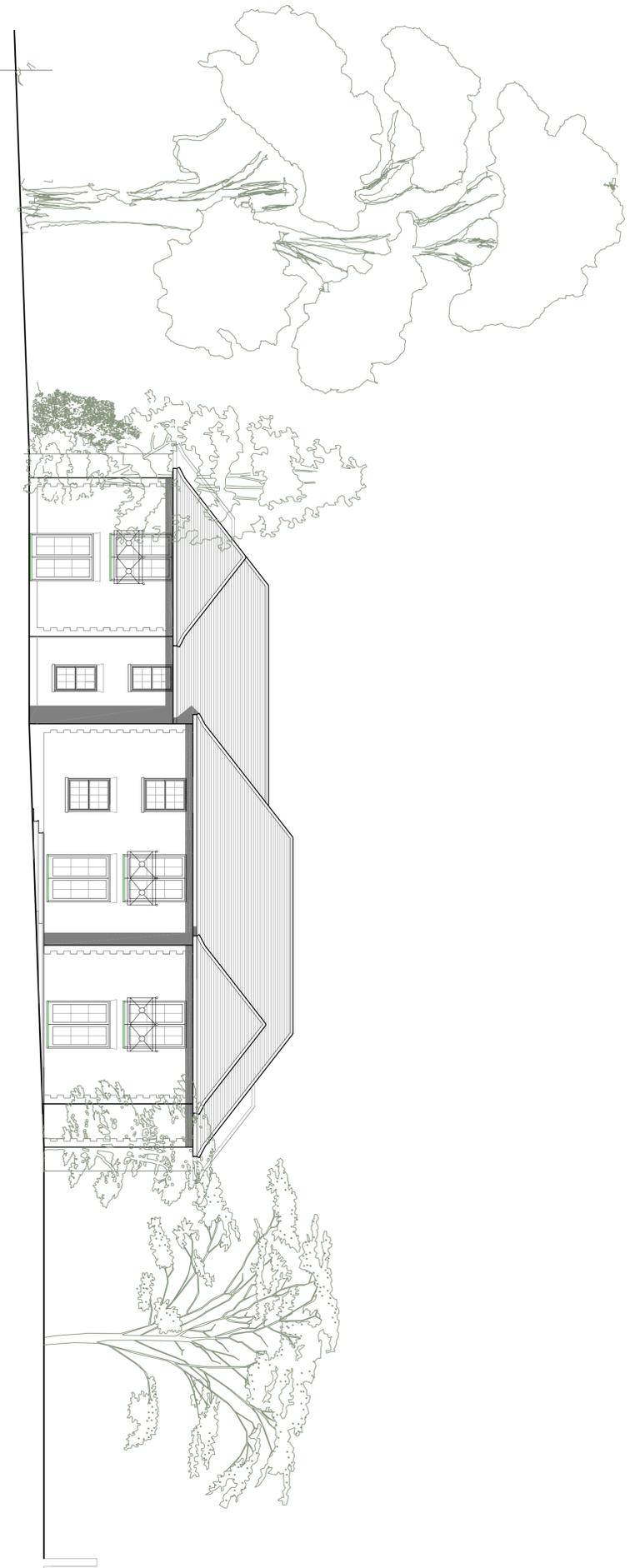


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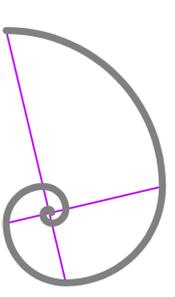
Job Title	14 Ringley Park Road Reigate
Drawing Title	Proposed Site Plan
Client	D.J
Date	17/10/2019
Drawn	P.J.G
Scale	1:200 on A1
Drg No.	RP/SP/01
	B



Ringley Park Road - Proposed East Elevation



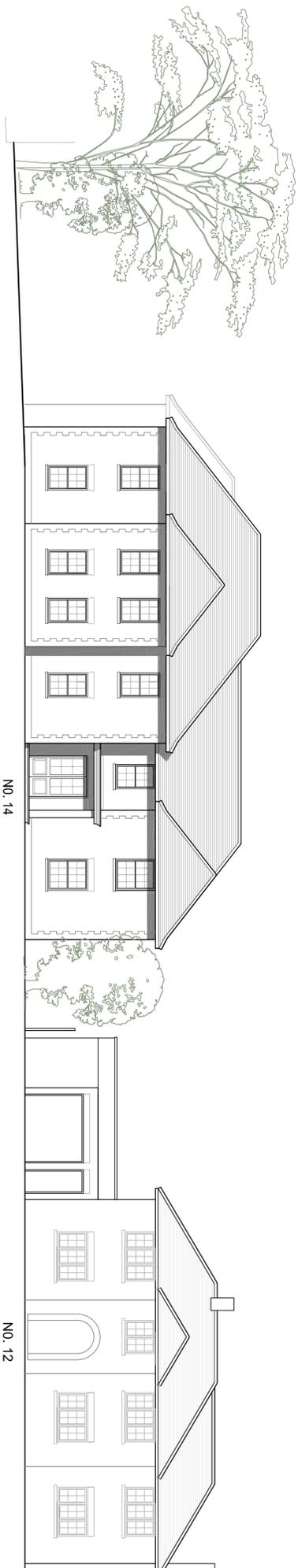
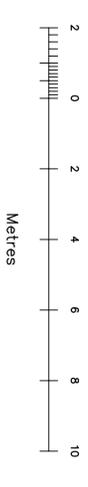
Reigate Road - Proposed North Elevation



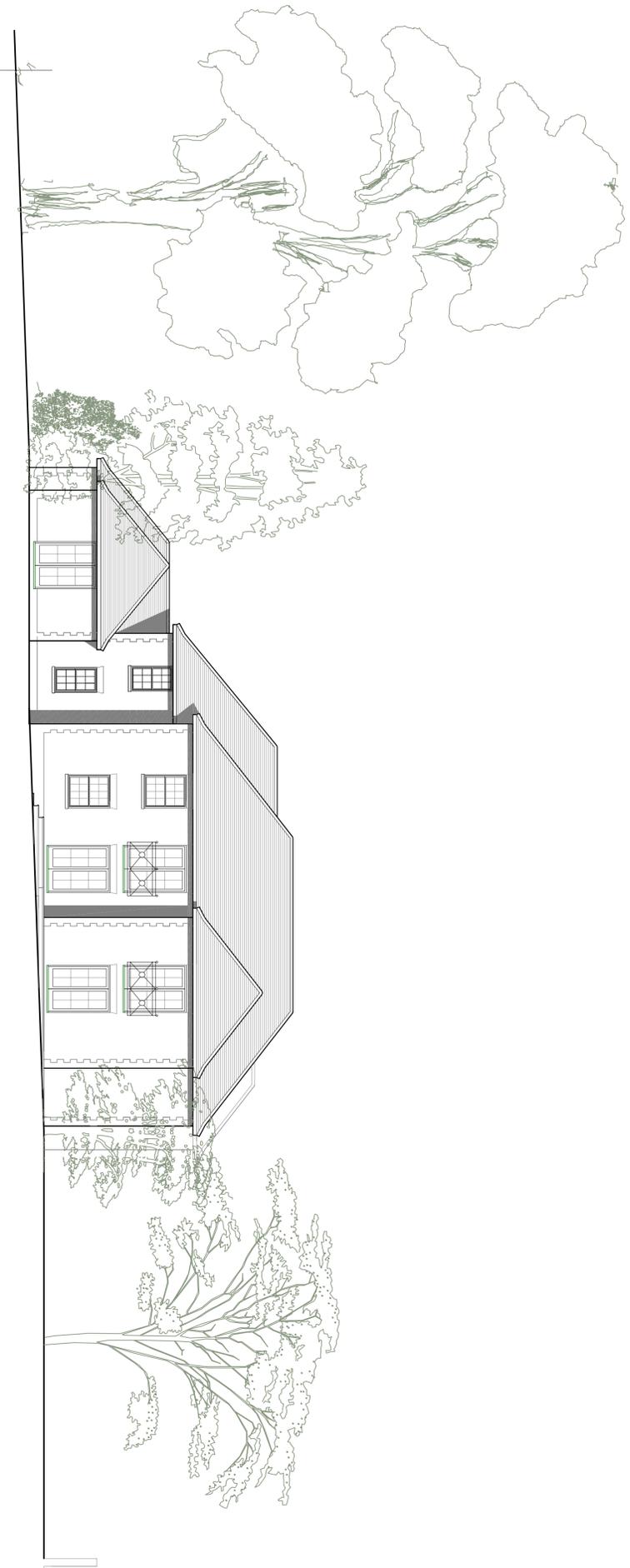
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Job Title	14 Ringley Park Road Reigate
Drawing Title	Proposed Elevations
Client	D.J
Date	14/07/2019
Drawn	P.J.G
Scale	1:100 on A1
Drg No.	RP/SS/01

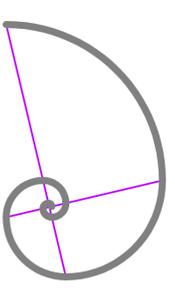


Ringley Park Road - Proposed East Elevation



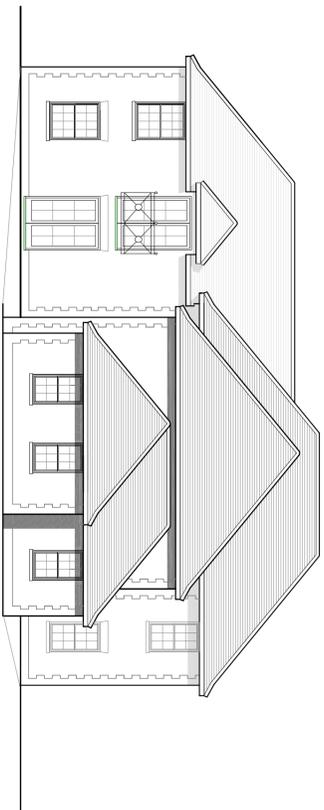
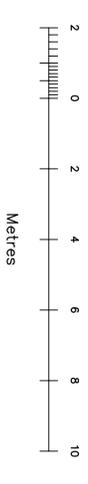
Reigate Road - Proposed North Elevation

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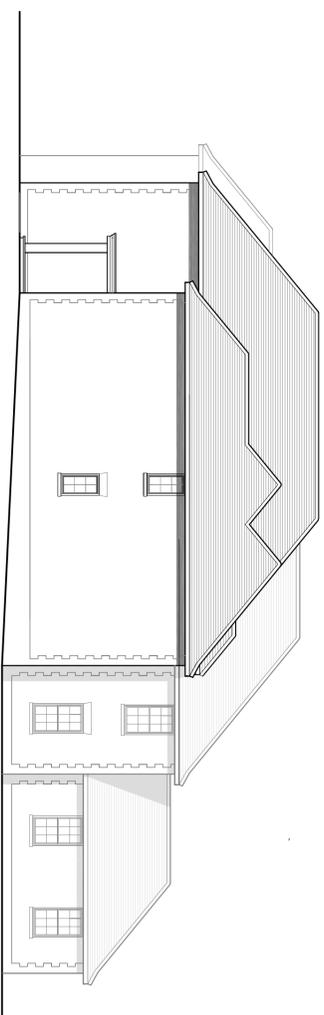


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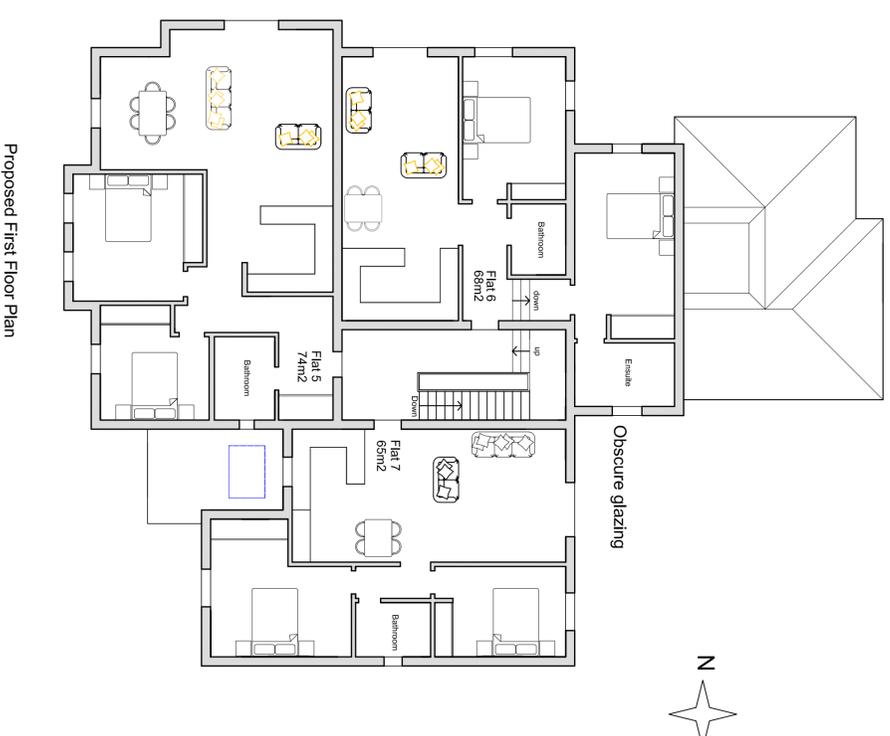
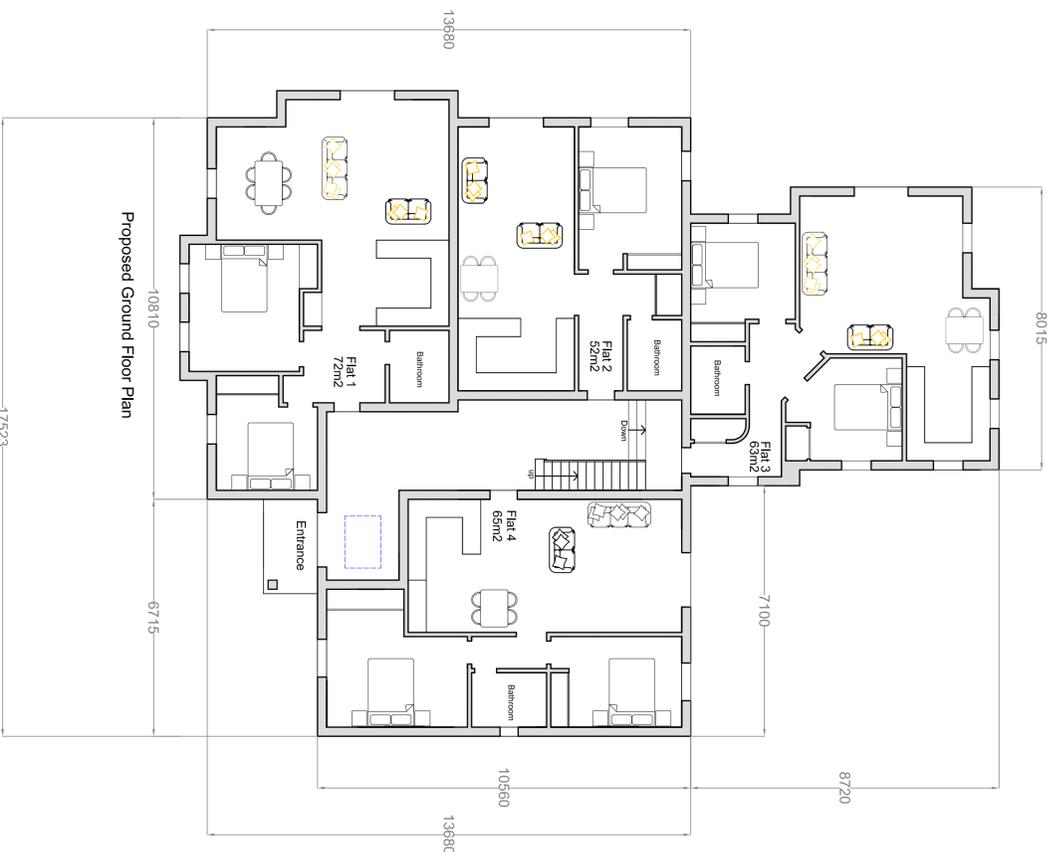
Job Title	14 Ringley Park Road Reigate
Drawing Title	Proposed Elevations
Client	D.J
Date	14/07/2019
Drawn	P.J.G
Scale	1:100 on A1
Drg No.	RP/E/01
	B

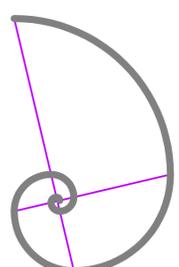


Proposed East Elevation



Proposed South Elevation



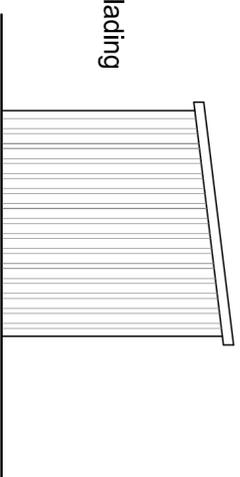
<p>Peter J. Gardner Architectural Design Consultant</p>  <p>www.architecturaldesignsolutions.co.uk 07967 205249</p>	
Job Title	14 Ringley Park Road Reigate
Drawing Title	Proposed Plans and Elevations
Client	D.J
Date	07/05/2020
Drawn	P.J.G
Scale	1:100 on A1
Drg No.	RP/P/01
	C



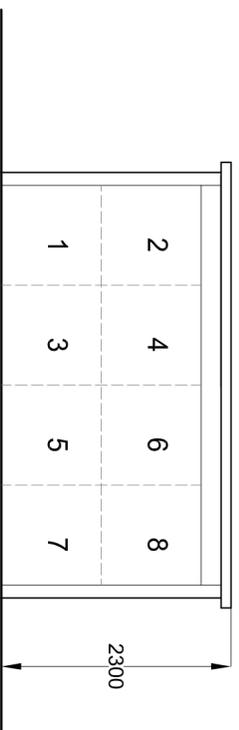
Timber hit and miss cladding



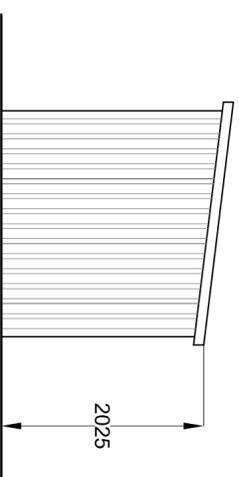
Proposed North Elevation



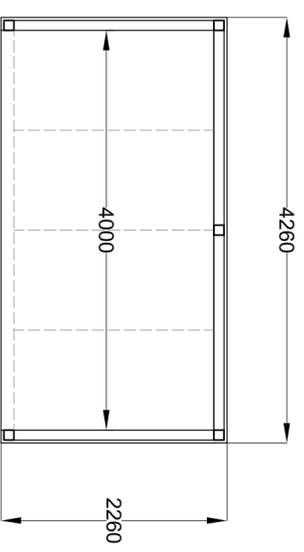
Proposed West Elevation



Proposed South Elevation



Proposed East Elevation



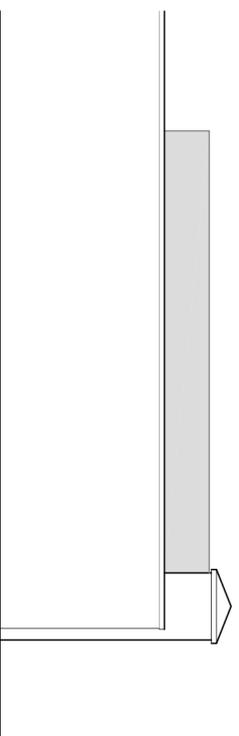
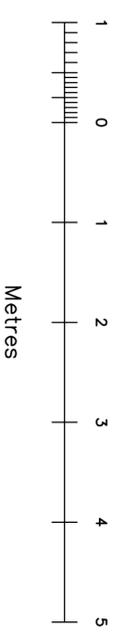
Proposed Plan

Bike Store

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Architectural Design Consultant

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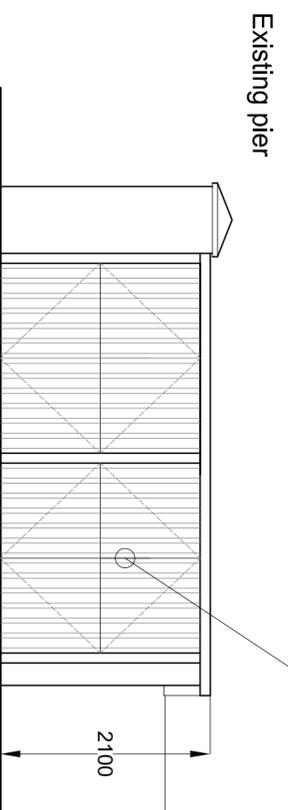
Job Title	14 Ringley Park Road Reigate
Drawing Title	Proposed Bike Rack Housing
Client	A.H
Date	14/12/2019
Drawn	P.J.G
Scale	1:50 on A2
Drng No.	RP/BH/01



Existing Boundary wall

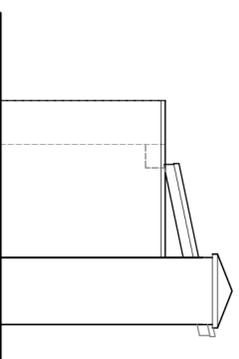
Proposed West Elevation

Timber hit and miss doors

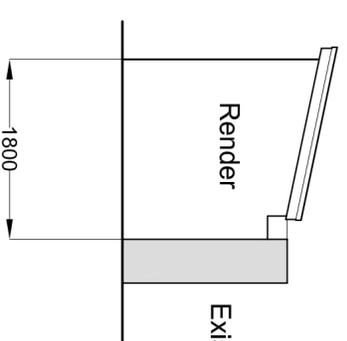


Existing pier

Proposed East Elevation



Existing Boundary wall and pier



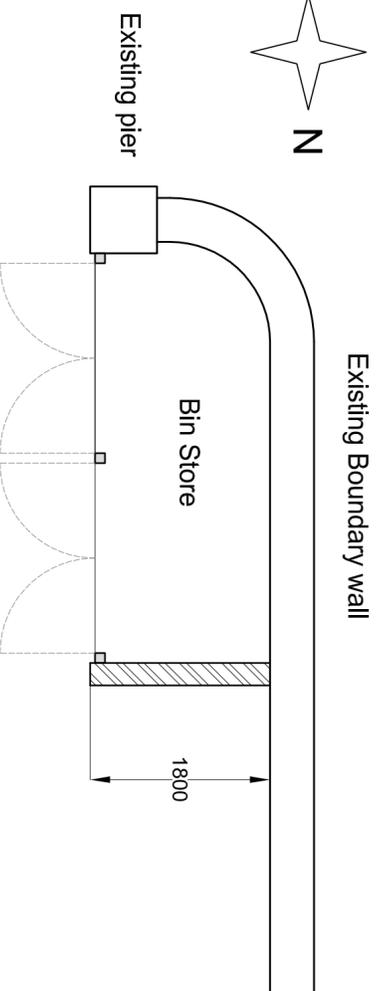
Existing Boundary wall

Proposed North Elevation

South Elevation



N

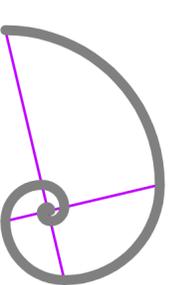


Existing Boundary wall

Bin Store

Existing pier

Proposed Plan



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Job Title	14 Ringley Park Road Reigate
Drawing Title	Proposed Bin Store
Client	A.H
Date	14/12/2019
Drawn	P.J.G
Scale	1:50 on A2
Drng No.	RP/B/01