

 Reigate & Banstead BOROUGH COUNCIL Banstead Horley Redhill Reigate	TO:	PLANNING COMMITTEE
	DATE:	2 September 2020
	REPORT OF:	HEAD OF PLANNING
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AGENDA ITEM:	7	WARD: Earlswood and Whitebushes

APPLICATION NUMBER:	19/02592/F	VALID:	16/01/2020
APPLICANT:	Mr D Moftakhar	AGENT:	Reigate Architects Ltd
LOCATION:	LAND ADJACENT TO 122 BRAMBLETYE PARK ROAD REDHILL SURREY RH1 6EJ		
DESCRIPTION:	New three-storey building containing two semi-detached dwellings. External landscaping with four car parking spaces (two spaces for each dwelling). As amended on 15/04/2020 21/04/202 13/05/2020, 20/05/2020, 10/07/2020 and on 20/08/2020.		
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SUMMARY

This is a full planning application for the construction of a new building comprising two semi-detached houses. The houses would be three-storey, each having four bedrooms and two car parking spaces.

The site comprises a largely open area of land on the northeast side of Brambletye Park Road located between a five-storey apartment block (Bramley Court) to the north and a two-storey row of terraced housing to the southeast. The railway line lies beyond the rear boundary, screened by woodland. The front of the site includes an area of hard-standing and a bit further back in the site are raised concrete edges which are understood to be the tops of disused buried water tanks; the remainder of the site is undeveloped woodland.

The surrounding area is mostly residential in an area characterised by Victorian and Edwardian houses. Earlswood Infant and Nursery School and another nursery school are nearby.

The proposed houses make good use of space in the urban area and their scale and form are considered to overcome the design and character issues which resulted in refusals and appeal dismissals of previous schemes for apartment blocks on the site.

It is acknowledged that the houses would still be larger and notably deeper than most in the surrounding area, but taking into account the emphasis placed by the appeal

Inspectors' assessments, and that the new houses would be set-back, founded at road level, allow space for boundary and frontage landscaping, including replacement trees, and are intended to be finished in a palette of traditional materials, the overall appearance of the development is found to be appropriate for its setting.

Most of the trees in the front half of the site would be removed. These trees are deemed low quality in the main, and so their loss is not resisted but with the expectation that this loss is compensated for by a robust soft landscaping scheme, including new trees. An ecology survey and consultations with Surrey Wildlife Trust have identified the woodland to the rear half of the site to be a 'Habitat of Principal Importance for the purpose of conserving biodiversity'. Appropriate measures to ensure the woodland habitat is protected during the works and managed going forward, including measures to achieve a net gain in biodiversity are secured by condition.

The development is not considered to adversely impact the amenity of the neighbouring homes and obscured glazing shall be secured by condition to ensure an acceptable privacy relationship.

The County Highway Authority have raised no objection to the scheme on safety, capacity and policy grounds subject to usual measures controlled by condition. Each house would have two off-street parking spaces which meets the Council's minimum standard for this 'medium accessibility' location.

RECOMMENDATION

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

Consultations:

Highway Authority: No objection, subject to conditions, see Highways section in report below.

Surrey Wildlife Trust: No objection subject to compliance with ecology report provisions and pre-commencement conditions requiring submission and approval of a Construction and Environment Management Plan (CEMP) and a Landscape and Ecological Management Plan (LEMP) to protect the woodland to the rear of the site in particular, and also to compensate for the loss of the trees to the front of the site and to provide a net gain in biodiversity.

Tree Officer: No objection, subject to finalised tree protection and landscaping conditions, see Impact on Trees section in report below.

Network Rail: No objections.

Representations:

Letters were sent to neighbouring properties on 20 January 2020. A site notice was posted on 7 February 2020. Neighbours were re-notified several times on revised plans and information for 14-day periods commencing 20 April, 1 May, 14 May and 24 July 2020.

2no. Responses have been received raising the following issues:

Issue	Response
Flooding	The site is in Flood Zone 1 (low risk of river flooding) and there does not appear to be surface water flooding issues in the vicinity.
Harm to wildlife habitat	See paragraphs 6.28 – 6.34.
Loss of/harm to trees, arb report not accurate about the condition of the trees	See paragraphs 6.19 – 6.27.
Do not consider T1 is within site boundary	T1 is to be retained. Pruning and protection will be subject to condition requiring finalised tree protection submission.
Secure hoarding should be erected due to primary school walking route.	Construction Transport Management Plan condition will address pedestrian safety. Separate legislation (outside of planning) to control safety of construction sites.
Overlooking issues should be dealt with appropriately with obscured glass etc.	See paragraphs 6.14 and 6.15.
2-storey description ought to be 3-storey	Description has been amended

1.0 Site and Character Appraisal

- 1.1 The application site comprises a largely open area of land on the northeast side of Bramletye Park Road located between a five-storey apartment block (Bramley Court) to the north and a two-storey row of terraced housing to the southeast. The railway line lies beyond the rear boundary, screened by woodland. The front of the site includes an area of hard-standing and a bit further back in the site are raised concrete edges which are understood to be the tops of disused buried water tanks; the remainder of the site is undeveloped. The land slopes steeply up from the front of the site to the rear. The site is overgrown, and the boundaries are lined by trees of varied species, but none are protected, the back of the site is heavily treed.
- 1.2 There are no planning designations on the site other than it being in the Urban area. The surrounding area is mostly residential but with Earlswood Infant and Nursery School and another nursery school nearby. There is an access track to the southeast side of the site which leads to allotments.

2.0 Added Value

- 2.1 Improvements secured at the pre-application stage: Improvements have been achieved through a pre-application process; the scheme for a pair of semi-detached houses was supported over the previous proposal (refused and dismissed at appeal) for an apartment block of seven units. Improvements secured include reduction in the depth of the balconies; better, more domestic character to the building design; rooflights to side elevations rationalised; more soft landscaping to break-up parking to the frontage.
- 2.2 Improvements secured during the course of the application: Tree positions and land ownership have been clarified. The tandem parking arrangement has been changed to side-by-side parking spaces at the request of members. Details have been provided on the retaining wall alongside allotment access track. Additional obscured glazing has been shown on the side elevations. More details on planting have been provided, but subsequently considered unacceptable and so landscaping is to be conditioned. Site layout adjusted to indicate lower planting in visibility splays. Updated ecological survey and report provided, and further biodiversity measures put forward.
- 2.3 Further improvements to be secured through conditions or legal agreement:
The following conditions are recommended to be attached to the permission:
 3. Materials (details to be submitted pre-above ground level)
 4. Levels (pre-foundations works)
 5. Finalised tree protection (pre-commencement)
 6. Ecology report recommendations (compliance)
 7. Construction and Environment Management Plan (CEMP) (pre-commencement)
 8. Landscaping and Ecology Management Plan (LEMP) (pre-commencement)
 9. Full landscaping + replacement tree planting
 10. Construction Transport Management (pre-commencement)
 11. Boundary treatments
 12. Highways access (compliance)
 13. Highways parking (compliance)

- 14. Pedestrian inter-visibility splay (compliance)
- 15. Electric vehicle chargers (details submitted pre-occupation)
- 16. Obscured glazing (details to be submitted pre-above ground level)
- 17. Balconies (details to be submitted pre-use of balconies)
- 18. Building efficiency (details submitted pre-occupation)
- 19. High speed broadband (compliance)
- 20. Removal of permitted development rights for extensions (compliance)

3.0 Relevant Planning and Enforcement History

- 3.1 15/00850/F - Apartment block development over 4 levels plus loft containing 6 No. single bed flats and 2 No. two bed flats. External landscape with 9 No. car parking spaces (including 2 No. for disabled use). REFUSED 17 June 2015.
- 3.2 16/00718/F - Apartment block development over 3 levels plus loft containing 1 No. single bed flat and 6 No. two bed flats. External landscaping with 5 No. car parking spaces (including 2 No. for disabled use). REFUSED 24 May 2016. APPEAL DISMISSED 1 November 2016.
- 3.3 17/00980/F - Apartment block development over 3 levels plus loft containing 1 no. single bed flat and 6 no. two bed flats. External landscaping with 5 no. car parking spaces (including 2 no. for disabled use). REFUSED 21 June 2017. APPEAL DISMISSED 1st May 2018.
- 3.4 PAM/19/00204 – Pre-application advice: 2 No. four bed semi-detached houses with 4 No. car parking spaces. PRE-APPLICATION ADVICE ONLY.

4.0 Proposal and Design Approach

- 4.1 The proposal is for a pair of semi-detached, three-storey houses with associated parking spaces and landscaping. The two houses would each have 4-bedrooms, with identical floor plan.
- 4.2 The applicant has submitted a design and access statement. A design and access statement should illustrate the process that has led to the development proposal, and justify the proposal in a structured way, by demonstrating the steps taken to appraise the context of the proposed development. It expects applicants to follow a four-stage design process comprising:
Assessment;
Involvement;
Evaluation; and
Design.
- 4.3 Evidence of the applicant's design approach is set out below:

Assessment	An assessment has been made of the character of the surrounding area and this has been considered to a limited degree to inform the proposed scheme
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Involvement	The applicant has sought pre-application advice from the LPA prior to submitting the application, and this advice has been largely adopted. No community consultation took place.
Evaluation	The design statement demonstrates that the previous refusals and appeal dismissals have been heeded and the need for significant reduction in scale is reflected in the fewer residential units, in the reduction in the height and omission of the crown roof, and greater separation to the boundaries provided by the current scheme.
Design	The design has evolved from the dismissed appeal schemes and the reasons given by the LPA and the Inspectors' for those decision. The developer has taken those on board. The design statement notes that the selection of materials and detailing for the revised proposal reflects the comments of the Inspector and reflects the character of the surrounding area. The increased gap between the flank walls of the revised proposal and the side boundaries of the plot will mean that there is additional space for landscaping. Attention is also drawn to the amount of concrete and hard standing there is currently on the site which will be decreased significantly therefore providing a larger soft landscaped area.

4.4 Further details of the development are as follows:

Site area	0.12 hectares
Existing use	Disused utilities and undeveloped land.
Proposed use	Residential
Proposed parking spaces	2 spaces per dwelling (4 in total)
DMP parking standard	2 spaces per dwelling (4 in total)

5.0 Policy Context

5.1 Designation
Urban Area

5.2 Reigate and Banstead Core Strategy
CS1(Sustainable Development)
CS2 (Valued Landscapes and the Natural Environment)
CS4 (Valued Townscapes and Historic Environment)
CS10 (Sustainable Development)
CS11 (Sustainable Construction)
CS12 (Infrastructure Delivery)
CS14 (Housing Needs)

5.3 Reigate and Banstead Development Management Plan

DES1 (Design of New development)
DES5 (Delivering high quality homes)
DES8 (Construction Management)
TAP1 (Access, Parking and Servicing)
CCF1 (Climate Change Mitigation)
NHE2 (Protecting and enhancing biodiversity and areas of geological importance)
NHE3 (Protecting trees, woodland areas and natural habitats)
INF3 (Electronic communication networks)

5.4 Other Material Considerations

National Planning Policy Framework	
National Planning Practice Guidance	
Supplementary Planning Guidance	Householder Extensions and Alterations SPG 2004 Reigate & Banstead Local Distinctiveness Design Guide 2004
Other	Human Rights Act 1998 Community Infrastructure Levy Regulations 2010 Nationally Described Space Standards

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 residential development is acceptable. It is noted that the 'Urban Open Land' designation which previously applied to the site under the old Local Plan has been removed under the current Development Plan. In any case, the principle of developing the site had already been deemed acceptable; the previous application assessments had accepted that the site had limited value as Urban Open Space.

6.2 The development would provide two residential units and as such the development would help the Council meet some of the Borough's identified housing need and furthermore would be welcomed as a contribution to housing supply. However, the principle of acceptability in this case rests upon considering the impact of the proposal and resultant harm and the need to provide additional housing, and its resultant benefit. The following report sets out the key considerations.

6.3 The main issues to consider are:

- Design and effect on the character of the area
- Neighbour amenity
- Highways matters
- Impact upon trees
- Ecology matters

- Affordable housing and Community Infrastructure Levy
- Other matters

Design and effect on the character of the area

- 6.4 The proposed semi-detached pair of houses, over three levels, represent a considerable reduction in scale relative to the previously refused scheme for a block of seven flats over four levels. The reduced height has allowed a fully pitched roof, which omits the crown roof that the previous Inspector found to be particularly harmful in terms of its bulk and prominence.
- 6.5 It follows, that the eaves height of the building is also significantly reduced and that the front elevation has a more domestic appearance overall, which relates better to the prevailing two-storey scale of nearby houses. It is acknowledged that the three-storey height would exceed the two-storey terrace adjacent, however, the proposed building would be founded at the lower street level whereas the terrace is elevated on a bank. The third storey would also be partly within the roof and so does not have the 'full' three-storey visual impact. There is also the influence of five-storey Bramley House, which as the Inspector noted, sits in a comparatively more spacious setting, but nonetheless, adds to the variety of scale within the locality. The proposed building also benefits from being set-back from the road. The front of the building would sit slightly forward of the adjacent terrace and the forward-most corner of Bramletye House but as there is not a distinct front building line on this section of the road, and that further along the road and on the opposite side of the road the set-back of the building fronts is less the proposed positioning would not appear awkward or dominant.
- 6.6 The building would be deep; the upper floors having a total depth of 15.2m approx. and the length of unbroken side elevation being 12.3m approx. This would be far deeper than is typical of the housing in this location, however, the Inspectors for the previous appeal schemes (which had similar upper storey depths) did not raise issue with the depth.
- 6.7 The separation to the side boundaries has been increased from 1.5m on the previous flatted scheme to approximately 2.0m on each side on the current scheme. This would allow the building to sit more comfortably within the plot, and in combination with the other scale reductions and more domestic design, would overcome the cramped and overdeveloped reasons for refusal. The gap to the sides would be enough space for hedge planting that could be sought by a landscaping condition.
- 6.8 The safeguarding of the woodland in the rear section of the site (see sections on trees and ecology below), which has quite some height and impact as the land rises to the rear, would provide a strong, verdant backdrop which I feel contributes to the effect of diminishing the scale of the building.
- 6.9 The frontage to the building would comprise two parking spaces and a footpath for each house. Although the parked cars would sit at the front of the site and fill the majority of the frontage width, this arrangement is the most practical for a car parking layout. Mindful of minimising the car dominated frontage as much as

possible, the parking spaces would be bordered by hedging the applicant understands the expectation that the trees lost along the side boundaries would be replaced by new trees where space allows to the side boundaries but also in the garden areas behind the driveways.

- 6.10 The design statement suggests the elevations would be finished in brickwork and render, which would be appropriate in the context of the materials of the Edwardian and Victorian houses in the vicinity. The exact details of the external finishes would be reserved by condition.
- 6.11 In summary, the proposed development would be acceptable in terms of its design and impact upon the character of the wider area and complies with policy DES1.

Neighbour Amenity

- 6.12 In relation to the larger block of flats with multiple rear balconies and staircases, the appeal Inspector did not consider there would be harm to the amenity of no.122 Brambletye Park Road, which is the end terrace nearest the southeast side of the site. The separation between the proposed building and the side boundary of the garden of no.122 would be reasonably generous owing to the access track for the allotments. The rear-most part of the upper storeys of the new houses would have set-in flank wall walls which allows the 45 degree test from the rear windows at no.122 to clear the new building, thus indicating that there would be no significant loss of light.
- 6.13 Due to no.122 being founded at a higher elevation, the ground floor of no.122 would be almost level with the first floor of the proposed building, with the proposed ground floor sitting down behind a new retaining wall running along the allotment track boundary. Consequently, despite the deeper projection of the proposed building, the difference in height between the two buildings would not be significant and the lateral separation would prevent the new-build from being overbearing for the occupants of no.122.
- 6.14 As the ground floor of no.122 would be almost level with the first floor of the proposed building, I do not consider that there is likely to be harmful sideways overlooking from the first floor rear bedroom and its balcony. To ensure that the building relationship to the site and the neighbouring building it is appropriate to control the levels of the new building by condition. In addition, a condition to ensure that obscured glazing and screening is included to prevent harm by way of overlooking.
- 6.15 In relation to the flats at Bramley House, the separation distance is much larger and so there would be no harmful loss of light or overbearing issues. In terms of privacy, given the separation distance of 18.0m approx. to the nearest corner of Bramley House and that the flats and their balconies are already in a more communal setting and it is not considered that the proposed rear bedroom side facing windows and rear balcony would allow such a degree of overlooking so as to be materially harmful.

- 6.16 In summary, while giving rise to a degree of change in the relationship between buildings, the proposed scheme would not adversely affect the amenity of neighbouring properties and complies with policy DES1.

Highways Matters

- 6.17 The proposed development has been considered by the Highway Authority who having assessed the application on safety, capacity and policy grounds and raise no objections subject to conditions.
- 6.18 The proposed scheme provides 2 parking spaces for each dwelling, which meets the Council's minimum standard for the 'medium accessibility' location. Accordingly, given the Highway Authorities position and the compliance with the parking standard, the proposed scheme would accord with policies TAP1 and DES8.

Impact upon Trees

- 6.19 Most of the trees which sit close to the side boundaries, towards the front half of the site are to be removed. The removals include 1no. B-category tree, 12no. C-category trees and 1no. U-category tree. Two B-category Ash trees (T1 and T12) close to the northwest boundary with Bramley House would be retained and protected during the construction. Four C-category trees beyond the rear of the new building would be retained. Beyond this, the woodland in the rear portion of the site has not been surveyed but it would be ensured through condition that this woodland would be protected.
- 6.20 The Tree officer made the following initial observation:
- 6.21 *"The submitted arboricultural information has been compiled in accordance with the guidelines, advice and recommendation contained within British Standard 5837:2012 trees in relation to design, demolition and construction recommendations. The information is based on the earlier involvement of the arboricultural consultant with the survey being undertaken in 2015. The trees on site are low quality and have been categorised in the lower categories with only three trees being assigned to 'B' category, numbered T1 ash, T5 Alder and T12 ash which appear to be located off site close to the north western side boundary.*
- 6.22 *"I would agree that many of the trees are located close to the boundaries and ownership and the shown red line should be investigated as a number of these trees will be removed to facilitate the development if approved.*
- 6.23 *"There is only one 'B' grade tree removed, which is T5 and alder which appears to be located off site. The two other 'B' grade trees are both ash numbered T1 and T12. The long-term retention of these trees may be questionable as they could succumb to Ash decline in the future requiring removal whether development proceeds or not. T1 is the ash tree located off site close to the front entrance the existing hard standing will be retained for the duration of the main construction period being removed under arb supervision with the new surface not exceeding the depth of the existing concrete slab*

- 6.24 *“Whilst the tree survey was originally undertaken in 2015 it appears that the arboricultural information has been revised in part. The Council on the two previously refused applications have not raised any objection to the loss of trees and within the 2016 application 16/00718/F they are clearly considered not to be worthy of inclusion in a Tree Preservation Order.”*
- 6.25 To provide appropriate control in respect of the implementation of the development in relation to the trees on and off site together with the need for appropriate landscaping and boundary hedges and trees etc conditions are recommended. These would also provide the control to improve biodiversity and wildlife habitat and resilience into the landscape with varied native species and selected cultivars of native species.
- 6.26 The applicant confirmed that he considers all the trees that are proposed to be removed are in his ownership. There has not been a full survey of the below ground water tanks but the applicant believes they are relatively shallow and has confirmed they would be completely removed. It is considered that the appropriate removal of these tanks can be controlled through the finalised arboricultural method statement and protection plan.
- 6.27 The applicant is aware of the need to resolve the tree protection and landscaping requirements by pre-commencement condition and subject to the conditions recommended the proposed scheme would therefore be compliant with policies DES1 and NHE3.

Ecological matters

- 6.28 Following detailed comments from Surrey Wildlife Trust the applicant provided further information on biodiversity net gain in their: Biodiversity Enhancement Letter, Ref: E1778 010720 (Hone Ecology, 1st July 2020) and in conclusion Surrey Wildlife Trust raise no objection subject to conditions. Their final comments are:
- *“It is understood that native species rich hedgerows and trees, bird and bat boxes, scrub habitat and log piles will be provided.”*
 - *“We advise that, should the Council be minded to grant planning permission for the proposed development, the proposals should incorporate all compensation and enhancement measures identified in the above referenced Biodiversity Enhancement Letter, Ref: E1778 010720. Further enhancements could also be incorporated and Section 9 of the above referenced Extended Phase 1 Ecological Habitat Survey Report provides additional enhancement recommendations.”*
 - *“As above the loss of trees and other vegetation on site should be sufficiently compensated for and additional planting provided to help achieve an overall net gain. Whilst the biodiversity enhancements letter suggests that a range of native species of known value to wildlife will be planted the landscape plans do not yet appear to have been updated to reflect these recommendations and the number and species of trees / shrubs to be planted is not provided. Furthermore we advise that the area of woodland, identified as a Habitat of Principal Importance, should be restored / enhanced as a result of the proposals. We therefore advise the following: Should the Council be minded to grant planning permission for this*

proposed development, we recommend that the Council requires the development to be implemented in accordance with an appropriately detailed landscape and ecological management plan (LEMP)."

- 6.29 Accordingly, conditions are recommended to be attached to the permission requiring compliance with the recommendations in the Phase 1 Ecological Habitat Survey Report and requiring a Construction and Environment Management Plan (CEMP) and a Landscape and Ecological Management Plan (LEMP) to be submitted to and approved by the LPA (in consultation with Surrey Wildlife Trust and the Tree Officer) prior to commencement of the development.

Affordable Housing and Community Infrastructure Levy

- 6.30 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.
- 6.31 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.
- 6.32 The Community Infrastructure Levy (CIL) is a fixed charge which the Council has been collecting from some new developments since 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.

Other matters

- 6.33 Policy DES5 has several requirements to ensure all new residential developments provide high quality, adaptable accommodation, and provide good living conditions for future occupants. The proposed houses would be generous in size and exceed the Nationally Described Space Standards requirements. The houses would have adequate daylight with windows in facing three orientations. The rear outdoor space would have a level area of decking and it is acknowledged that the land beyond this (labelled as 'shared woodland' on the layout drawing) would afford appropriate amenity space with the backdrop of the retained trees that would be subject to an ongoing landscape and ecological plan.
- 6.34 Given the sensitivity of the site in terms of the woodland and the additional biodiversity measures required, it is necessary to restrict future extensions, outbuildings and hard surfaces to ensure the restored habitats and vegetation are subject to control. Accordingly, permitted development rights for such enlargements are recommended to be removed by condition.

CONDITIONS

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

Plan type	Reference	Version	Date Received
Location Plan	1710-01	P02	21.04.2020
Existing Plans	1710-02	P01	23.12.2020
Elevation Plan	1710-03	P01	23.12.2020
Elevation Plan	1710-04	P01	23.12.2020
Proposed Plans	1710-06	P03	20.05.2020
Elevation Plan	1710-07	P03	13.05.2020
Elevation Plan	1710-08	P04	21.04.2020
Proposed Plans	1710-09	P02	13.01.2020
Elevation Plan	1710-10	P03	21.04.2020
Section Plan	1710-11	P02	21.04.2020
Detailed Technical Plan	1710-13	P01	13.05.2020

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

2. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason:

To comply with Section 91(1) of the Town and Country Planning Act 1990 as amended by Section 51 (1) of the Planning and Compulsory Purchase Act 2004.

3. No development shall take place above ground level 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 with regard to Reigate and Banstead Development Management Plan policy DES1.

4. No foundation works 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 the surrounding landscape and buildings, and to safeguard the visual amenities of the locality with regard to policy DES1 of the Reigate and Banstead Development Management Plan 2019.

5. No development shall commence including any demolition of underground tanks 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 and details of the removal of the existing underground concrete tanks. 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 Development Management Plan 2019.

6. The proposed development, including ecological supervision, shall be implemented in accordance with the Extended Phase 1 Ecological Habitat Survey Report (Hone Ecology, Report V1.1 30th April 2020) with regards to the protection of badgers, bats, breeding birds, hazel dormice, reptiles and amphibians, hedgehogs, trees with potential roost features, and the consideration of sensitive lighting.

Reason:

To conserve the biodiversity of the site in accordance with the provisions of the National Planning Policy Framework and policies NHE2 and NHE3 of the Development Management Plan 2019.

7. No development shall commence on site until a Construction and Environment Management Plan (CEMP) including details of how the woodland habitat will be protected from any adverse impacts as a result of construction. The CEMP should be compatible with the tree protection condition submission and include adequate details of the following:

- a) Risk assessment of potentially damaging construction activities
- b) Practical measures to avoid and reduce impacts during construction
- c) Location and timing of works to avoid harm to biodiversity features
- d) Responsible persons and line of communication
- e) Use of protected fences, exclusion barriers and warning signs.

The development shall be implemented in in full accordance with the approved management plan.

Reason:

To retain and protect the woodland which is identified as Habitat of Principal Importance for the purpose of conserving biodiversity and to accord with the provisions of the National Planning Policy Framework and policies NHE2 and NHE3 of the Development Management Plan 2019.

8. No development shall commence on site until a Landscape and Ecological Management Plan (LEMP) has been submitted and approved in writing by the local planning authority. The scheme should be compatible with and submitted alongside the landscaping and replacement tree planting condition submission. The LEMP should be based on the proposed impact avoidance, mitigation, compensation and enhancement measures specified in the Extended Phase 1 Ecological Habitat Survey Report (Hone Ecology, Report V1.1 30th April 2020) and the Biodiversity Enhancement Letter, Ref: E1778 010720 and should include adequate details of the following:

- a) Description and evaluation of features to be managed and created to achieve a biodiversity net gain, including soft landscaping details.

- b) Aims and objectives of management and appropriate management options to achieve aims and objectives.
- c) Ongoing monitoring and remedial measures.
- d) Details of any required legal / funding mechanisms.

All landscaping and ecology work shall be completed in full accordance with the approved management plan.

Reason:

To provide enhancements to the biodiversity of the site in accordance with the provisions of the National Planning Policy Framework and policies NHE2 and NHE3 of the Development Management Plan 2019.

9. 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. The scheme should be compatible with and submitted alongside the Landscape and Ecological Management Plan (LEMP). 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.

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 and DES1 of the Reigate and Banstead Borough Local Plan 2019, British Standards including BS8545:2014 and British Standard 5837:2012.

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) on-site turning for construction vehicles (including measures for traffic management)
 - (f) arrangements and details of works to remove below ground water tanks
- 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 condition is required in order that the development should not prejudice highway safety, nor cause inconvenience to other highway users, and to accord with the National Planning Policy Framework 2019 and policies TAP1 and DES8 of the Reigate and Banstead Local Plan Development Management Plan September 2019.

11. Notwithstanding the plans hereby approved, no development shall commence above ground floor level until a plan indicating the positions, design, materials and type of boundary treatment to be erected has been submitted to and approved in writing by the Local Planning Authority. The boundary treatment shall be completed before the occupation of the development hereby permitted.

Reason:

To preserve the visual amenity of the area and protect neighbouring residential amenities with regard to the Reigate and Banstead Development Management Plan policies DES1 and NHE3.

12. No part of the development shall be first occupied unless and until the proposed vehicular access has been constructed and provided in accordance with the approved plans and thereafter shall be retained and maintained for its designated purpose.

Reason:

The above condition 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 of the Reigate and Banstead Local Plan Development Management Plan September 2019.

13. 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. Thereafter the parking areas shall be retained and maintained for their designated purposes.

Reason:

The above condition 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 of the Reigate and Banstead Local Plan Development Management Plan September 2019.

14. Prior to occupation of the 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. 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:

The above condition 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 of the Reigate and Banstead Local Plan Development Management Plan September 2019.

15. The development hereby approved shall not be occupied unless and until each of the dwellings hereby approved is 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 recognition of Section 9 "Promoting Sustainable Transport" in the National Planning Policy Framework 2019 and policy TAP1 of the Reigate and Banstead Development Management Plan 2019.

16. No development shall take place above ground level until finalised elevations showing the openings, obscured glazing and levels for the first and second floor side facing windows 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 and maintained as such at all times.

Reason:

To ensure that the development does not affect the amenity of the neighbouring properties by overlooking with regard to Reigate and Banstead Development Management Plan 2019 policy DES1.

17. The roof areas of the rear ground floor projections on the building hereby permitted shall not be used as balconies, roof gardens or similar amenity area unless and until details of the balustrades, which limit the usable balcony depth to 1.5m, and screens (if necessary) have been submitted and approved in writing by the local planning authority. The balustrades and screens shall thereafter be permanently retained and maintained and there shall be no variation to them without the prior approval in writing of the Local Planning Authority.

Reason:

To ensure that the development does not affect the amenity of existing properties by elevated outside activity, disturbance and overlooking with regard to Reigate and Banstead Development Management Plan 2019 policy DES1.

18. 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:
- Ensure that the potential water consumption by occupants of each new dwelling does not exceed 110 litres per person per day
 - 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.

19. The new dwelling 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.

20. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no extensions, dormer windows, outbuildings, hardstandings, drives or parking spaces shall be constructed (other than those expressly authorised by this permission) without an application and approval by the local planning authority.

Reason:

To control any subsequent enlargements in the interests of the visual and residential amenities of the locality and the protection of the woodland which is identified as Habitat of Principal Importance for the purpose of conserving biodiversity with regard to Reigate and Banstead Development Management Plan 2019 policies DES1 and NHE2.

INFORMATIVES

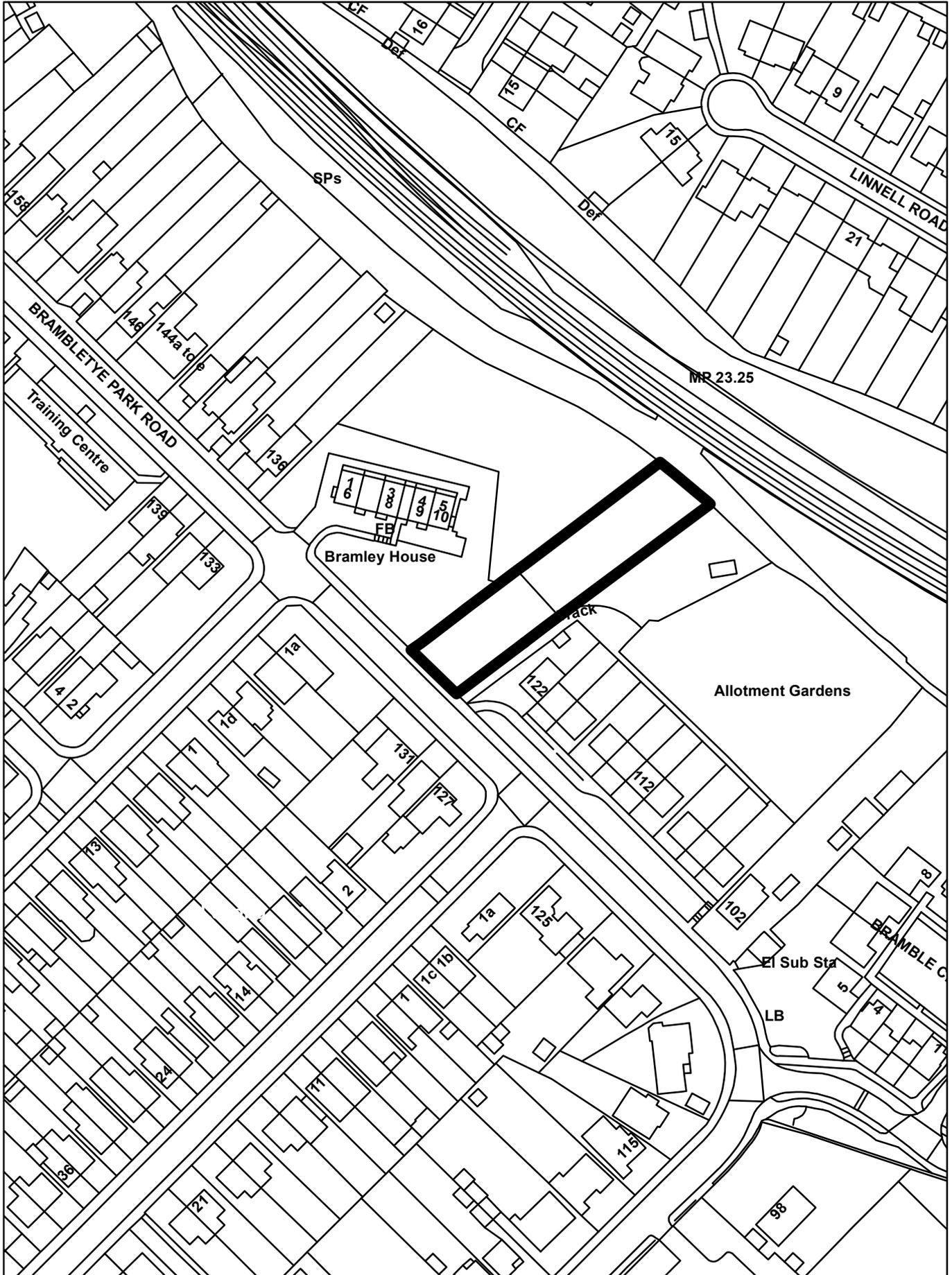
1. The use of a suitably qualified landscape/arboricultural consultant is considered essential to provide acceptable submissions in respect of the above relevant conditions. Replacement planting of trees and native hedging shall be in keeping with the character and appearance of the locality. There is 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 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.
2. 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.
3. 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
4. The applicant is encouraged to provide renewable technology within the development hereby permitted in order to reduce greenhouse gas emissions.

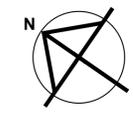
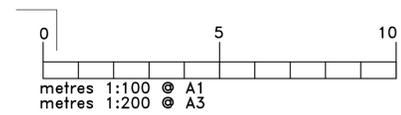
5. The permission hereby granted shall not be construed as authority to carry out any works on the highway. The applicant is advised that prior approval must be obtained from the Highway Authority before any works are carried out on any footway, footpath, carriageway, or verge to form a vehicle crossover to install dropped kerbs. Please refer to: www.surreycc.gov.uk/roads-and-transport/road-permits-and-licences/vehicle-crossovers-or-dropped-kerbs
6. The applicant is advised that as part of the detailed design of the highway works required by the above conditions, the County Highway Authority may require necessary accommodation works to street lights, road signs, road markings, highway drainage, surface covers, street trees, highway verges, highway surfaces, surface edge restraints and any other street furniture/equipment.
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 un-cleaned 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. 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.
9. The permission hereby granted shall not be construed as authority to obstruct the public highway or footpath by the erection of scaffolding, hoarding or any other device or apparatus for which a licence must be sought from the Highway Authority Local Highways Service.
10. 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-vehicle-infrastructure.html> for guidance and further information on charging modes and connector types.
11. 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
12. 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.

19/02592/F - Land Adjacent To 122 Brambletye Park Road, Redhill





NOTES
 SURVEYED DATE 26/04/2019
 CONTRACTORS ARE TO CHECK ALL LEVELS AND DIMENSIONS BEFORE WORK IS PUT IN HAND AND ANY DISCREPANCIES ARE TO BE REFERRED TO THE ARCHITECTS.
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 THE PURPOSE OF THIS DRAWING IS PLANNING

DRAFT

REV	DATE	DESCRIPTION	DWN	CHKD
P01	20/12/19	Planning Application Issued	CL	SW
P02	21/04/20	Car park amended	CL	SW
P03	16/05/20	Front landscaping amended	CL	SW

REIGATE ARCHITECTS

24 HOLMESDALE RD REIGATE SURREY RH2 0BQ 01737 243540

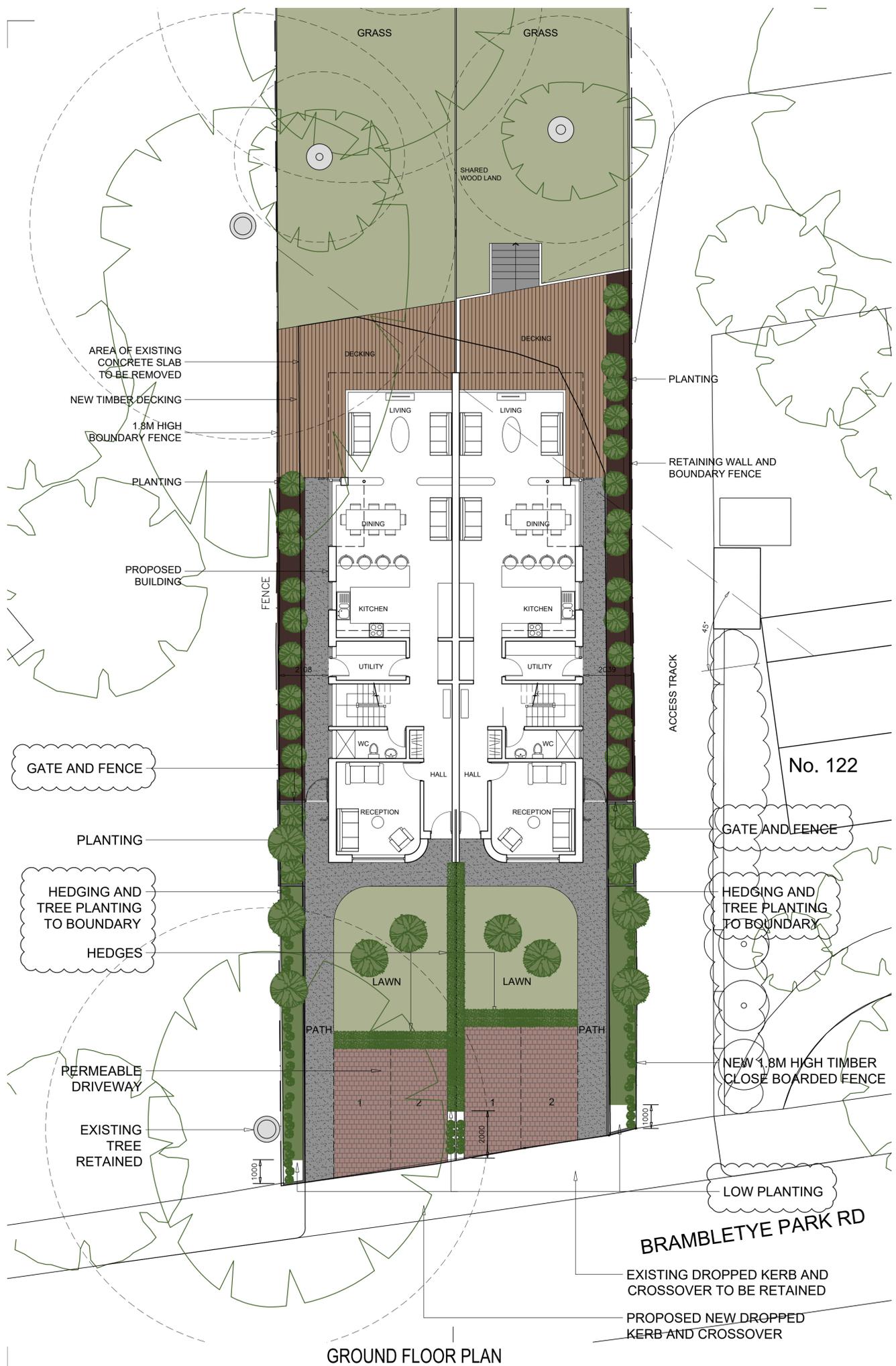
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CLIENT

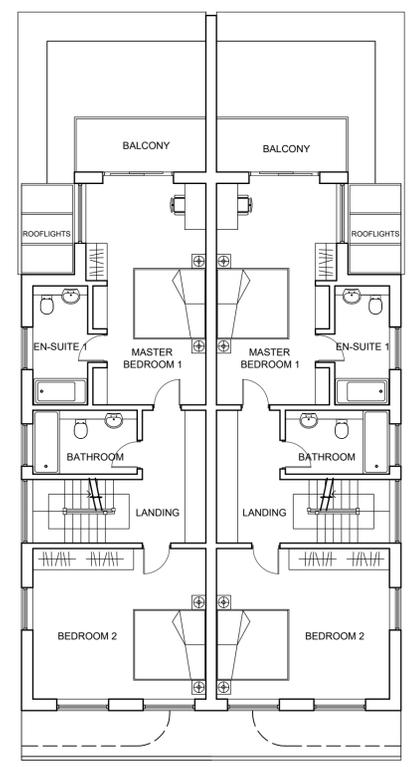
JOB
 LAND ADJACENT TO
 122 BRAMBLETYE PARK RD
 RH1 6EJ

TITLE
 PROPOSED
 PLANS

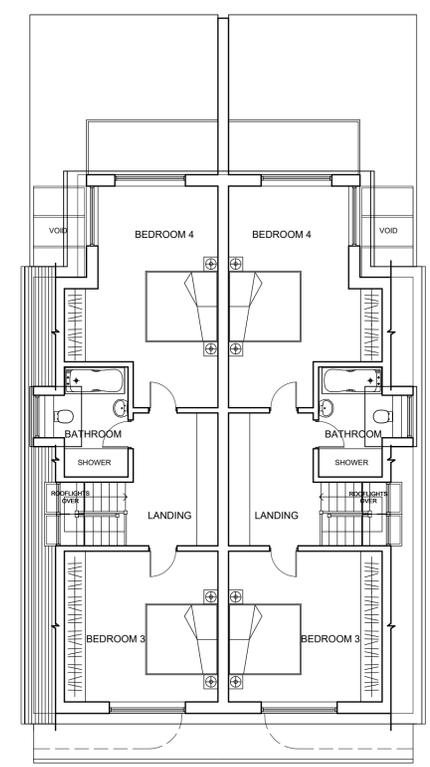
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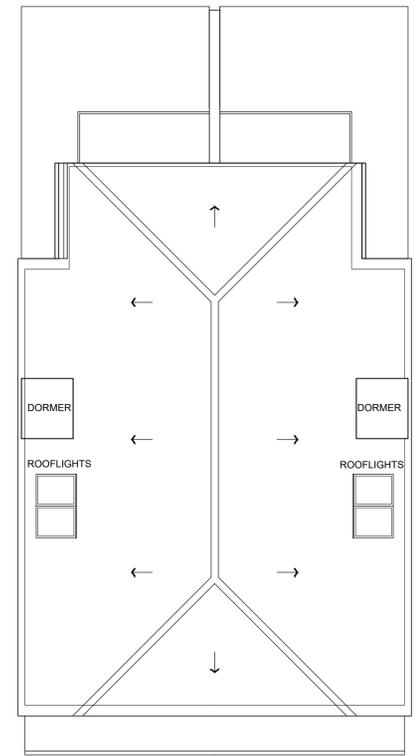
GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR (LOFT) PLAN



ROOF PLAN



SIDE (SOUTH-EAST) ELEVATION



SIDE (NORTH-WEST) ELEVATION

NOTES
SURVEYED DATE 26/04/2019
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REV	DATE	DESCRIPTION	DWN	CHKD
P01	20/12/19	Planning Application Issued	CL	S W
P02	10/01/20	Planning amendments	CL	S W
P03	16/01/20	Planning amendments	CL	S W
P04	16/04/20	Obscure glazing added on South-East elevation	CL	S W

REIGATE ARCHITECTS

24 HOLMESDALE RD REIGATE SURREY
RH2 0BQ 01737 243540

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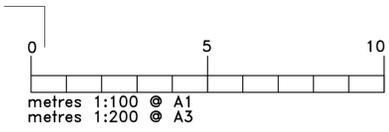
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LAND ADJACENT TO
122 BRAMBLETYPE PARK RD
RH1 6EJ

TITLE
PROPOSED
ELEVATIONS (2)

SCALE
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1:200@A3
DATE
13/12/2018

DRAWING NO. REV
1710-08 P04

STATUS



FRONT (SOUTH-WEST) ELEVATION



REAR (NORTH-EAST) ELEVATION

NOTES
 SURVEYED DATE 26/04/2019
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DRAFT

REV	DATE	DESCRIPTION	DWN	CHKD
P01	20/12/19	Planning Application Issued	C L	S W
P02	10/01/20	Planning amendments	C L	S W
P03	21/04/20	Detail through access road retaining wall amended	C L	S W

REIGATE ARCHITECTS

24 HOLMESDALE RD REIGATE SURREY
 RH2 0BQ 01737 243540

INFO@REIGATEARCHITECTS.CO.UK

CLIENT

JOB
 LAND ADJACENT TO
 122 BRAMBLETYE PARK RD
 RH1 6EJ

TITLE
 PROPOSED
 ELEVATIONS (1)

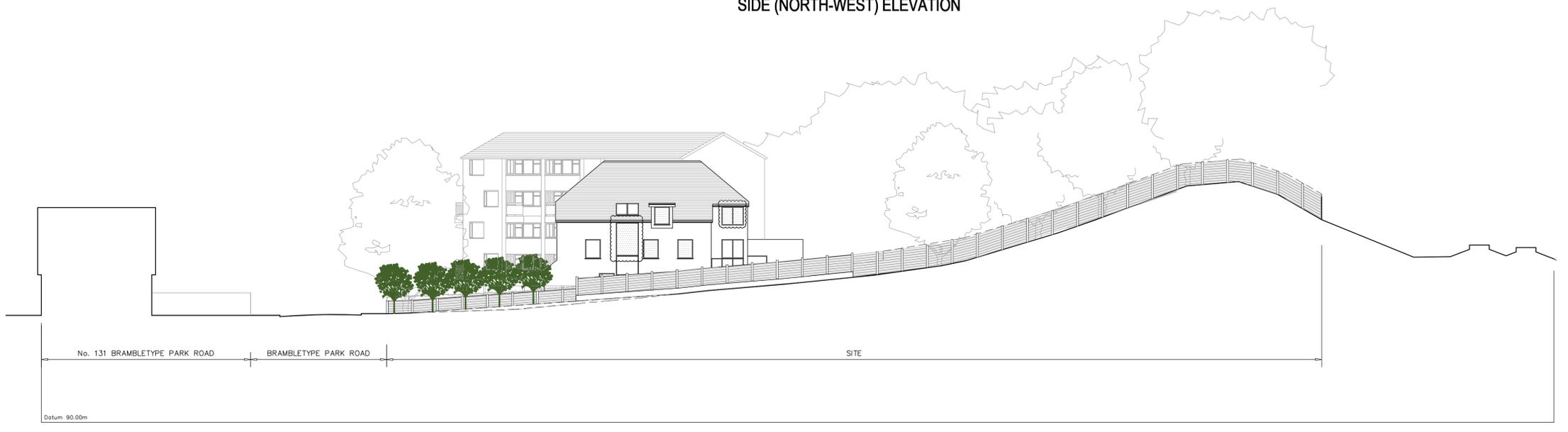
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1:200@A3		
DATE		
20/12/2019		
STATUS		



REAR (NORTH-EAST) ELEVATION



SIDE (NORTH-WEST) ELEVATION



SIDE (SOUTH-EAST) ELEVATION

NOTES
 SURVEYED DATE 26/04/2019
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REV	DATE	DESCRIPTION	DWN	CHKD
P01	20/12/19	Planning Application Issued	C.L	S.W
P02	10/01/20	Planning amendments	C.L	S.W
P03	21/04/20	Obscure glazing added on South-East elevation Detail through access road retaining wall amended	C.L	S.W



24 HOLMESDALE RD REIGATE SURREY
 RH2 0BQ 01737 243540

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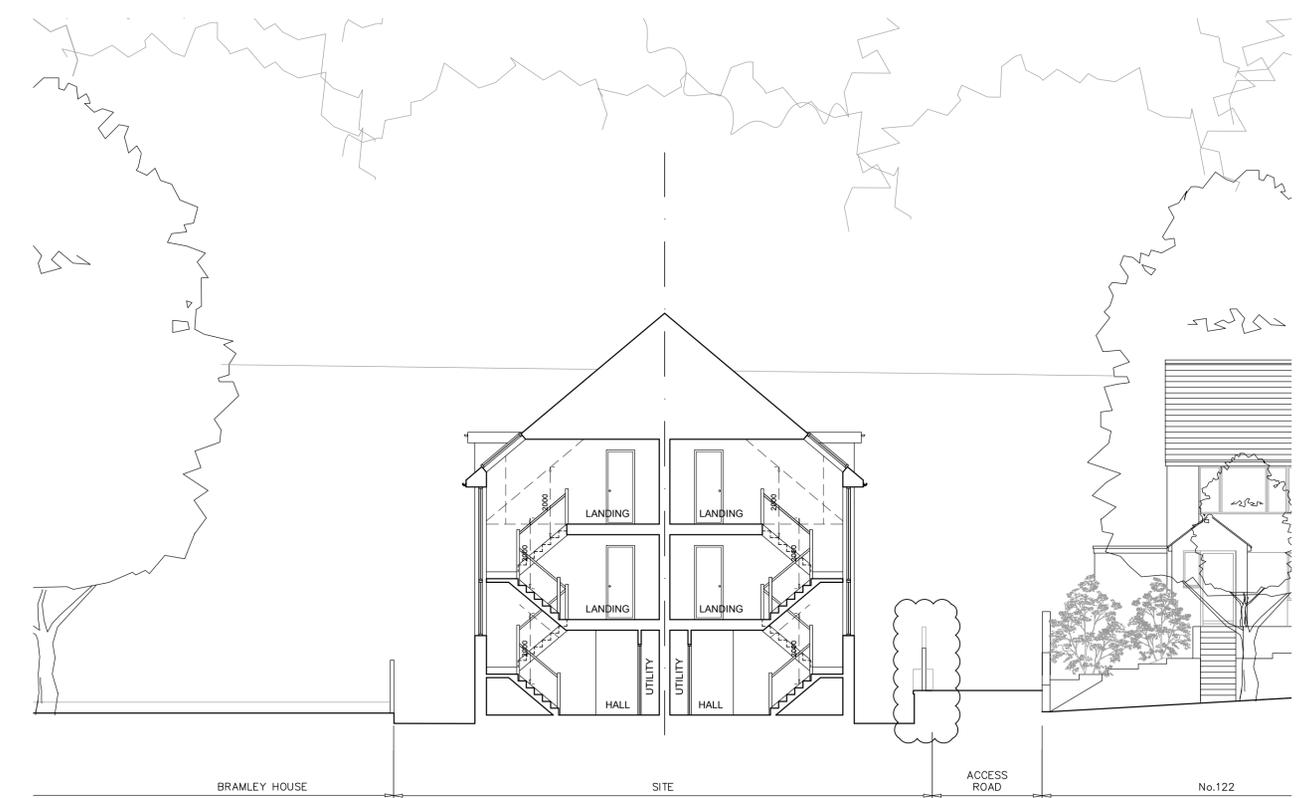
JOB
 LAND ADJACENT TO
 122 BRAMBLETYPE PARK RD
 RH1 6EJ

TITLE
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 SITE ELEVATIONS (2)

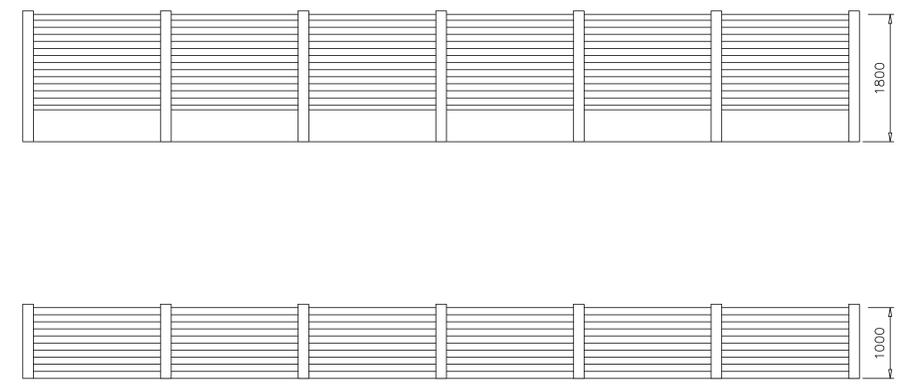
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DATE 20/12/2019	STATUS	



SECTION 1-1



SECTION 2-2



TYPICAL ELEVATION OF 1.8m HIGH CLOSE BOARDED TIMBER BOUNDARY FENCES
 SCALE 1:50 @ A1

NOTES
 SURVEYED DATE 28/04/2019
 CONTRACTORS ARE TO CHECK ALL LEVELS AND DIMENSIONS BEFORE WORK IS PUT IN HAND AND ANY DISCREPANCIES ARE TO BE REFERRED TO THE ARCHITECTS.
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DRAFT

REV	DATE	DESCRIPTION	DWN	CHKD
P01	20/12/19	Planning Application Issued	C.L	S.W
P02	21/04/20	Detail through access road retaining wall amended	C.L	S.W

REIGATE ARCHITECTS

24 HOLMESDALE RD REIGATE SURREY
 RH2 0BQ 01737 243540

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CLIENT

JOB
 LAND ADJACENT TO
 122 BRAMBLETYE PARK RD
 RH1 6EJ

TITLE
 PROPOSED
 SECTIONS

SCALE	DRAWING NO.	REV
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DATE		
20/12/2019		
STATUS		