 Reigate & Banstead BOROUGH COUNCIL Banstead Horley Redhill Reigate	TO:	PLANNING COMMITTEE
	DATE:	14 April 2021
	REPORT OF:	HEAD OF PLANNING
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AGENDA ITEM:	10	WARD: <i>Hooley, Merstham and Netherne</i>

APPLICATION NUMBER:	21/00050/F	VALID:	18 February 2021
APPLICANT:	MS UK Property Ltd	AGENT:	Michael Blacker Partnership
LOCATION:	129 AND 131 BLETCHINGLEY ROAD, MERSTHAM		
DESCRIPTION:	Proposed vehicle crossovers. As amended on 18/02/2021.		
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.			

This application is referred to Committee in accordance with the Constitution as the Applicant's Agent is a Borough Councillor.

SUMMARY

The application seeks permission for two separate vehicular crossovers with dropped kerbs to Nos.129 (which is divided into two flats) and 131 Bletchingley Road. Planning permission is required as the road is classified as a 'C' road and due to the associated works to the flats.

The proposed works will result in a slight change to the appearance of the street scene but overall, the impact is not considered to be harmful to the character of the area or to the amenities of neighbouring dwellings, with other similar examples having already been permitted and constructed in the vicinity.

The County Highways Authority have raised no objection to the proposal subject to recommended conditions.

RECOMMENDATION

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

Consultations:

Highway Authority: No objection subject to standard conditions and informatives.

Raven Housing Trust: No specific comments, easements have been agreed to.

Representations:

Letters were sent to neighbouring properties on 2nd February 2021 and 22nd February 2021 following the submission of amended plans. No representations have been received.

1.0 Site and Character Appraisal

- 1.1 The application site is formed of two terraced dwellings, one of which (no.129) is sub divided into two flats (Flat 1 and Flat 2). The properties are set in relatively modest plots on the north side of Bletchingley Road. They are set back from the highway, with a wide grass verge owned by Raven Housing Trust situated between the highway and the front gardens of these properties. The site is fairly flat throughout. There are no trees likely to be affected by the proposal.
- 1.2 The surrounding area consists of predominantly semi-detached and terraced residential properties of similar age and style. A number of properties have had similar dropped kerbs and vehicular accesses constructed.

2.0 Added Value

- 2.1 Improvements secured at the pre-application stage: The opportunity did not arise because the applicant did not approach the Local Planning Authority before submitting the application.
- 2.2 Improvements secured during the course of the application: None sought but amended plans with straight rather than splayed accesses were submitted at the request of Raven Housing Trust.
- 2.3 Further improvements could be secured: Highways safety conditions attached.

3.0 Relevant Planning and Enforcement History

- | | | | |
|-----|------------|---|---|
| 3.1 | 16/02742/F | No. 129 - Conversion from HMO to 2 no. 1bed apartments. | Approved with Conditions
18 th January 2017 |
| 3.2 | 16/03011/F | Nos. 127 and 129 – Vehicular crossovers | Approved with Conditions – Not implemented
13 th March 2017 |

4.0 Proposal and Design Approach

- 4.1 This is a full application for a dropped kerb to the highway for each property. The dropped kerb would be 3.6m wide and with a vehicular access formed of 'grasscrete'. Each access would be 3m wide and would cross the existing approx. 9.9m deep grass verge to the front gardens of both these properties.
- 4.2 The proposed vehicular crossovers would enable the residents of these properties to access off street parking where the front gardens of both houses have been previously laid to hardstanding. There would be 2 parking spaces provided to both sites.

5.0 Policy Context

5.1 Designation

Urban Area

5.2 Reigate and Banstead Core Strategy

CS4 (Valued Townscapes and Historic Environment)

5.2 Reigate & Banstead Development Management Plan 2019

DES1 (Design of new development)
TAP1 (Access, parking and servicing)

5.3 Other Material Considerations

National Planning Policy Framework

Supplementary Planning Guidance

Householder Extensions and Alterations

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.
- 6.2 The main issues to consider are:
- Impact on local character
 - Neighbour amenity
 - Highway matters

Impact on local character

- 6.3 The proposed alterations would have little detrimental impact on the character

of the area as no built volume would be created. The proposal specifies 'grasscrete' for the crossover which is favourable because it preserves some of the natural green appearance of the grass verge. There are other similar examples of crossovers/dropped kerbs in the area which have been granted planning permission.

- 6.4 Overall, the proposal is considered acceptable in terms of its design and character impact and accords with policies DES1 and TAP1.

Neighbour amenity

- 6.5 Whilst giving rise to a degree of change to the street scene, the proposed scheme would not adversely affect the amenity of neighbouring properties and complies with policy DES1 in this regard.

Highway matters

- 6.6 A new access for each property onto a classified road would be formed and the proposal would provide access for off street parking for 2 vehicles for both properties. Both front gardens have been previously laid to hardstanding.
- 6.7 The County Highway Authority was consulted on the application and has assessed the proposal in terms of highways safety, capacity and policy grounds and had no objections to the proposal subject to a number of conditions which are reflected in the recommendation below.

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	SK01	B	18.02.2021
Block Plan	01	A	18.02.2021
Proposed Plans	02	A	18.02.2021

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. The materials to be used in the construction of accesses shall be as specified.

Reason: To ensure that the development hereby permitted is only constructed using the appropriate external materials or suitable alternatives in the interest of the visual amenities of the area with regard to Reigate and Banstead Development Management Plan 2019 policy DES1.

4. The proposed vehicular accesses to Bletchingley Road shall be constructed in accordance with the approved plans and thereafter shall be permanently maintained.

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

5. Space shall be 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 purpose.

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

INFORMATIVES

1. 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, Local Highway Services Group (0300 200 1003), before any works are carried out on any footway, footpath, carriageway, or verge to form a vehicle crossover to install dropped kerbs. Please see: www.surreycc.gov.uk/roads-and-transport/road-permits-and-licences/vehicle-crossovers-or-dropped-kerbs
2. The developer 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.

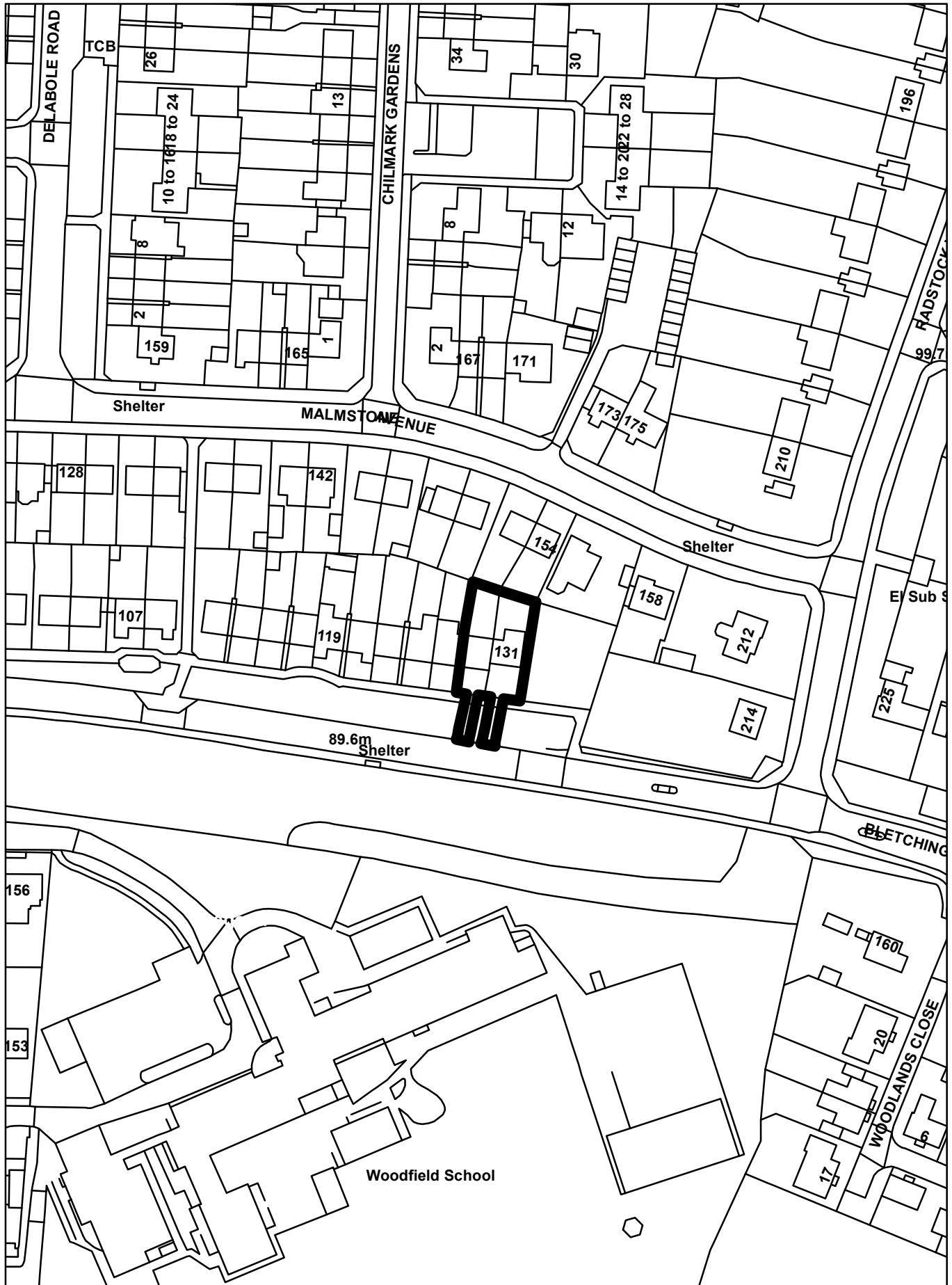
3. Section 59 of the Highways Act permits the Highway Authority to charge developers for damage caused by excessive weight and movements of vehicles to and from a site. The Highway Authority will pass on the cost of any excess repairs compared to normal maintenance costs to the applicant/organisation responsible for the damage.
4. The applicants are advised that any new hardstanding on their property in excess of 5 square metres, ought to be constructed with permeable paving or drain entirely within the site and not allow overflow of water onto the highway or other land outside their ownership.

REASON FOR PERMISSION

The development hereby permitted has been assessed against development plan policy DES1, 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.

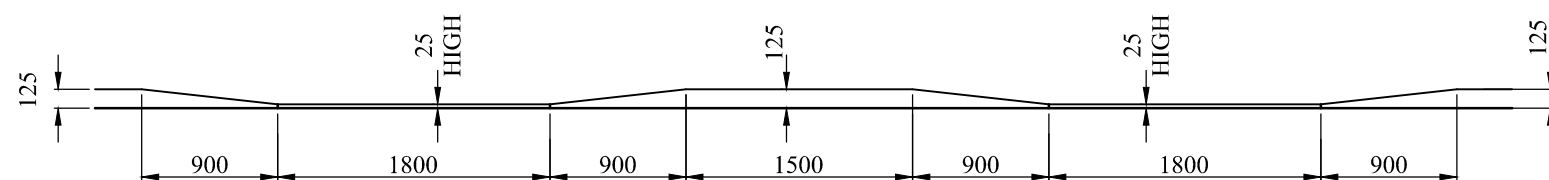
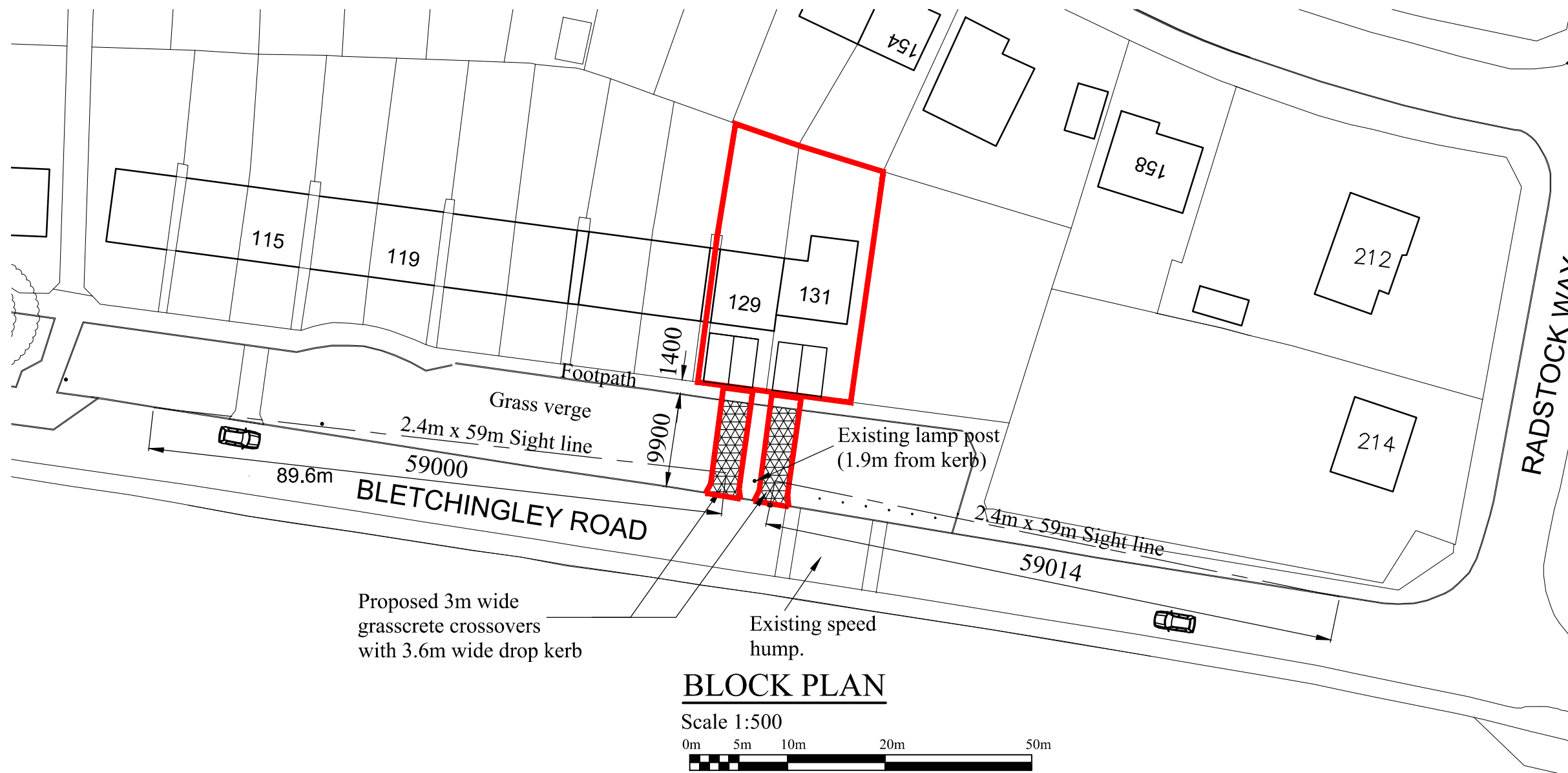
The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development where possible, as set out within the National Planning Policy Framework.

21/00050/F - 129 And 131 Bletchingley Road, Merstham

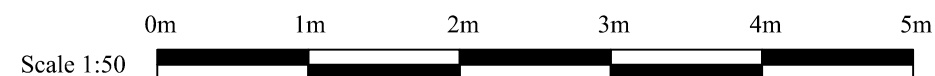


General Notes.

1. All concrete to have a minimum cube crushing strength of:
Mass Concrete = 25 N/mm². at 28 days.
Reinforced Concrete = 35 N/mm². at 28 days.
Nominal Aggregate size is to be 20mm.
2. All dimensions to be checked on site by the Contractor prior to construction and the Engineer to be informed of any discrepancies.
3. All new steelwork is to comply with B.S.449. 1969 and later amendments, or B.S.5950 1985 and later amendments as directed.
4. All new timber is to comply with B.S.5268, 1985, Grade SC4 and be treated.
5. All dimensions are in millimetres unless otherwise stated.
6. Fire casing to steelwork is to be two layers of 12.5mm Gypsum fireline board with joints taped & staggered. Finished with skim coat of gypsum plaster on Gypsum steel encasement system to achieve 1 hour fire resistance.
7. All welds are to be continuous 6mm fillet welds unless otherwise stated.
8. This drawing is to be read in conjunction with all relevant Architects and other specialists drawings.
9. All work to be carried out to the approval of the local Authority District Surveyor or Building Inspector.



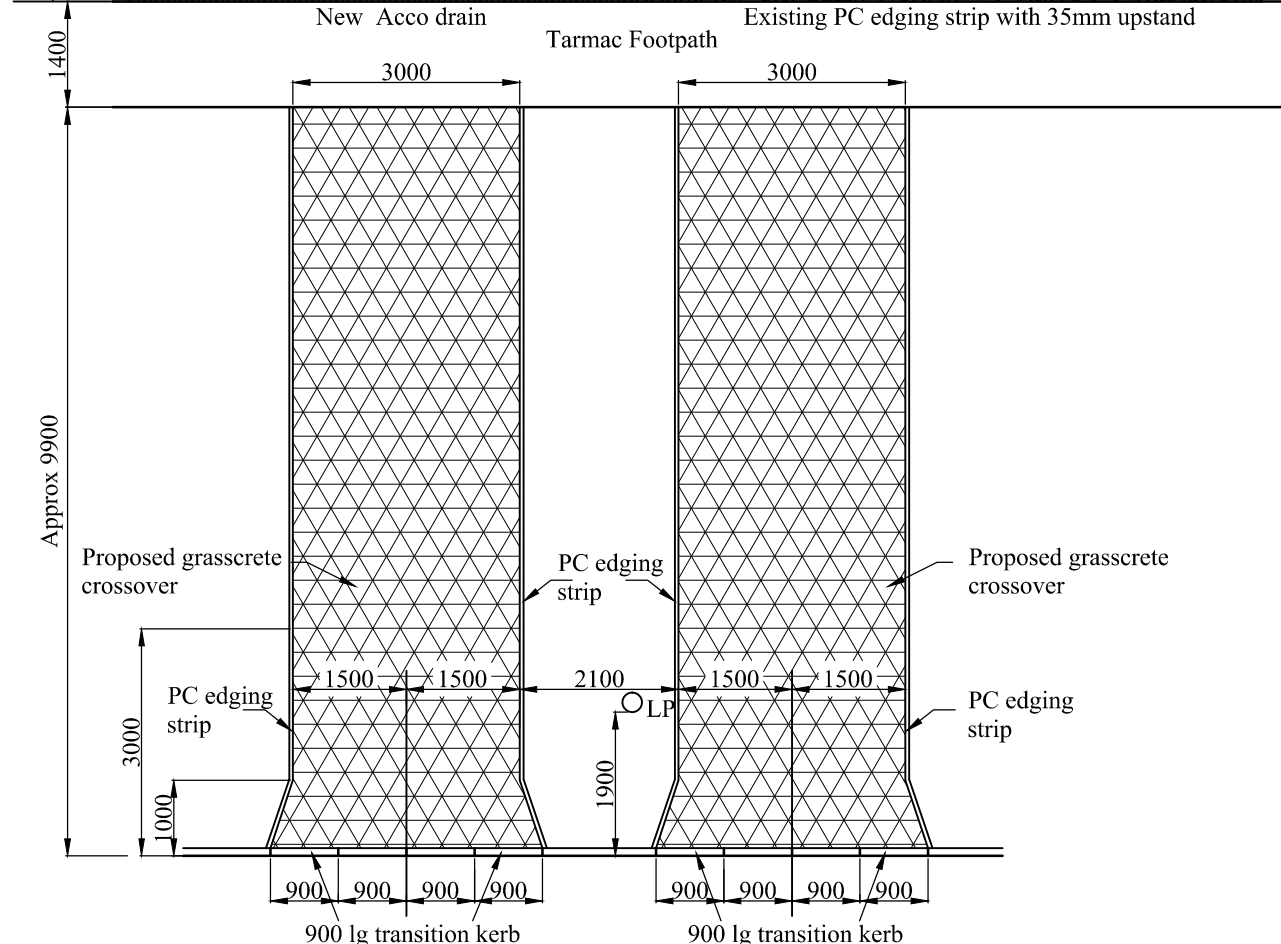
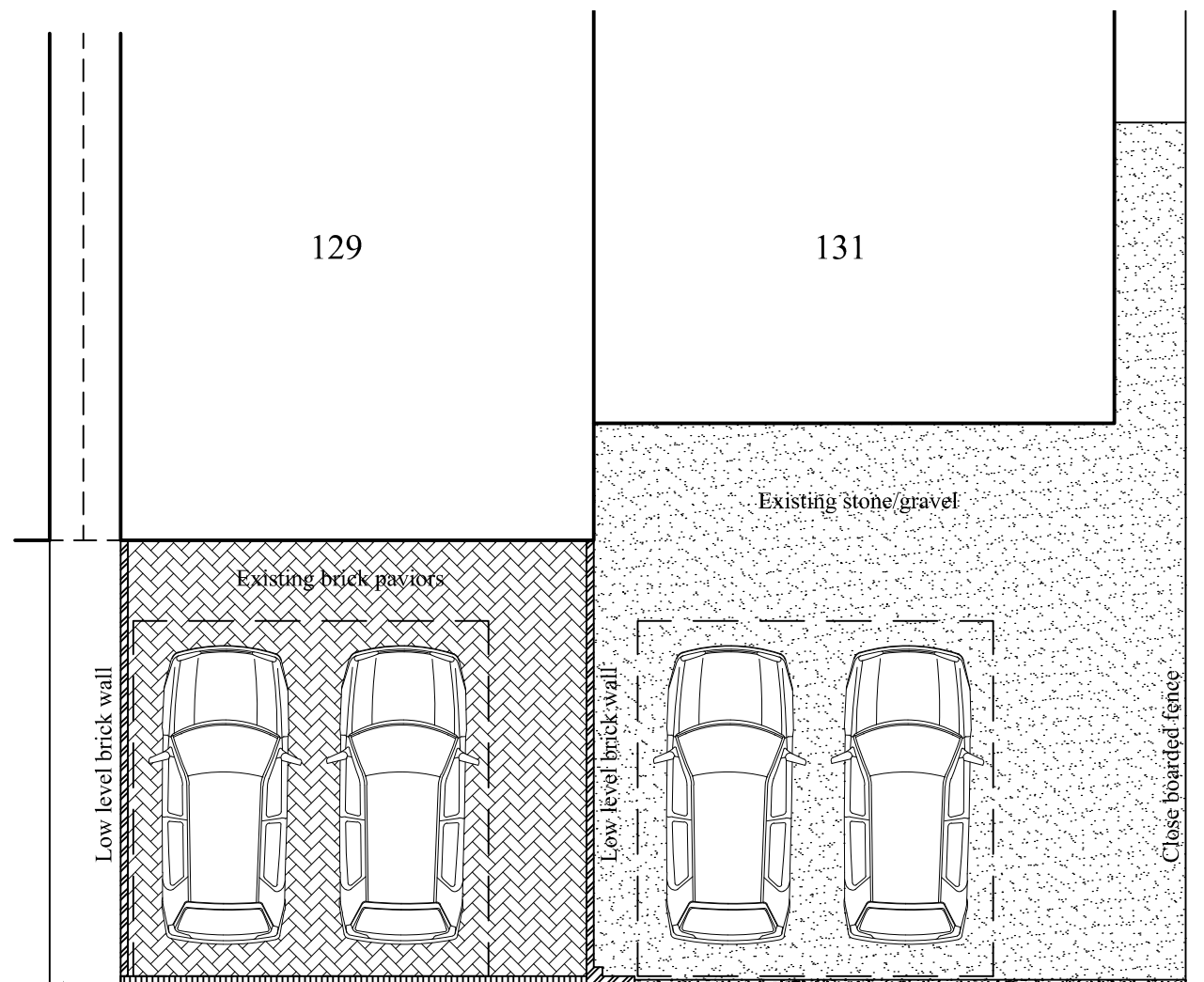
ELEVATION ON DROPPED KERB



REVISION	A	08/02/2021	WIDTH OF CROSSOVERS ALTERED
Drawing			
PROPOSED VEHICULAR ACCESS HIGHWAY CROSSOVER			
Project			
129 AND 131 BLETCHINGLEY ROAD MERSTHAM SURREY			
Client			
MS UK PROPERTY LTD			
Architect			
Michael Blacker Partnership Michael S. Blacker CEng, F.I.S.T.R.U.C.E., Andrew Blacker B.Sc.(Hons) CEng, M.I.C.E. CONSULTING STRUCTURAL & CIVIL ENGINEERS No1 MARK STREET, REIGATE, SURREY RH2 0BL E-MAIL: engs@blacker.co.uk TELEPHONE 01737 244886 FACSIMILE 01737 224556			
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Scale	1:500 & 1:50 @ A3	Drawn	GG
Date	JAN 2021	Checked	-
		Dwg. No.	01
		Rev	A

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PLAN ON VEHICLE CROSSOVER AND DROPPED KERB

Scale 1:100 0m 1m 2m 3m 4m 5m



**EXISTING ELEVATION ON BACK OF FOOTPATH
PROPOSED ELEVATION UNALTERED**

Scale 1:100 0m 1m 2m 3m 4m 5m

REVISION	DATE	DESCRIPTION
A	18/02/2021	WIDTH OF CROSSOVERS ALTERED
Drawing		
PROPOSED VEHICULAR ACCESS HIGHWAY CROSSOVER		
Project		
129 AND 131 BLETHINGLEY ROAD MERSTHAM SURREY		
Client		
MS UK PROPERTY LTD		
Architect		
Michael Blacker Partnership		
<small>Michael S. Blacker CEng F1StructE, Andrew Blacker BSc(Hons) CEng MICE, CONSULTING STRUCTURAL & CIVIL ENGINEERS No 1 MARK STREET, REIGATE, SURREY RH2 0BL E-MAIL: engs@blacker.co.uk TELEPHONE 01737 248886 FACSIMILE 01737 224556</small>		
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Scale	1:100 @ A3	Drawn GG
Date	JAN 2021	Checked -
Job No.	4641	Rev
Drg. No.	02	A