

PROGRESS PLANNING
WATERSIDE HOUSE
20 RIVERSIDE WAY
UXBRIDGE
UB8 2YF

Our ref: 20/01477/PAP30 ARPAPZ
Your ref:

Town and Country Planning (General Permitted Development) (England) Order 2015. Notification of Change of use pursuant to Schedule 2 Part 3 Class O and requirements of Paragraph W provisions.

The Borough of Reigate and Banstead Borough Council as local planning authority having considered the supplied information and assessed the situation, hereby confirm that **prior approval is refused** for the proposed development at the address shown above, as described by the stated description, and in accordance with the information that was provided to the local planning authority in the notification:

NOTIFICATION NO: 20/01477/PAP30
LOCATION: Vale House Roebuck Close Reigate Surrey RH2 7RU
DESCRIPTION: Change of use from offices (Use Class B1a) to residential (Use Class C3) to accommodate 46 residential units (Class O, 56 day Prior Approval Application). As amended on 27/08/2020.
RECEIVED: 14th July 2020

Reason for Refusal

The development proposes to increase the vulnerability at this site from Office (Less Vulnerable) to Residential (More Vulnerable) within Flood Zone 3. It has not been demonstrated to the satisfaction of the local planning authority that the impacts of flooding would result in a safe living environment for future residents in particular safe access and egress from the site. The proposal is therefore contrary to Part 3 Class O paragraph O.2 (c) of the Town and Country Planning General Permitted Development Order 2015. Accordingly, prior approval on this matter is refused.

Dated: 7th September 2020

Yours faithfully

Luci Mould
Director Of Place Services

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