



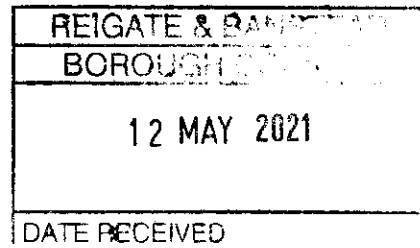
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Head of Places & Planning
Reigate & Banstead Borough Council
Town Hall
Castlefield Road
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6th May 2021

Dear Sir/Madam

NOTIFICATION OF PRIOR APPROVAL FOR NEW DWELLING HOUSES ON A DETACHED BUILDING IN COMMERCIAL USE UNDER CLASS AA, PART 20 OF SCHEDULE 2 AS AMENDED, OF THE TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (ENGALND) (AMENDMENT) (NO.2) ORDER 2020, TO CREATE 10 FLATS (8 X 1-BEDS, 2 X 2-BEDS) AT REIGATE HILL HOUSE, REIGATE HILL, REIGATE RH2 9NG

This application is for Prior Approval for the extension of a commercial building to create 10 flats (8 x 1-beds, 2 x 2-beds) at Reigate Hill House, 28 Reigate Hill, Reigate, Surrey, RH2 9NG

Please find enclosed the following documents with this application:

- Existing Floor Plans & Elevations
- Proposed Floor Plans & Elevations
- Flood Risk Maps
- Schedule of Accommodation
- Contamination Report
- Sunpath Shadow Assessment
- Existing & Proposed Window Relationships

Application Site

The application site is a 3 storey 1980's purpose-built office building, with undercroft parking on the ground floor, situated on the outskirts of Reigate Town Centre within 100 metres of Reigate Railway Station. Pedestrian access is via an entrance fronting Reigate Hill with vehicular access on to Birkheads Road.

The existing building does not have listed status and is not situated in an area at risk of flooding by surface water or rivers.

LODGECREST INVESTMENTS LTD

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Planning History Relevant To This Application

- 85P/0118/01AP RAILWAY HOTEL, REIGATE. SUBMISSION OF DETAILS OF SITING, DESIGN, EXTERNAL APPEARANCE, MEANS OF ACCESS AND LANDSCAPING RELATING TO OFFICE DEVELOPMENT APPROVED UNDER REFERENCE 85P/118 BY THE DEPARTMENT OF ENVIRONMENT ON APPEAL, DATED 5.3.86.
- 85P/0118/2 FORMER RAILWAY HOTEL, LONDON ROAD, REIGATE REVISED DETAILS OF OFFICE BUILDING PERMITTED UNDER 85P/118.

Proposal

This application is made under the provisions of the Town and Country Planning (General Permitted Development) (England) Order under class AA - new dwellinghouses on detached buildings in commercial or mixed use

Permitted Development

AA.—(1) Development consisting of works for the construction of up to two additional storeys of new dwellinghouses immediately above the topmost storey on a detached building to which sub-paragraph (2) applies, together with any or all—

(a) engineering operations reasonably necessary to construct the additional storeys and new dwellinghouses;

(b) works for the replacement of existing plant or installation of additional plant on the roof of the extended building reasonably necessary to service the new dwellinghouses;

(c) works for the construction of appropriate and safe access to and egress from the new dwellinghouses and existing premises in the building, including means of escape from fire, via additional external doors or external staircases;

(d) works for the construction of storage, waste or other ancillary facilities reasonably necessary to support the new dwellinghouses.

(2) This sub-paragraph applies to a building which is—

(a) used for any purpose within Class A1 (shops), Class A2 (financial and professional services), Class A3 (restaurants and cafes) or Class B1(a) (offices) of the Schedule to the Use Classes Order, or as a betting office, pay day loan shop or launderette;

(b) in a mixed use combining—

(i) two or more uses within paragraph (a); or

(ii) a use falling within Class C3 (dwellinghouses) of the Schedule to the Use Classes Order, together with one or more uses within paragraph (a).

Transport & Highways

The application site is located to the south of the town centre within easy walking distance. Reigate Station is within 100m of the site as are stops for local bus services.

As well as being in a sustainable location there are 19 car parking spaces. The existing access for vehicles would be maintained.

In addition, there's secure cycle storage and the use of bicycles by residents will be encouraged.

Air Traffic & Defence Asset Impact

The proposal is not within 3km of an aerodrome or nearby to any known defence asset.

Contamination Risks

The application site currently comprises a three-storey office building constructed in the 1980's.

The proposal consists of the extension of an existing building and no excavations are proposed.

Therefore, given the use of the site for offices only and the extension proposed, there are no pathways for possible contamination to become a risk to the health of the future occupants. The proposal is therefore acceptable in terms of site contamination risks.

Flooding

Having examined the Environment Agencies flood risk information, which is attached, it has been concluded that there is no risk of flooding from surface water or rivers.

On this basis, a site-specific flood risk assessment has not been provided as the proposal is acceptable in terms of flooding.

Noise

The application site is not located adjacent to any noisy commercial property uses, but in an area with established residential properties.

Therefore, the location does not present a risk of unacceptable noise disturbance to future residents of the proposed flats. The proposal is therefore acceptable in terms of noise.

Natural Light

From 1 August 2020, there is a requirement to apply to the local planning authority for a determination as to whether the prior approval of the authority will be required in relation to the provision of adequate natural light in all habitable rooms of the dwellinghouses.

The proposed development ensures that all habitable rooms would be served by generously sized, unobstructed windows. Due to the number, size and orientation of the windows, it is considered that all habitable rooms would benefit from adequate natural light. As such, the proposal is acceptable in terms of natural light.

Protected View

There are no protected views, therefore the development will not impact on a protected view identified in the Directions Relating to Protected Vistas dated 15th March 2012(11) issued by the Secretary of State.

Impact On Neighbouring Premises

Included with this application is a Sunpath Shadow Assessment which demonstrates that there will be little impact on neighbouring properties, some of which are commercial premises.

As the existing offices and proposed rear facing flats are at 90 degrees to commercial and residential properties along Birkheads Road and Holmsdale Road, there will be no direct window to window overlooking. The majority of the proposed additional windows are secondary bedroom windows.

In addition, both 30 Birkheads Road and 3 Holmesdale Road have no windows on their side elevations facing Reigate Hill House.

Summary

The proposed development seeks to add two floors to an existing commercial building to create 10 flats (8 x 1-beds, 2 x 2-beds) at Reigate Hill House, 28 Reigate Hill, Reigate, Surrey.

The proposal would comply with the provisions of the Town and Country Planning (General Permitted Development) (England) Order 20, Schedule 2 as amended under Class AA and adequately addresses matters relating to transport and highways, contamination risks, flooding, noise and light.

Yours faithfully



Mark Bright
Lodgecrest Investments Limited