

JLL LTD  
30 WARWICK STREET  
LONDON  
W1B 5NH

Ref: 17/02732/F

**TOWN AND COUNTRY PLANNING ACT, 1990 AND LOCAL GOVERNMENT ACT, 1972  
THE TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)  
(ENGLAND) ORDER 2015**

The Council of the Borough of Reigate and Banstead, as District Planning Authority under the provisions of Part III of the Town and Country Planning Act, 1990, and Part IX of the Local Government Act, 1972 **DO HEREBY REFUSE** permission for the development specified in the Schedule hereto.

### SCHEDULE

The development specified in the application for planning permission dated 16th January 2018

Land To Rear Of 77- 83 Bell Street Reigate Surrey RH2 7AN

Redevelopment of existing surface car park and construction of 3 no. studio flats and 3 no. 1-bed flats with associated cycle parking, refuse store and landscaping. As amended on 17/01/2018 and on 30/04/2018.

<b>Plan Type</b>	<b>Reference</b>	<b>Version</b>	<b>Date Received</b>
Detailed Technical Plan	1182/SKETCH		30.04.2018
Elevation Plan	PL-303		15.12.2017
Elevation Plan	PL-301		23.11.2017
Section Plan	PL-202		23.11.2017
Section Plan	PL-201		23.11.2017
Landscaping Plan	17.3040.01		23.11.2017
Roof Plan	PL-103	1	17.01.2018
Floor Plan	PL-101	1	17.01.2018
Floor Plan	PL-100	1	17.01.2018
Site Layout Plan	PL-051	1	17.01.2018
Site Layout Plan	PL-050	1	17.01.2018
Location Plan	PL-001	1	17.01.2018
Elevation Plan	PL-302		08.12.2017

The reason(s) for the decision to refuse permission for the development is/are:

1. The proposed development, by virtue of the bulk, scale and massing of the buildings coupled with the tight spacing to the boundaries and existing frontage buildings and the lack of opportunity for meaningful landscaping and amenity space, would result in a cramped overdevelopment of the site which would be harmful to the character of the locality. The proposal would therefore be contrary to Policies Ho9, Ho13 and Pc13 of the Reigate and Banstead Borough Local Plan 2005, Policy CS4 of the Reigate and Banstead Core Strategy 2014 and the provisions of the Framework in relation to "Requiring Good Design".

Please remove any site notice that was displayed on the site pursuant to the application.

Dated this 17th May 2018

**Luci Mould**

Head of Places & Planning