



HORLEY TOWN COUNCIL

Planning and Development Committee

A meeting of the above-named Committee will be held at the Albert Rooms, Albert Road, Horley
on Tuesday, 08 February 2022 at 7.30 pm

**All correspondence and papers referred to in the public part of the agenda are available to view
in the Town Council Offices during normal office hours or on the website**

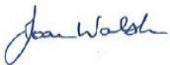
**Following Government guidelines, public meetings of Horley Town Council have returned to in person meetings at the Edmonds Hall, 92 Albert Road, Horley RH6 7HZ.
Please Note: Members of the public may be present (subject to social distancing rules being followed to a maximum number capacity) or join the meeting remotely by requesting a Zoom link (by email to: town.clerk@horleytown.com) no later than one hour before the start of the meeting.**

A G E N D A

1. **Apologies and Reasons for Absence**
2. **Disclosable Pecuniary Interests and Non-Pecuniary Interests**
To receive from members any Declarations of Interest in relation to any items included on the Agenda for this Meeting.
3. **Public Forum**
Members of the public are invited to put questions or draw relevant matters to the Council's attention. Each member of the public is allowed to speak once only and for a maximum of five minutes in respect of a business item on the agenda, at the discretion of the Chairman. If it appears that the number of speakers is likely to unreasonably delay the disposal of business items on the agenda, the Chairman may direct that a member of the public submits a question or comment in writing which shall be answered in due course.
4. **Approval of Minutes**
Planning & Development Committee held on 11 January 2022.
5. **Planning Updates**
Planning & Development Committee held on 11 January 2022.
6. **Planning Applications**
 - i) To consider the list of applications determined for the period 07 January 2021 to 03 February 2022.
 - ii) To consider the list of applications registered for the period 07 January 2021 to 03 February 2022.
7. **Planning Appeals**
To consider any Planning Appeals received and determined.

8. **Ongoing Planning Matters**
To receive an update on any matters.
9. **Letters Received.**
10. **Diary Dates.**
11. **Items for Future Consideration.**
12. **Press Release**
To agree items for inclusion.

Date of next meeting: 15 March 2022



Signed: Town Clerk

Dated: 03 February 2022

During the period January 07 – February 03 2022

List of Determined Applications – Horley

By Reigate & Banstead Borough Council

Applications Approved			
Application Number	Details	HTC Comments	Decision
<u>21/02922/CLE</u>	Horley Nails 15 Station Road Horley Surrey RH6 9HW Application for a lawful development certificate for an existing use of land for two self-contained flats (No.15a and 15b) at 15 Station Road, Horley, RH6 9HW.	No Objections	Approved with Conditions
<u>21/02630/HHOLD</u>	29 Riverside Horley Surrey RH6 7LN Single storey extension to the rear and two storey extension to the side. As amended on 02/11/2021 and on 04/01/2022.	No Objections	Approved with Conditions
<u>21/02777/HHOLD</u>	1 Bolters Road Horley Surrey RH6 8QS Two storey side extension	No Objections	Approved with Conditions
<u>21/02717/HHOLD</u>	27 Castle Drive Horley Surrey RH6 9DB Rear and side ground floor extension with internal re-modeling. As amended on 07/01/2022	No Objections	Approved with Conditions
<u>21/03053/CLP</u>	19 Kingsley Road Horley Surrey RH6 8HP Single storey rear extension, loft conversion with rear facing dormer.	No Objections	Permitted Development
<u>21/03052/CLP</u>	4 Birchwood Close Langshott Horley Surrey RH6 9TX Single story rear extension.	No Objections	Permitted Development
<u>21/03041/TPO</u>	Little Paddock Apperlie Drive Horley Surrey RH6 9EU Crown lift to the east side of the tree crown up to a height of 6m from ground level via the removal of low secondary growth from the branch tips only. A minor cut back reduction of 1 to 2m of branch end length removed from the lower canopy on the east side only. The removal of 1 no. low branch on the south east aspect of the trees crown, this branch grows down at a 45 degree angle, to be removed back to the branch fork. Removal of 2 no. dead and dying branches growing next to each other above a recent point of branch end failure to cut back to the next live branch. Removal of minor epicormic growth, small shoots, on the main stem.	No Objections, subject to no adverse comments from the Tree Officer.	Approved with Conditions

During the period January 07 – February 03 2022

<u>21/03028/HHOLD</u>	34 Wellington Way Horley Surrey RH6 8JH Single storey front extension, part two storey, part single storey rear extension, including the provision of a rear balcony	No Objections	Approved with Conditions
<u>21/02959/HHOLD</u>	8 Chalkfield Road Horley Surrey RH6 9FT Single storey rear conservatory	No Objections	Approved with Conditions
<u>21/02891/HHOLD</u>	1 Harrowsley Green Cottages 136 Smallfield Road Horley Surrey RH6 9LS Erection of conservatory	No Objections	Approved with Conditions
<u>21/02647/HHOLD</u>	26 Castle Drive Horley Surrey RH6 9DB Proposed single-storey rear extension following demolition of existing single-storey pitched roof detached garage.	No Objections	Approved with Conditions
<u>21/03081/HHOLD</u>	10 The Coronet Horley Surrey RH6 9EX Proposed single storey rear extension	No Objections	Approved with Conditions
<u>RE20/00893/CON</u>	Sunnyacres Nursery, 18 Reigate Road, Hookwood, Surrey RH6 0HJ Operation of a soil, sand and timber recovery processing facility involving mobile plant and retention of screening bund and access gate on land previously used as part of the Sunnyacres Nursery (retrospective).	No Objections	Grant

During the period January 07 – February 03 2022

Applications Refused and Withdrawn

By Reigate & Banstead Borough Council

Applications Refused			
Application No:	Details	HTC Comments	Status
<u>21/02971/TPO</u>	Wentworth Oldfield Road Horley Surrey RH6 7EP RE768 Ash to be felled due to evidence of Chalara Fraxinea (Ash Dieback) and close to proximity to building. Tree provides little amenity value.	No Objections, subject to no adverse comments from the Tree Officer.	Refused
<u>21/02885/F</u>	106 Balcombe Road Horley Surrey RH6 9BW Erection of a detached bungalow.	No objections	Refused
<u>21/03054/S73</u>	138 Victoria Road Horley Surrey RH6 7BF To extend existing building with two storey and single storey extension and to convert existing shop/office building including extension into 6 No. flats. 6 x 2 bed. Variation of Condition 3 of permission 18/00058/F. Removal of condition 3h - All footpaths, hardstandings and drives shall be of fixed gravel.	No objections to proposed changes to footpaths, hardstanding & drives but continue to be concerned on the future protection to the listed footpath adjacent to the development after construction works have been completed.	Withdrawn

During the period January 07 – February 03 2022

Appeals Lodged – Horley

Application No / Planning Inspectorate Reference:	Details	Case Type	Application Date

Appeals In Progress (Awaiting Decision) – Horley

Application No / Planning Inspectorate Reference:	Details	Case Type	Hearing Date
21/00882/TED APP/L3625/W/21/3276913	Amenity Space Chequers Drive Horley Surrey Details of the type of apparatus to be installed and other relevant and pertinent information, such as the site location, elevations etc, cabinet sizes, have been supplied with the planning drawings.	Appeal against Refusal of Prior Approval	No date yet arranged
21/00067/E_EN APP/L3625/C/21/3282754	57 Meadowcroft Close Horley Surrey RH6 9EJ Appealed against an Enforcement Notice regarding: 1. Without planning permission, the formation of an access at the junction with the B2036 Balcombe Road and the D552 Meadowcroft Close in the approximate position shown as a black hatched area on the attached plan A. 2. Without planning permission, the creation of a hardstanding in the approximate position shown within the black dotted line on the attached plan B.	Appeal against an Enforcement Notice	No date yet arranged
20/02581/F APP/L3625/W/21/3277182	QVS 94 Brighton Road Horley Surrey RH6 7JQ Extension, alteration and addition of residential accommodation to the existing building on 94 Brighton Road to provide 6 self contained flats.	Appeal against Refusal of DC Application	w/c 25 January 22

Appeals Decided – Horley

Application No / Planning Inspectorate Reference:	Details	Case Type	Decision

List of Planning Applications
Registered by Reigate & Banstead Borough Council
During the period 07 January 2022 – 03 February 2022
To see plans please CTRL+click on the application number to follow the link

01. RBBC Letter Dated: 06.01.22	Application No: <u>22/00002/HHOLD</u>
LOCATION:	Grassmere 140 Balcombe Road Horley Surrey RH6 9DS
DESCRIPTION:	Erection of an external outbuilding attached to the existing garage.
<i>Cons Expiry Date: 27/01/22; Determination Deadline: 02/03/22;</i>	
HORLEY TOWN COUNCIL COMMENTS (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 08/02/22)	No objections
02. RBBC Letter Dated: 07.01.22	Application No: <u>22/00022/HHOLD</u>
LOCATION:	16 Woodman Way Horley Surrey RH6 9ZE
DESCRIPTION:	Proposed two storey rear extension and addition of Juliet balcony.
<i>Cons Expiry Date: 28/01/22; Determination Deadline: 02/03/22;</i>	
HORLEY TOWN COUNCIL COMMENTS (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 08/02/22)	No objection
03. RBBC Letter Dated: 10.01.22	Application No: <u>21/03292/HHOLD</u>
LOCATION:	19 Chequers Drive Horley Surrey RH6 8DR
DESCRIPTION:	The addition of 200mm external wall insulation to the external envelope of the property, existing windows and doors to be replaced, chimney stack removal, provision of solar panels on the roof of the property, built-out porch to fully enclose porch and air source heat pump external condenser.'
<i>Cons Expiry Date: 31/01/22; Determination Deadline: 07/03/22;</i>	
HORLEY TOWN COUNCIL COMMENTS (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 08/02/22)	No objections

List of Planning Applications
Registered by Reigate & Banstead Borough Council
During the period 07 January 2022 – 03 February 2022
To see plans please CTRL+click on the application number to follow the link

04. RBBC Letter Dated: 17.01.22	Application No: <u>21/02346/F</u>
LOCATION:	Land R/O 43-49 High Street Horley Surrey RH6 7BN
DESCRIPTION:	Residential development of 3 no. 3 bedroom 6 person houses on land to the rear of 43-49 High Street, Horley. As amended on 13/10/2021 and 06/01/2022 .
<i>Cons Expiry Date: 31/01/22; Determination Deadline: 28/10/22;</i>	
Previous comments submitted on 23.09.22	Horley Town Council OBJECTS on the following grounds: i. Over development of the site ii. Out of character with surrounding properties iii. Adverse impact on Neighbour Amenities iv. Inappropriate mass and height of development
HORLEY TOWN COUNCIL COMMENTS (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 08/02/22)	We note the reduction in height, however, Horley Town Council OBJECTS on the following grounds: i. Over development of the site ii. Out of character with surrounding properties iii. Adverse impact on Neighbour Amenities
05. RBBC Letter Dated: 19.01.22	Application No: <u>21/02787/HHOLD</u>
LOCATION:	131 Balcombe Road Horley Surrey RH6 9BX
DESCRIPTION:	Replace existing wooden fence with a brick and metal railings to enhance view and add driveway gates for security. As amended on 19/01/2022 .
<i>Cons Expiry Date: 09/02/22; Determination Deadline: 30/12/21;</i>	
Previous comments submitted on 19.11.21	No Objections
HORLEY TOWN COUNCIL COMMENTS (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 08/02/22)	No objections
06. RBBC Letter Dated: 19.01.22	Application No: <u>22/00078/HHOLD</u>
LOCATION:	2 Drake Road Horley Surrey RH6 8SJ
DESCRIPTION:	Proposed garage conversion and extension to form annexe. Drop kerb and cross over.
<i>Cons Expiry Date: 09/02/22; Determination Deadline: 15/03/22;</i>	
HORLEY TOWN COUNCIL COMMENTS (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 08/02/22)	No objections

List of Planning Applications
Registered by Reigate & Banstead Borough Council
During the period 07 January 2022 – 03 February 2022
To see plans please CTRL+click on the application number to follow the link

07. RBBC Letter Dated: 19.01.22	Application No: <u>21/03303/F</u>
LOCATION:	Titan House Crossoak Lane Salfords Surrey RH1 5EX
DESCRIPTION:	The demolition of existing buildings (2) and the erection of two any industrial processes (Class E (g) (iii)), general industrial (Use Class B2) storage and/or distribution (Use Class B8) units with ancillary office accommodation, together with other associated parking, servicing landscape and infrastructure."
Cons Expiry Date: 09/02/22; Determination Deadline: 18/04/22;	
History	18/01180/F – The redevelopment of the site to include four employment buildings incorporating 5 units for open B1(b), B1(c), B2 and B8 use comprising 15,831sqm GEA with associated parking and landscape planting. As amended on 30/07/2018, 15/08/2018 and on 04/10/2018. As amended on 19/10/2018 and on 23/10/2018.
Status	18/01180/F – Approved with Conditions
Comments	18/01180/F – The Town Council OBJECTS to this application. i) The current transport infrastructure will not support the proposal both at Cross Oak Lane and at the junction of Cross Oak Lane with the A23 especially when taking into account that the Westvale Park development access road joins in to this junction. ii) While the Town Council supports development of the site, it feels that this is not the right genre of development and suggests that offices/residential would be more appropriate.
HORLEY TOWN COUNCIL COMMENTS	

08. SCC Letter Dated: 19.01.22	Application No: SCC Ref 2022/0004
LOCATION:	The Oakwood School, Balcombe Road, Horley Surrey RH6 9AE
DESCRIPTION:	Details of a surface water drainage scheme; and method statement for carpark resurfacing, bicycle store and footpath submitted pursuant to Conditions 8 and 10 of planning permission RE21/02101/CON dated 16 December 2021
Cons Expiry Date: 09/02/22; Determination Deadline: 07/03/22;	
HORLEY TOWN COUNCIL COMMENTS	

List of Planning Applications
Registered by Reigate & Banstead Borough Council
During the period 07 January 2022 – 03 February 2022
To see plans please CTRL+click on the application number to follow the link

09. RBBC Letter Dated: 24.01.22	Application No: <u>22/00101/HHOLD</u>
LOCATION:	Hazleglen 8 Russells Crescent Horley Surrey RH6 7DN
DESCRIPTION:	Demolition of existing detached garage and construction of new double garage with store above.
<i>Cons Expiry Date: 14/02/22; Determination Deadline: 21/03/22;</i>	
History	21/00778/HHOLD – Demolish existing rear conservatory and side porch. Construct single storey rear extension and replacement side porch. As amended on 04/05/2021 and on 11/05/2021.
Status	21/00778/HHOLD – Approved with Conditions
Comments	21/00778/HHOLD – No objections
HORLEY TOWN COUNCIL COMMENTS (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 08/02/22)	No objections

10. RBBC Letter Dated: 26.01.22	Application No: <u>21/02427/DET05</u>
LOCATION:	Second Floor Victoria House Consort Way Horley Surrey
DESCRIPTION:	Submission of bicycle storage details pursuant to Condition 5 of permission 21/02427/F. Creation of numerous windows to allow the roofspace to create four new apartments.
<i>Cons Expiry Date: 16/02/22; Determination Deadline: 18/03/22;</i>	
History	21/02427/F – Creation of numerous windows to allow the roofspace to create four new apartments.
Status	21/02427/F – Approved with Conditions
Comments	21/02427/F – No objections
HORLEY TOWN COUNCIL COMMENTS (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 08/02/22)	No objections

List of Planning Applications
Registered by Reigate & Banstead Borough Council
During the period 07 January 2022 – 03 February 2022
To see plans please CTRL+click on the application number to follow the link

11. RBBC Letter Dated: 27.01.22	Application No: 21/02427/DET04
LOCATION:	Second Floor Victoria House Consort Way Horley Surrey
DESCRIPTION:	Submission of waste storage and collection details pursuant to Condition 4 of permission 21/02427/F. Creation of numerous windows to allow the roofspace to create four new apartments.
<i>Cons Expiry Date: 17/02/22; Determination Deadline: 18/03/22;</i>	
History	21/02427/F – Creation of numerous windows to allow the roofspace to create four new apartments.
Status	21/02427/F – Approved with Conditions
Comments	21/02427/F – No objections
HORLEY TOWN COUNCIL COMMENTS (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 08/02/22)	No objections

12. RBBC Letter Dated: 27.01.22	Application No: 22/00089/OUT
LOCATION:	34 Wellington Way Horley Surrey RH6 8JH
DESCRIPTION:	The demolition of the existing garage and erection of a single detached 4 bedroom 2 storey house.
<i>Cons Expiry Date: 17/02/22; Determination Deadline: 23/03/22;</i>	
History	21/02994/OUT – The erection of 2No. 3 storey 3 bedroom dwellings along with associated works. As amended on 17/12/2021. 21/03028/HHOLD – Single storey front extension, part two storey, part single storey rear extension, including the provision of a rear balcony.
Status	21/02994/OUT – Pending Consideration 21/03028/HHOLD – Approved with Conditions
Comments	21/02994/OUT – Horley Town Council OBJECTS on the following grounds: i) Overdevelopment of the site; ii) Concern regarding highway access, in particular poor sightlines; iii) Out of keeping with the local area; iv) Concern about potential massing in relation to neighbouring properties. Should this application be granted, Horley Town Council wish to be consulted on any Reserved Matters applications. 21/03028/HHOLD – No Objections
HORLEY TOWN COUNCIL COMMENTS	

List of Planning Applications
Registered by Reigate & Banstead Borough Council
During the period 07 January 2022 – 03 February 2022
To see plans please CTRL+click on the application number to follow the link

13. RBBC Letter Dated: 28.01.22	Application No: <u>22/00165/HHOLD</u>
LOCATION:	17 Heritage Lawn Langshott Horley Surrey RH6 9XH
DESCRIPTION:	Proposed 1st floor extension over garage and internal alterations.
<i>Cons Expiry Date: 18/02/22; Determination Deadline: 24/03/22;</i>	
History	<u>17/02242/HHOLD</u> – Proposed 1st floor extension over garage and internal alterations. As amended on 06/12/2017.
Status	17/02242/HHOLD – Approved with Conditions
Comments	17/02242/HHOLD – The Town Council objects for the following reasons: - i. the proposed first floor extension over the garage will give the impression of terracing ii. negative impact on the street scene iii. the detrimental impact on the street scene will be accentuated as it is in the same road as 17/02259/HHOLD iv. the proposed development is out of character with the surrounding property.
HORLEY TOWN COUNCIL COMMENTS	

14. RBBC Letter Dated: 01.02.22	Application No: <u>22/00141/HHOLD</u>
LOCATION:	1 Castle Drive Horley Surrey RH6 9DB
DESCRIPTION:	Single storey rear/side extension
<i>Cons Expiry Date: 22/02/22; Determination Deadline: 28/03/22;</i>	
HORLEY TOWN COUNCIL COMMENTS	

15. RBBC Letter Dated: 01.02.22	Application No: <u>21/03055/HHOLD</u>
LOCATION:	7 Longbridge Walk Horley Surrey RH6 7EQ
DESCRIPTION:	Erection of a two storey side extension front porch extension following the demolition of the existing garage.
<i>Cons Expiry Date: 22/02/22; Determination Deadline: 25/03/22;</i>	
HORLEY TOWN COUNCIL COMMENTS	

List of Planning Applications
Registered by Reigate & Banstead Borough Council
During the period 07 January 2022 – 03 February 2022
To see plans please CTRL+click on the application number to follow the link

Tree Works (Non-Felling)

A. RBBC Letter Dated: 07.01.22	Application No: <u>22/00021/TPO</u>
LOCATION:	1 Wickham Close Horley Surrey RH6 8AZ
DESCRIPTION:	Oak (T1) - reduce overall size because of excessive height and width for the garden and Neighbour's gardens. Height by 7 meters (30.5%) and width by 5 meters (33%). TPO number RE1167. Previous planning ref: 16/01457/TPO in 2016 but we are not sure the work was done.
HORLEY TOWN COUNCIL COMMENTS (Planning Officer delegation):	No objections, subject to no adverse comments from the Tree Officer.

B. RBBC Letter Dated: 11.01.22	Application No: <u>22/00042/TPO</u>
LOCATION:	Oakmead 40 Haroldslea Drive Horley Surrey RH6 9DU
DESCRIPTION:	T1 Oak- Reduce height and lateral spread by 1.5m and crown lift by removal of secondary branches to 5m. Tree is mature in age and size is causing excessive shading to front of property. Reduction will help reduce light issues and will give some amount of clearance from property.
HORLEY TOWN COUNCIL COMMENTS (Planning Officer delegation):	No objections, subject to no adverse comments from the Tree Officer.

C. RBBC Letter Dated: 11.01.22	Application No: <u>22/00044/TPO</u>
LOCATION:	Buckland 1 The Avenue Horley Surrey RH6 7EU
DESCRIPTION:	T1-T3 3 x sycamores to carry out a lateral reduction over 11 astor gardens by 2.5 meters and crown lift to 5 meters. These trees are causing excessive shading whilst in full leaf. T4-T5 2 x elm trees to cut back from building to give 2 meters clearance. These trees are touching the building.
HORLEY TOWN COUNCIL COMMENTS (Planning Officer delegation):	No objections, subject to no adverse comments from the Tree Officer.

List of Planning Applications
Registered by Reigate & Banstead Borough Council
During the period 07 January 2022 – 03 February 2022
To see plans please CTRL+click on the application number to follow the link

D. RBBC Letter Dated: 18.01.22	Application No: 22/00086/TPO
LOCATION:	The Bull Public House Horley Row Horley Surrey RH6 8DE
DESCRIPTION:	T1 walnut- reduce height and lateral branches by 1.5m (Previous points). Tree has been previously reduced and has put on substantial regrowth. Tree is now causing excessive shading to neighbouring property and is also now encroaching pub garden seating area.
HORLEY TOWN COUNCIL COMMENTS (Planning Officer delegation):	No objections, subject to no adverse comments from the Tree Officer.

E. RBBC Letter Dated: 18.01.22	Application No: 22/00189/TPO
LOCATION:	Langshott Manor Langshott Lane Langshott Horley Surrey
DESCRIPTION:	Willow Tree at the rear of the property at the side of the lake next to the restaurant has severe decay with the main trunk being hollow. The advice is to pollard the tree, remove the new growth branches back to the main branches of the tree to reduce the height and stress on the tree and encourage new growth.
HORLEY TOWN COUNCIL COMMENTS (Planning Officer delegation):	No objections, subject to no adverse comments from the Tree Officer.

List of Planning Applications
Registered by Reigate & Banstead Borough Council
During the period 07 January 2022 – 03 February 2022
To see plans please CTRL+click on the application number to follow the link

The following applications are for information only
03.01.22
<p>04/02120/RM2B/DET22 – Horley North West Development Meath Green Lane Horley Surrey Submission of drainage pursuant to Condition 22 of permission 04/02120/RM2B. Reserved Matters application for Phase 2 of development at North West Horley (access, appearance, landscaping, layout and scale) pursuant to 04/02120/OUT for the erection of 190 dwellings and associated car parking, play area, levels and drainage.</p> <p>04/02120/RM2B/DET23 – Horley North West Development Meath Green Lane Horley Surrey Submission of drainage verification report pursuant to Condition 23 of permission 04/02120/RM2B. Reserved Matters application for Phase 2 of development at North West Horley (access, appearance, landscaping, layout and scale) pursuant to 04/02120/OUT for the erection of 190 dwellings and associated car parking, play area, levels and drainage.</p> <p>22/00020/CLP – 11 Michael Crescent Horley Surrey RH6 7LH Proposed rear dormer with hip-to-gable.</p> <p>19/02404/NMAMD1 – Mandalay 62 Balcombe Road Horley Surrey RH6 9AY Non-Material Amendment to 19/02404/HHOLD : Insertion of 2no. Velux windows serving en-suite shower rooms on the northern roof of the extension.</p>
10.01.22
22/00074/CLP – 29 Avenue Gardens Horley Surrey RH6 9BS Hip to gable loft conversion including the installation of three roof windows into the pitched roof of the front elevation and two roof windows at the rear.
17.01.22
N/A
24.01.22
22/00148/PDE – 14 Castle Drive Horley Surrey RH6 9DB Proposed single storey rear extension and internal alterations. Maximum height 3.45m, height at eaves 3.00m, and extending 4.50m beyond rear wall.