

 Reigate & Banstead BOROUGH COUNCIL Banstead Horley Redhill Reigate	TO:	PLANNING COMMITTEE
	DATE:	06 June 2018
	REPORT OF:	HEAD OF PLACES AND PLANNING
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AGENDA ITEM:	11	WARD: Kingswood with Burgh Heath

APPLICATION NUMBER:	18/00823/HHOLD	VALID:	18 April 2018
APPLICANT:	Mr & Mrs Parnall	AGENT:	
LOCATION:	LANGDALE HOUSE, KINGSWOOD WARREN PARK, WOODLAND WAY, KINGSWOOD		
DESCRIPTION:	Addition of a log cabin garden room and garden shed, both to the side of the house.		
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 is a Councillor

SUMMARY

The proposed development seeks permission for two outbuildings ancillary to the main dwelling house to the side of the property.

The outbuildings would be similar in design to other sheds and domestic garden rooms typically found within residential curtilages. They are of a relatively small scale and bulk and would not be readily visible from the urban open land to the front of the site. They would likely ordinarily be 'permitted development' but for a condition imposed on the original development removing such rights.

The site is covered by the urban open land designation in the 2005 Borough Local Plan. However, in recognition of the sub-division of the former Kingswood BBC site, this designation is being reviewed under the emerging DMP with only the public, open parts being retained as urban open land. Given the relatively discreet nature of the proposal within privately owned gardens, the proposals are not considered to contravene the objectives of the urban open land designation and accord with Policy Pc6 as a result.

Consequently, the relationship with the neighbouring properties is such that no adverse harm would occur as a result of the proposed development and the

character of the local area and the Residential Area of Special Character would be respected. The proposal is therefore considered acceptable.

RECOMMENDATION

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

Consultations:

Kingswood Residents' Association: No comments received

Representations:

Letters were sent to neighbouring properties on 27 April 2018. No representations have been received.

1.0 Site and Character Appraisal

- 1.1 The application site comprises a detached property within a spacious plot constructed around six years ago. The property is set within a plot commensurate with other plots in the locality. The site is within the Warren and the Glade Residential Area of Special Character (RASC).
- 1.2 The surrounding area is characterised by large detached properties of varying styles, generally set within spacious grounds with a variety of boundary treatments to the side. Kingswood Warren mansion is to the north-west (front) of the application site and is a large locally listed 19th century mansion set within a historic garden and designated Urban Open Land.

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 Further improvements could be secured: Materials as specified within the application.

3.0 Relevant Planning and Enforcement History

- | | | | |
|-----|------------|--|---|
| 3.1 | 09/00777/F | Change of use of Kingswood Warren from offices to residential through the conversion of the existing mansion into 8 apartments (1, 2 & 3 bed) and the erection of 14 new dwellings, following the demolition of all other buildings. Provision of associated parking, landscaping, footpaths, refuse areas, cycleways and open spaces; together with use of the existing access and retention of TPO woodland. | Refused – allowed on appeal
14 June 2010 |
| 3.2 | 10/00179/F | Change of use of Kingswood Warren from offices to residential | Approved with conditions |

through the conversion of the existing mansion into 8 apartments (1, 2 & 3 bed) and the erection of 14 new dwellings, following the demolition of all other buildings. Provision of associated parking, landscaping, footpaths, refuse areas, cycleways and open spaces; together with use of the existing access and retention of TPO woodland. 07 May 2010

- 3.3 10/01835/F Change of use of Kingswood Warren from offices to residential through conversion of the mansion into 8 dwellings and the erection of 14 new dwellings. Application for variation of condition 2 of planning permission 09/00777/F. Amendments to the design of plot number 18, parking and internal road layout and house types on plots 6 and 7 and removal of their garages. Approved with conditions 23 February 2011

4.0 Proposal and Design Approach

- 4.1 This is a full application for the erection of a log cabin garden room to the side of the house. This would measure 5.9m by 5.9m and would have an eaves height of 2.34m and a ridge height of 3.75m. It would have wooden walls and rubber roof tiles.
- 4.2 It is also proposed to construct a garden shed measuring 4.726m in length and 3m in depth. It would have an eaves height of 2m and a maximum height of 2.5m. It would have wooden walls with bitumen shingles on the roof.
- 4.3 The two outbuildings would be situated to the side of the property, between the existing attached garage and the boundary with Mayfield House. Both outbuildings would be situated approximately 2.75m away from the boundary.
- 4.4 It is noted that these outbuildings would normally be permitted development under Class E of Part II of the GPDO (England) 2015. However, condition 23 of 10/01835/F, amongst other aspects, removed permitted development rights for outbuildings, hence the requirement for planning permission.

5.0 Policy Context

5.1 Designation

Urban Area
Urban Open Land
Residential Area of Special Character

5.2 Reigate and Banstead Core Strategy

CS4 (Valued Townscapes and Historic Environment)

5.2 Reigate & Banstead Borough Local Plan 2005

Urban Open Land	Pc6
Housing	Ho9, Ho13, Ho15, Ho16

5.3 Other Material Considerations

National Planning Policy Framework

Supplementary Planning Guidance	Householder Extensions and Alterations
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Other	Human Rights Act 1998
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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:

- Urban Open Land
- Impact of local character
- Neighbour amenity

Urban Open Land

6.3 The property formed part of the BBC Kingswood Warren which was developed following appeal allowed in 2010. The main Kingswood Warren site is designated as Urban Open Land within the 2005 Borough Local Plan in recognition of its expanse of open green areas, however the development of individual dwelling houses has altered this character such as the urban open land designation primarily relates only to the 'open' parts with the remainder, in private ownership, proposed for de-designation in the emerging DMP. The designation would not ordinarily apply to private dwellings and, in any case, the proposal conforms to the spirit of Policy Pc6 which does allow for ancillary accommodation to be constructed. In this regard the impact on the designation is considered acceptable.

Impact on local character

6.4 The proposal would be for two traditionally designed outbuildings to the side of the property. The scale of these buildings is relatively small and would not

cause a loss of visual amenity to the area. The views from the urban open land to the front of the property would be limited as Langdale House has a relatively substantial boundary to the front of the property that would minimise the impact of the buildings on the street scene.

- 6.5 It is considered that the proposal would retain a reasonable separation to the boundary with Mayfield House and the spacious and verdant surroundings within the RASC would be maintained by this development.
- 6.6 There would be additional hard landscaping surrounding the outbuildings in order to allow access to the buildings and round the side of the dwelling. This landscaping would follow the existing landscaping on site and is not considered to cause material harm to the design and character of the area.

Neighbour amenity

- 6.7 The proposed outbuildings would be constructed in proximity to the boundary with Mayfield House. However, there is a 1.8m close boarded fence along the boundary as well as semi-mature planting which would largely obscure the new outbuildings from Mayfield House. There would be no material loss of light from these buildings to that property.
- 6.8 Due to the distances involved, and the location of the outbuildings, it is not considered that the amenity of any other properties would be materially affected by the proposal.

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
Combined Plan	18.008.01	A	16/04/2018
Combined Plan	L_33071		18/04/2018

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 development shall be carried out using the external facing materials specified in the application and no others without the prior written consent of the Local Planning Authority.

Reason: To ensure that the development hereby permitted is only constructed using the appropriate external facing materials or suitable alternatives in the interest of the visual amenities of the area with regard to Reigate and Banstead Borough Local Plan 2005, policies Ho9, Ho13 and Ho16.

INFORMATIVES

1. You are advised that the Council will expect the following measures to be taken during any building operations to control noise, pollution and parking:
 - (a) Work that is audible beyond the site boundary should only be carried out between 08:00hrs to 18:00hrs Monday to Friday, 08:00hrs to 13:00hrs Saturday and not at all on Sundays or any Public and/or Bank Holidays;
 - (b) The quietest available items of plant and machinery should be used on site. Where permanently sited equipment such as generators are necessary, they should be enclosed to reduce noise levels;
 - (c) Deliveries should only be received within the hours detailed in (a) above;
 - (d) Adequate steps should be taken to prevent dust-causing nuisance beyond the site boundary. Such uses include the use of hoses to damp down stockpiles of materials, which are likely to generate airborne dust, to damp down during stone/slab cutting; and the use of bowsers and wheel washes;
 - (e) There should be no burning on site;
 - (f) Only minimal security lighting should be used outside the hours stated above; and
 - (g) Building materials and machinery should not be stored on the highway and contractors' vehicles should be parked with care so as not to cause an obstruction or block visibility on the highway.

Further details of these noise and pollution measures can be obtained from the Council's Environmental Health Services Unit.

In order to meet these requirements and to promote good neighbourliness, the Council recommends that this site is registered with the Considerate Constructors Scheme - www.ccscheme.org.uk/index.php/site-registration.

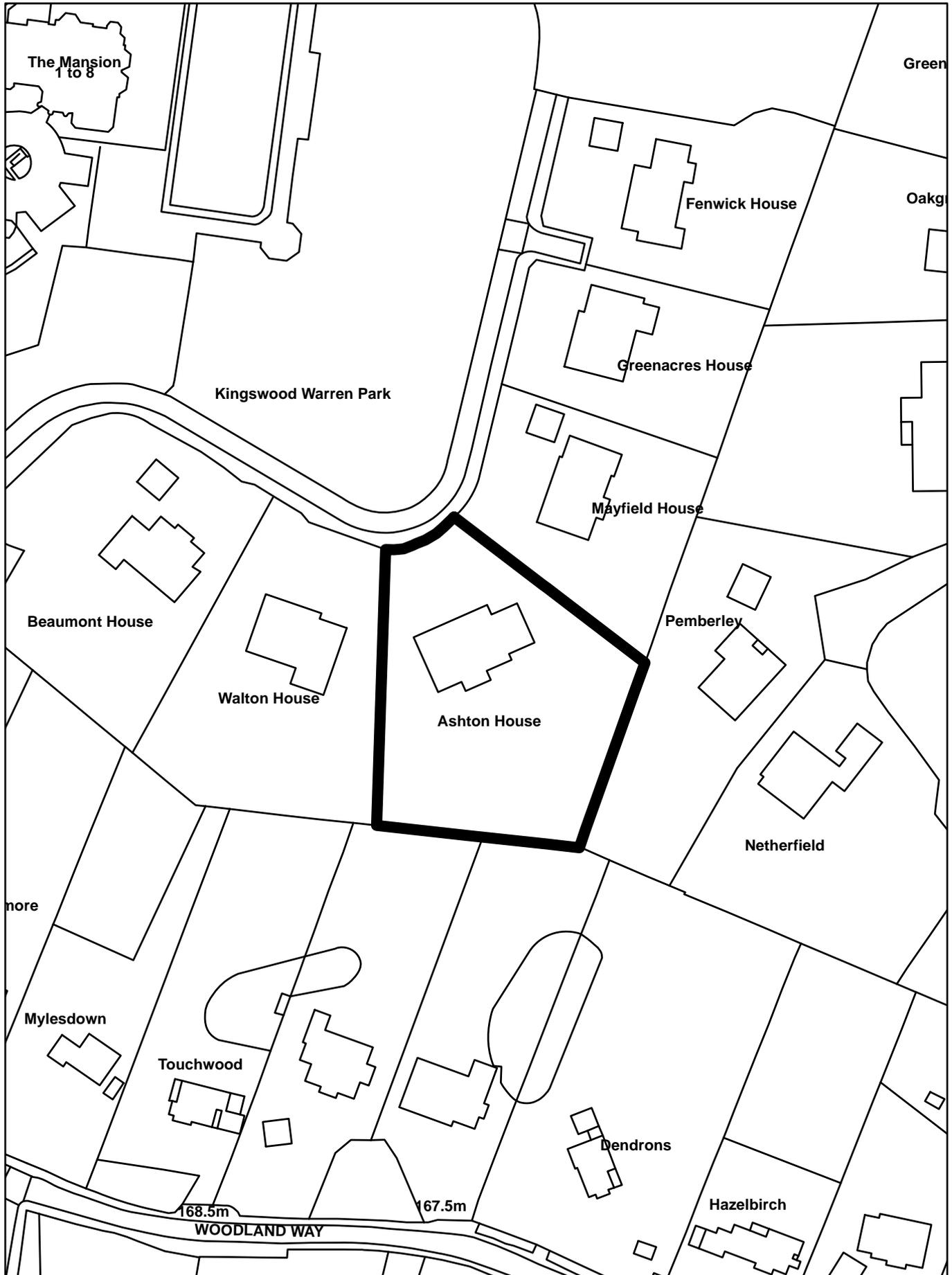
REASON FOR PERMISSION

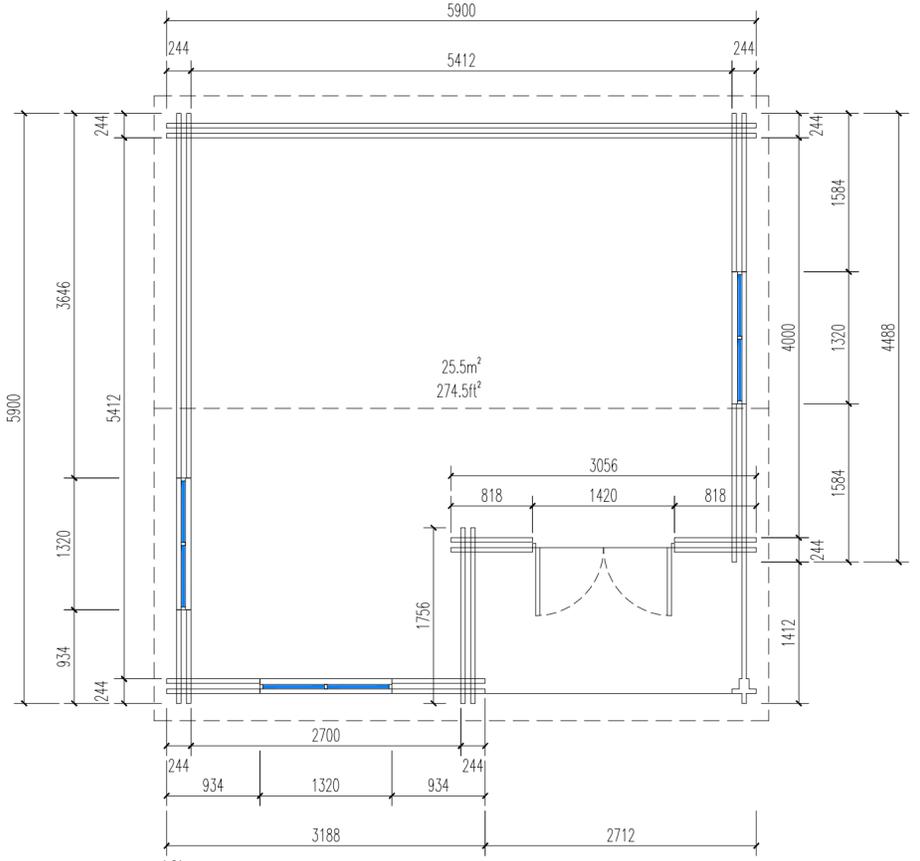
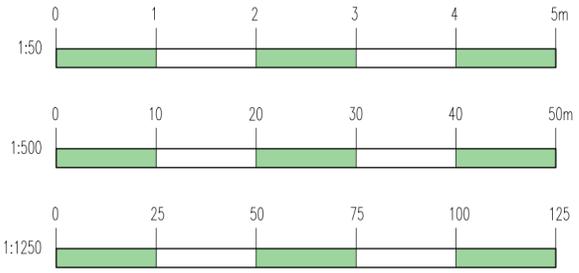
The development hereby permitted has been assessed against development plan policies Ho9, Ho13, Ho15, Ho16, and material considerations, including third party

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.

18/00823/HHOLD - Langdale House, Kingswood Warren Park, Woodland Way, Kingswood

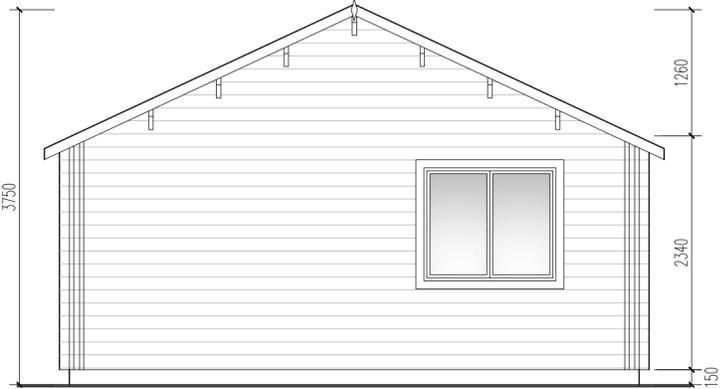




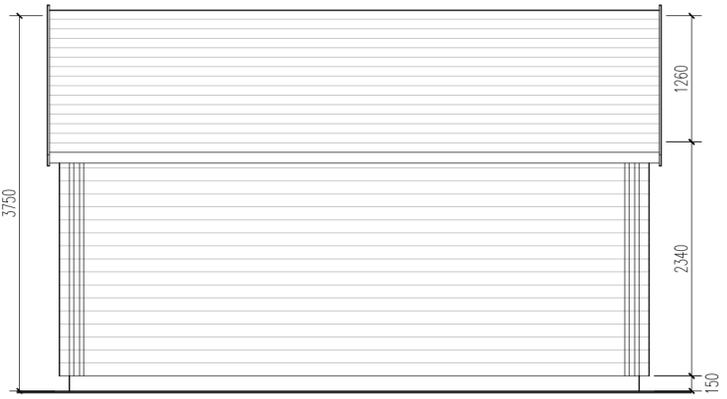
Plan
1:50



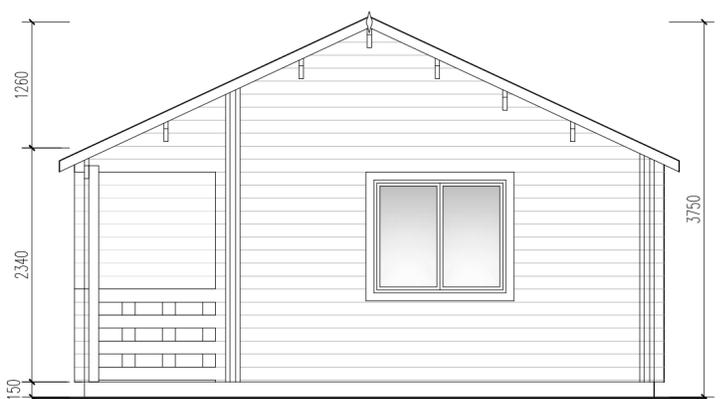
Front Elevation
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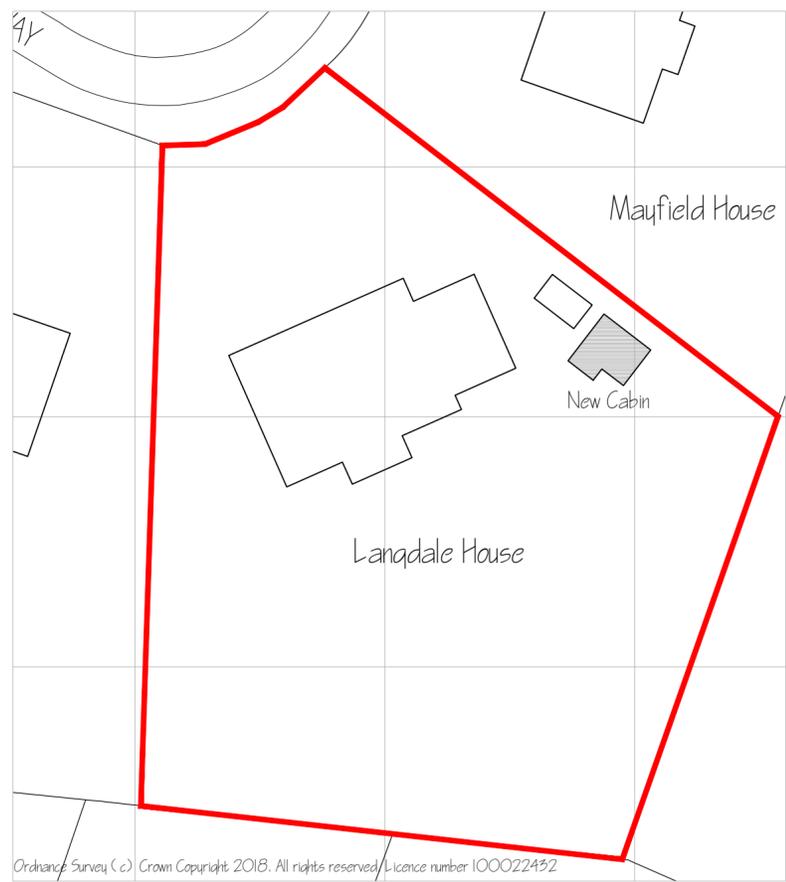
Left Flank Elevation
1:50



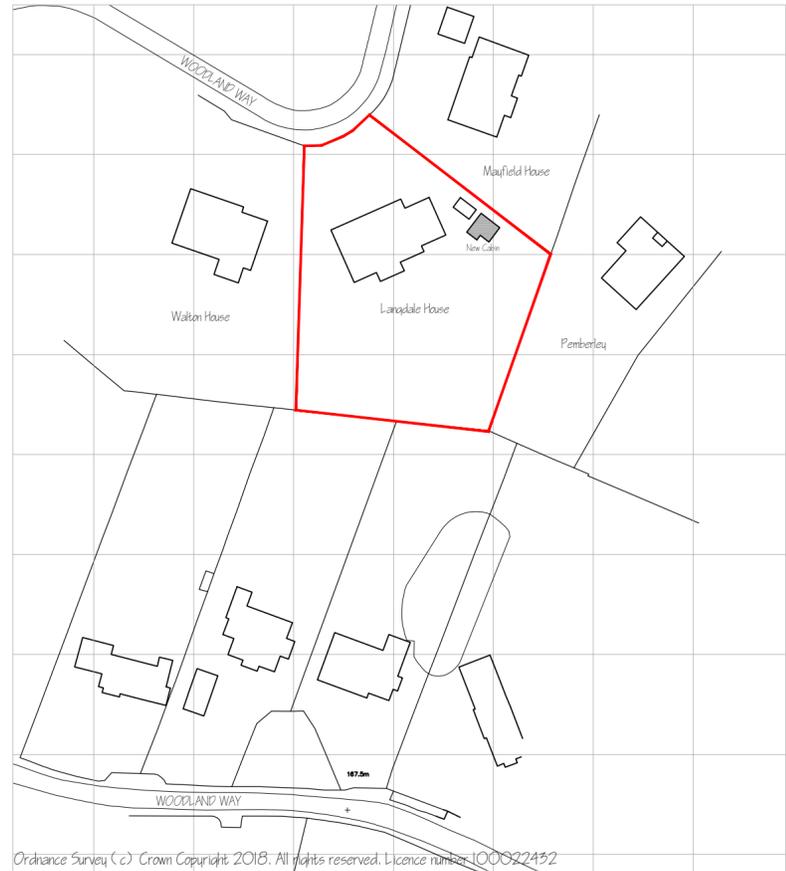
Rear Elevation
1:50



Right Flank Elevation
1:50



Site Plan
1:500



Location Plan
1:1250

All cabins can be dismantled and constructed at a new location.
Although PDF files provide accurate printouts of what is on screen, small discrepancies can occur which may affect the sizes of scale drawings; check the size against the scale below and contact Creative Living if you require a paper original.

millimetres
0 10 20 30 40 50 60 70

Figured dimensions are to be taken in preference to scale dimensions, no work is to be put in hand until site dimensions have been checked and any discrepancies reported to Creative Living. The copyright of this drawing and design remains with Creative Living UK LTD.
Revisions
A - 16.04.2018 - Base height shown.

Job title
Bespoke Cabin
45 + 45mm 5.9 x 5.9m
with Double Glazing

for
Parnall

Drawing title

Cabin Scheme
floor, site & location plans
& elevations

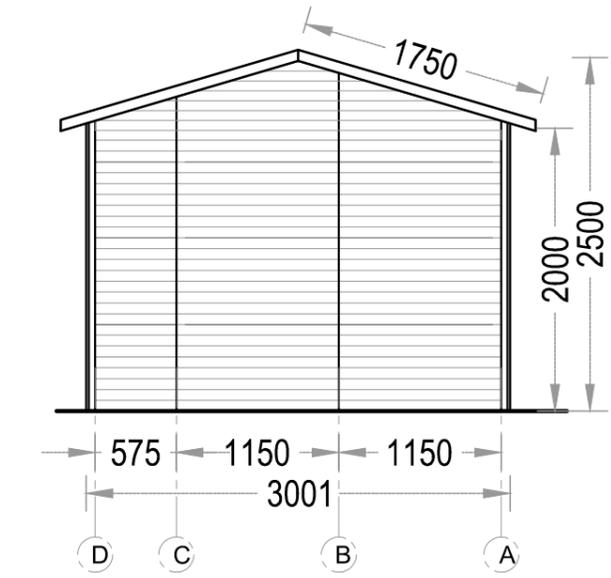
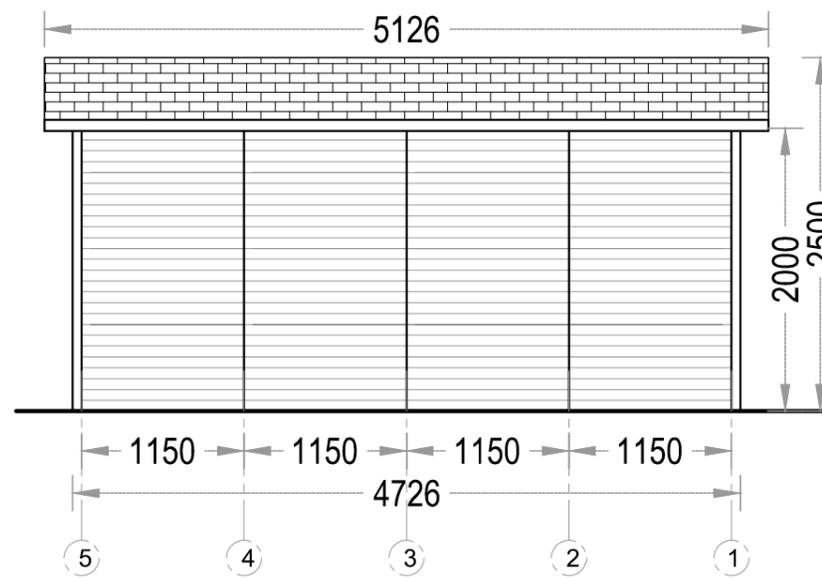
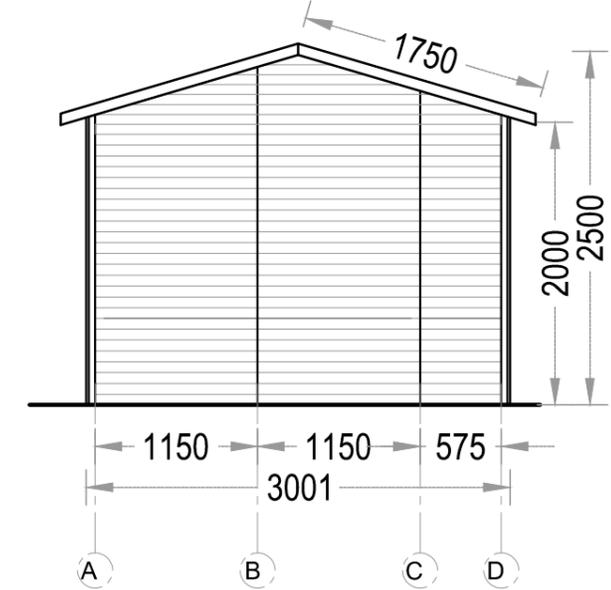
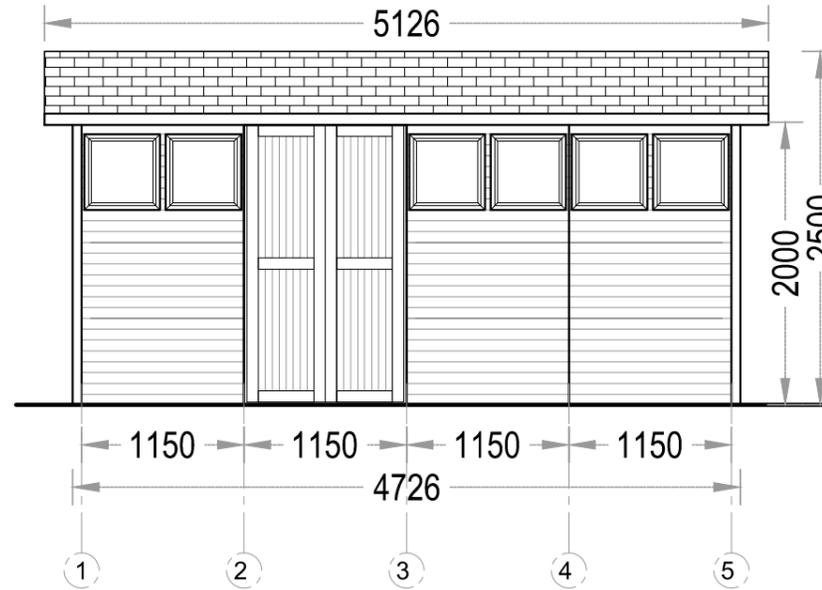
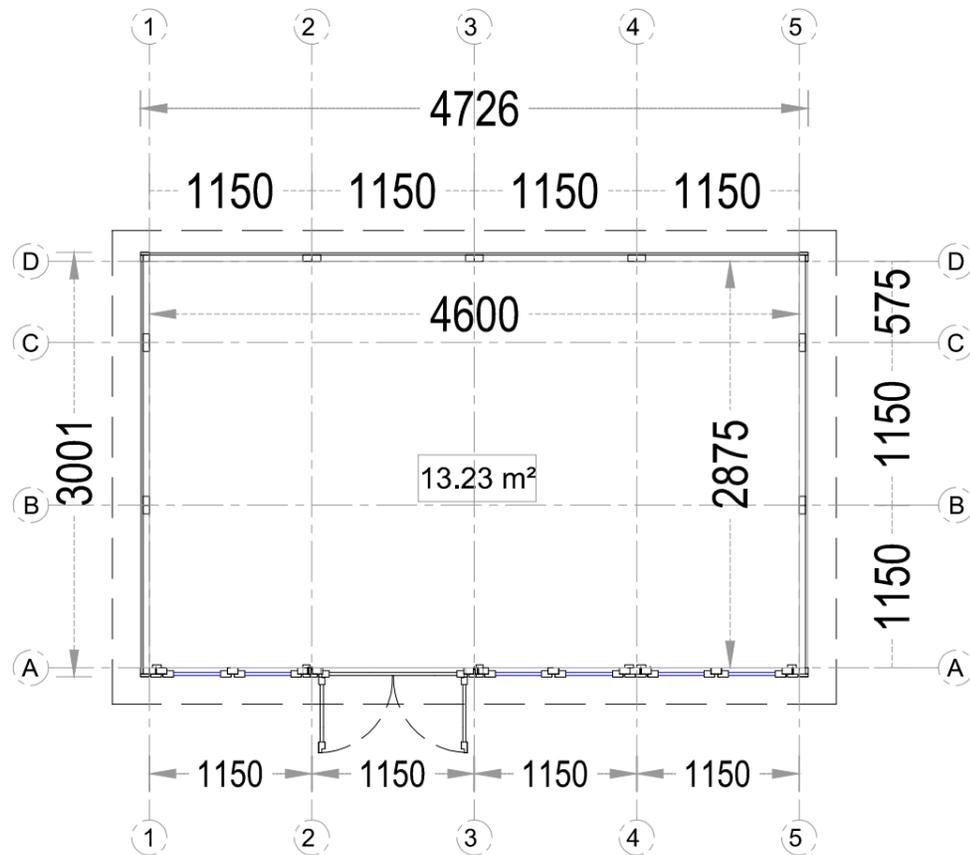


log cabin specialists

Squires Garden Centre,
Woodstock Lane North,
Long Ditton, Surrey,
KT6 5HN

Scale
1:50 1:500 1:1250
Date
11.04.2018
Drawn
mjd
Job no.
CL18.008
Dwg no.
01
Rev.
A
Original drawing size: A0 A1 A2 A3 A4 Other

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<p>2018-04-18</p> <p>No.L_33071</p> <p>PLAN</p>	Interior area	13.23 m²	Wall thickness	14	T.S.	Paper size / Scale	A3 / 1:50
	Built-up area	14.20 m²	Built height	min	2000	<p>1 cm - 0.50 meter</p>	
	Roof angle	16.40 °		max	2500		
	Roof area	18.00 m²		▲	500		