

 Reigate & Banstead BOROUGH COUNCIL Banstead Horley Redhill Reigate	TO:	PLANNING COMMITTEE
	DATE:	05 September 2018
	REPORT OF:	HEAD OF PLACES AND PLANNING
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AGENDA ITEM:	8	WARD: Horley West

APPLICATION NUMBER:	18/01367/HHOLD	VALID:	27 July 2018
APPLICANT:	Mr J Haves	AGENT:	
LOCATION:	13 KILLICK ROAD, HORLEY		
DESCRIPTION:	Creation of additional area of hardstanding to front of property to create extra parking space.		
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 an officer of the Council.

SUMMARY

The proposed development seeks permission for the creation of an additional area of hardstanding within the front garden of the property for use as an additional off-street parking space. Planning permission would not normally be required for this but is in this case due to the development still being within the relevant 5-year period since its original permission for which the landscaping proposals must remain unaltered.

The proposal would be similar in appearance to the parking arrangements to the properties either side of the application site. 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 would be respected. The proposal is therefore considered acceptable.

RECOMMENDATION

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

Consultations:

Horley Town Council: No objections

Surrey Highways Authority: The application site is accessed via Killick Road, which is a private road and does not form part of the public highway; therefore it falls outside the County Highway Authority's jurisdiction. The County Highway Authority has considered the wider impact on the safety and operation of the adjoining public highway.

Representations:

Letters were sent to neighbouring properties on 31 July 2018. No representations have been received at the date of writing this committee report. Any comments received will be reported to the committee via an addendum item.

1.0 Site and Character Appraisal

- 1.1 The application site comprises recently constructed detached dwelling set within a relatively modest plot. The property is set within a plot commensurate with other plots in the locality.
- 1.2 The surrounding area is characterised by detached and semi-detached properties of a similar style. The property is set within Westvale Park, the new development to the north-west of Horley. There are examples in the immediate locality of greater hardstanding in the front gardens.

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 | 04/02120/RM1C | Reserved Matters Application for Phase A.2 of development at North West Horley (Appearance, Landscaping, Layout and Scale) pursuant to 04/02120/OUT for the erection of 600 dwellings | Granted –
18/04/2016 |
| 3.2 | 04/02120/NMAMD3 | Non Material Amendment to 04/02120/RM1C for minor alterations to the site layout and a limited number of residential | Granted
02/01/2018 |

units.

4.0 Proposal and Design Approach

- 4.1 This is a full application for an area of permeable hardstanding to the front of the property.
- 4.2 This would be for one car parking space.
- 4.3 It is noted that hardstanding would normally be permitted development under Class F of Part II of the GPDO (England) 2015. However, condition 5 of 04/02120/RM1C required all landscaping on the estate to be maintained for a period of no less than five years.
- 4.4 A design and access statement for development within the curtilage of a dwelling house is not required to be submitted with an application if that development is ancillary.

5.0 Policy Context

5.1 Designation

Urban Area

5.2 Reigate and Banstead Core Strategy

CS4 (Valued Townscapes and Historic Environment)

5.2 Reigate & Banstead Borough Local Plan 2005

Housing Ho9, Ho13, Ho16

5.3 Other Material Considerations

National Planning Policy Framework

Supplementary Planning Guidance Householder Extensions and Alterations

Other Human Rights Act 1998

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:
- Impact of local character
 - Neighbour amenity

Impact on local character

- 6.3 The proposal would be for an area of hardstanding similar to that adjacent to the site. This would be tarmacked in a similar style to the adjacent driveway with permeable asphalt.
- 6.4 It is considered that the proposal would be in keeping with the surrounding area and would be commensurate with the immediate adjacent properties that have a wider area of parking to the front of the houses.
- 6.5 There would be a minimal loss to the soft landscaping to the front of the property; however this is not considered to cause significant harm to the character of the area.

Neighbour amenity

- 6.6 Due to the location of the proposed hardstanding, to the front of the property and away from the adjoining property, it is considered that the amenity of any other properties would not 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
Location Plan	UNNUMBERED		27/07/2018
Block Plan	UNNUMBERED		27/07/2018

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 permeable asphalt as specified in the application to match the adjacent drives and no other 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 and Ut4.

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.

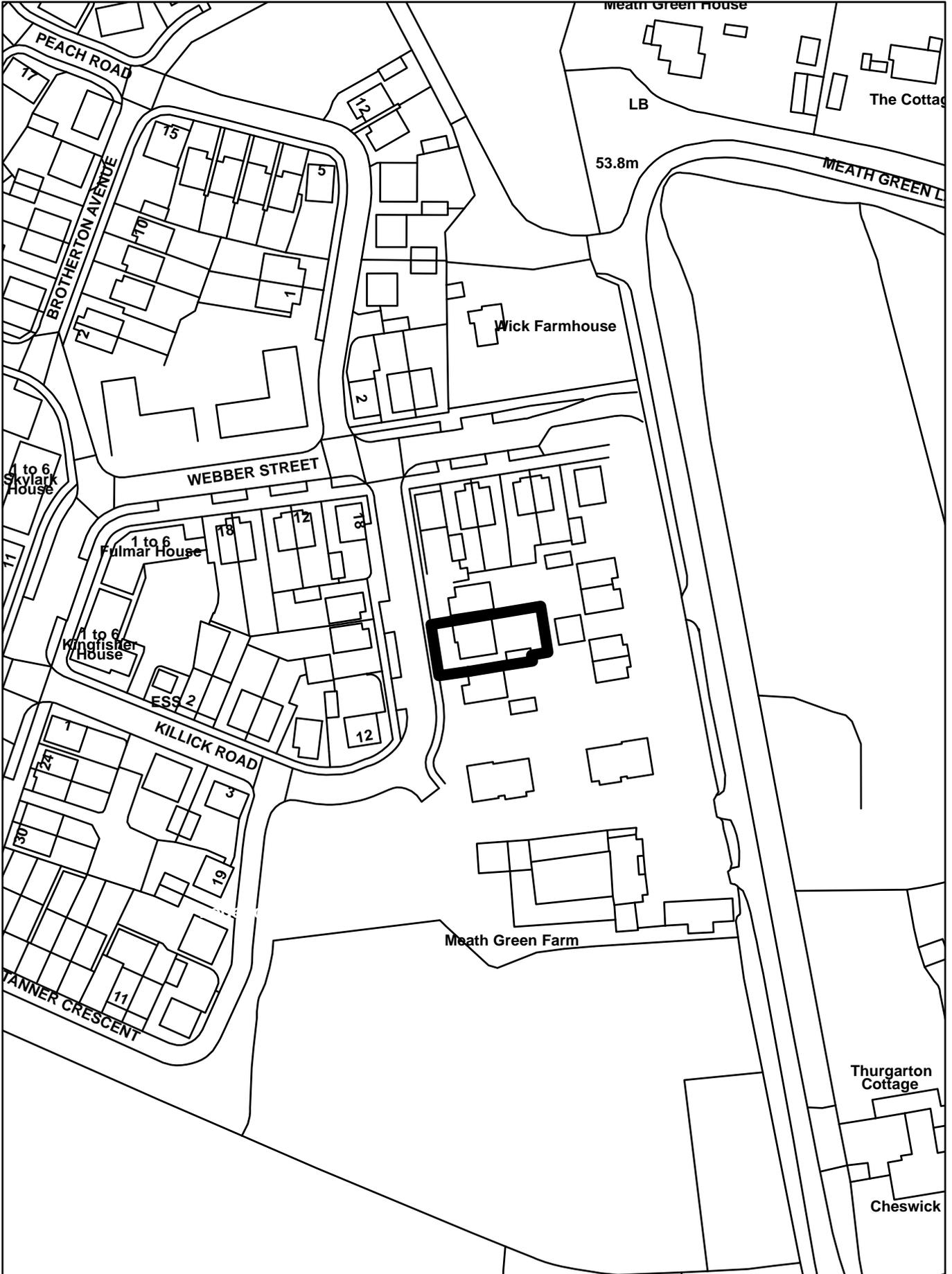
In order to meet these requirements and to promote good neighbourliness, the Council recommends that this site is registered with the Considerate Constructors Scheme - www.ccscheme.org.uk/index.php/site-registration.

REASON FOR PERMISSION

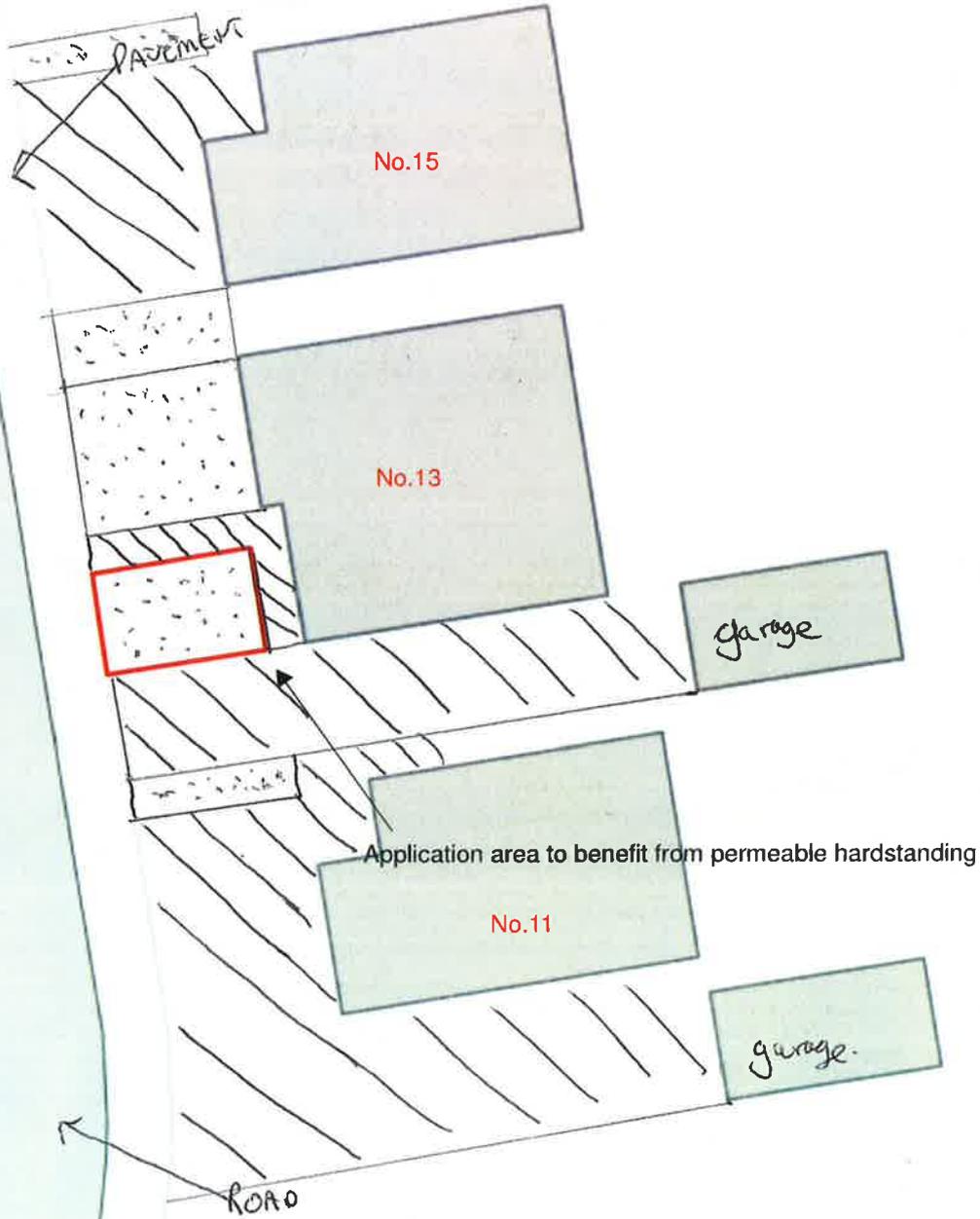
The development hereby permitted has been assessed against development plan policies Ho9, Ho13, Ho15, Ho16, and material considerations, including third party representations. It has been concluded that the development is in accordance with the development plan and there are no material considerations 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.

18/01367/HHOLD - 13 KILLICK ROAD HORLEY



13 Killick Road Block Plan



Key

-  Current Hardstanding (Asphalt/Pavers)
-  Current Grass or soft landscaping

Scale

1:200

