

 <b>Reigate &amp; Banstead</b> <b>BOROUGH COUNCIL</b> Banstead   Horley   Redhill   Reigate	<b>TO:</b>		PLANNING COMMITTEE
	<b>DATE:</b>		31 July 2019
	<b>REPORT OF:</b>		HEAD OF PLACES AND PLANNING
	<b>AUTHOR:</b>		Matthew Holdsworth
	<b>TELEPHONE:</b>		01737 276752
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<b>AGENDA ITEM:</b>	11	<b>WARD:</b>	Reigate

<b>APPLICATION NUMBER:</b>		19/01193/HHOLD	<b>VALID:</b>	27 July 2018
<b>APPLICANT:</b>		Mr & Mrs Monteiro	<b>AGENT:</b>	The Michael Blacker Partnership
<b>LOCATION:</b>		16 SUMMERLY AVENUE, REIGATE		
<b>DESCRIPTION:</b>		Two storey side extension.		
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's agent is a Borough Councillor.**

## SUMMARY

The proposed development seeks permission for the erection of a part two storey / part first floor extension to the side of the property.

The proposal complies with the Council's SPG as it would be subservient to the existing property in its depth and height and would be set in 1m from the boundary. In addition it would be constructed out of matching materials. Whilst the extension, given its corner plot location, would extend out nearer to the road than the existing dwelling, forward of the established building line, this situation would not be harmful or out of keeping with character, being similar to 2 Burnham Drive, opposite.

Due to its position, it is not considered that there would be any significant adverse effects on the amenity of neighbouring properties. The proposal is therefore considered acceptable.

## RECOMMENDATION

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

## **Consultations:**

Summerly Avenue & Burnham Drive Residents' Association: No comments received

## **Representations:**

Letters were sent to neighbouring properties on 20 June 2019. No representations have been received.

### **1.0 Site and Character Appraisal**

- 1.1 The application site comprises of an end of terraced property built in the 1970s and set within a relatively small corner plot.
- 1.2 The surrounding area has properties of a similar age and style and the estate typically has open frontages. The site is relatively flat and there are no significant trees within the immediate locality.

### **2.0 Added Value**

- 2.1 Improvements secured at the pre-application stage: Pre-application advice was sought in relation to the suitability of a two storey side extension on this site. A subservient extension was considered suitable.
- 2.2 Further improvements could be secured: Materials to match the existing property.

### **3.0 Relevant Planning and Enforcement History**

- 3.1 No relevant planning or enforcement history.

### **4.0 Proposal and Design Approach**

- 4.1 This is a full householder application for a part two storey, part first floor extension over the existing single storey extension to the side of the property.
- 4.2 The extension would measure 2.5m in width and 5.423m in depth. It would be set 2.1m from the front of the property and would have a lower ridge height of approximately 600mm than the main ridge.
- 4.3 The extension would be constructed out of matching materials.
- 4.4 A design and access statement should illustrate the process that has led to the development proposal, and justify the proposal in a structured way, by demonstrating the steps taken to appraise the context of the proposed development. It expects applicants to follow a four-stage design process comprising:
  - Assessment;
  - Involvement;

- Evaluation; and
- Design.

4.5 Evidence of the applicant's design approach is set out below:

Assessment	The statement does not include an assessment of local character
	No site features worthy of retention were identified.
Involvement	No community consultation took place.
Evaluation	The statement does not include any evidence of other development options being considered.
Design	The statement does not explain why the proposal was chosen

## 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 is for a part first floor / part two storey side extension. The existing single storey extension would be retained and the extension built over the top and to the rear of the existing extension. The proposal would not extend beyond the rear building line.
- 6.4 It is considered that the proposal complies with the provisions of paragraph 5.4.2 of the Council's SPG on householder extensions and alterations as the extension would be subservient and set back from the front of the property. The ridge height would be at a lower level to the existing property. In addition, the extension would be constructed out of matching materials and a condition will be added to the approval regarding this.
- 6.5 The proposal would be set 1m in from the boundary. Whilst it is noted that the application is on a relatively prominent corner plot, it is not considered that it would be materially harmful to the character of the area and the distance from the road and impact on the street-scene would not be harmful or out of keeping with others established in the vicinity.

Neighbour amenity

- 6.6 Due to the location of the proposed extension, to the side of the property and set away from the adjoining property, it is considered that the amenity of any other properties would not be materially affected by the proposal.
- 6.7 The existing ground floor windows would be retained but there would be no additional side facing windows. There would be a new first floor window to the rear; however, this would overlook the rear garden of the property.

**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
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Location Plan	SK01	14/06/2019
Elevation Plan	06	14/06/2019
Floor Plan	05	14/06/2019
Elevation Plan	02	14/06/2019
Floor Plan	01	14/06/2019

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 materials to be used in the construction of the external surfaces of the extension (other than materials used in the construction of a conservatory) must be of a similar appearance to those used in the construction of the exterior of the existing building.

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 Ho13

## 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 bowzers 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.

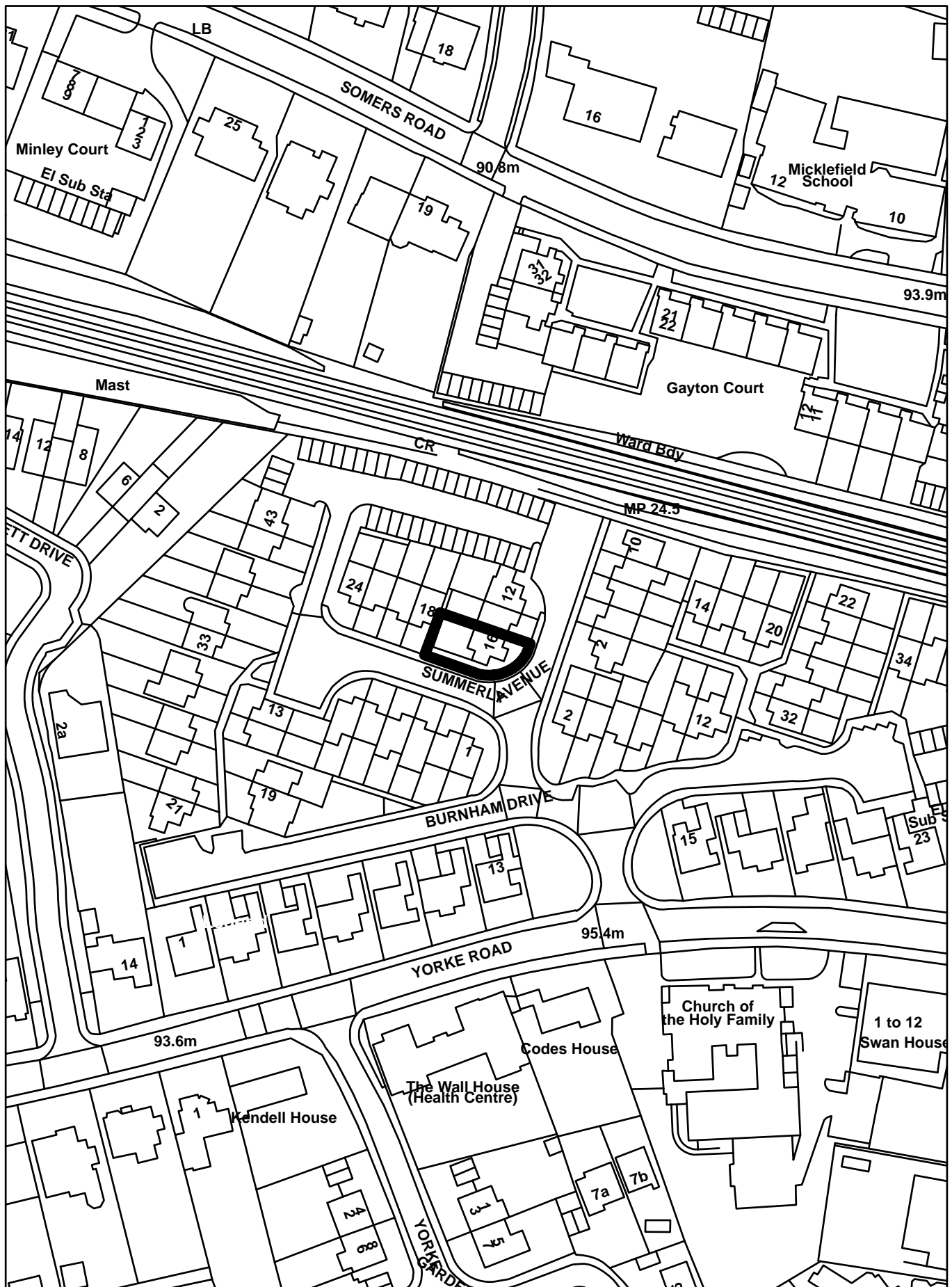
In order to meet these requirements and to promote good neighbourliness, the Council recommends that this site is registered with the Considerate Constructors Scheme - [www.ccscheme.org.uk/index.php/site-registration](http://www.ccscheme.org.uk/index.php/site-registration).

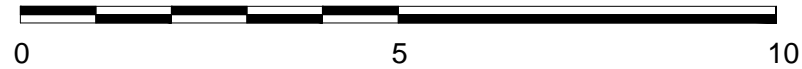
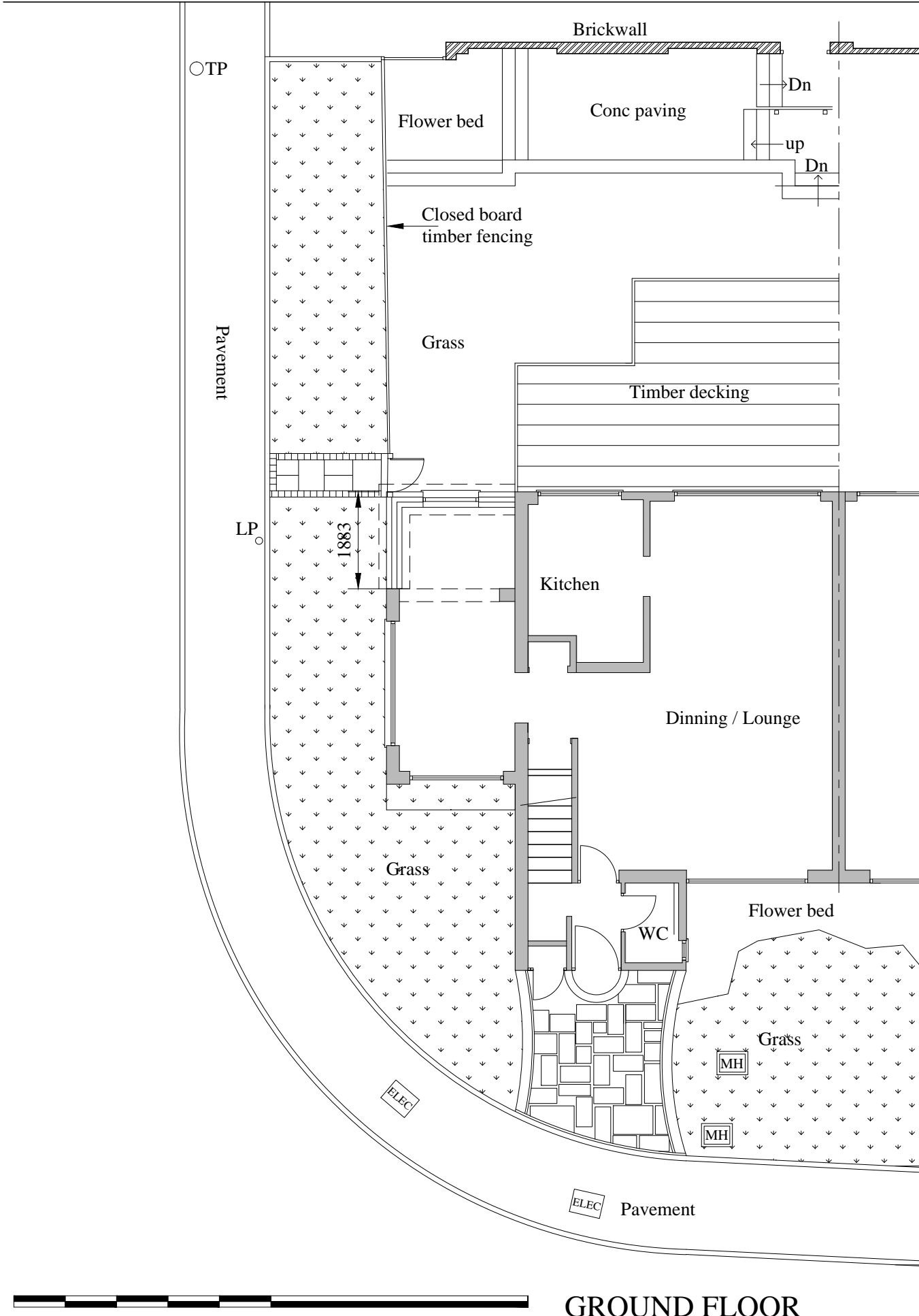
## **REASON FOR PERMISSION**

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.

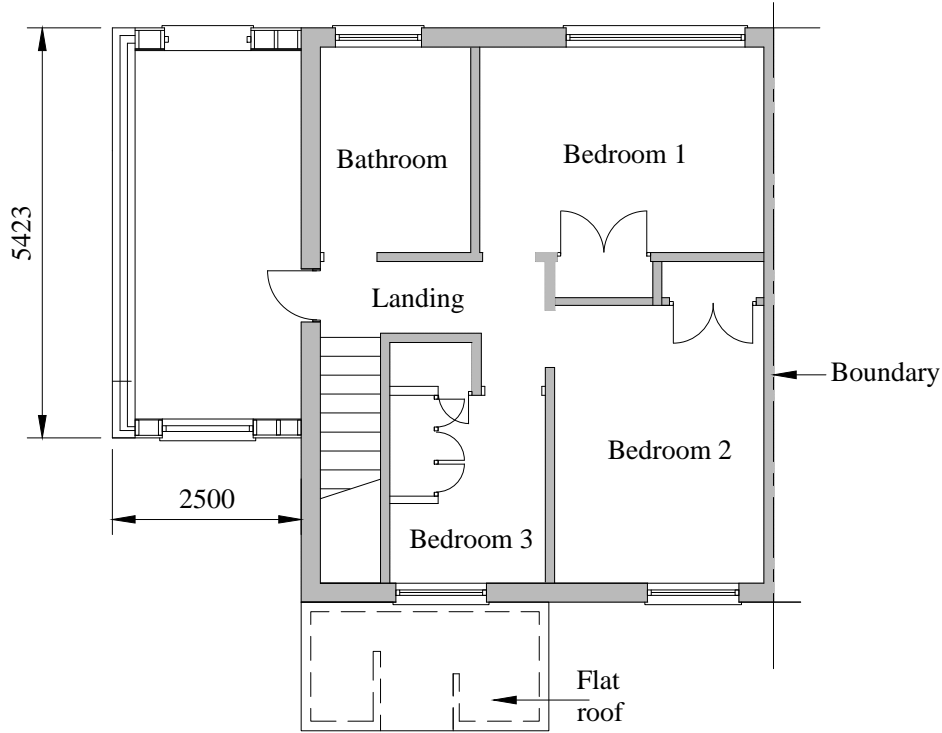
# 19/01193/HHOLD - 16 Summerly Avenue, Reigate



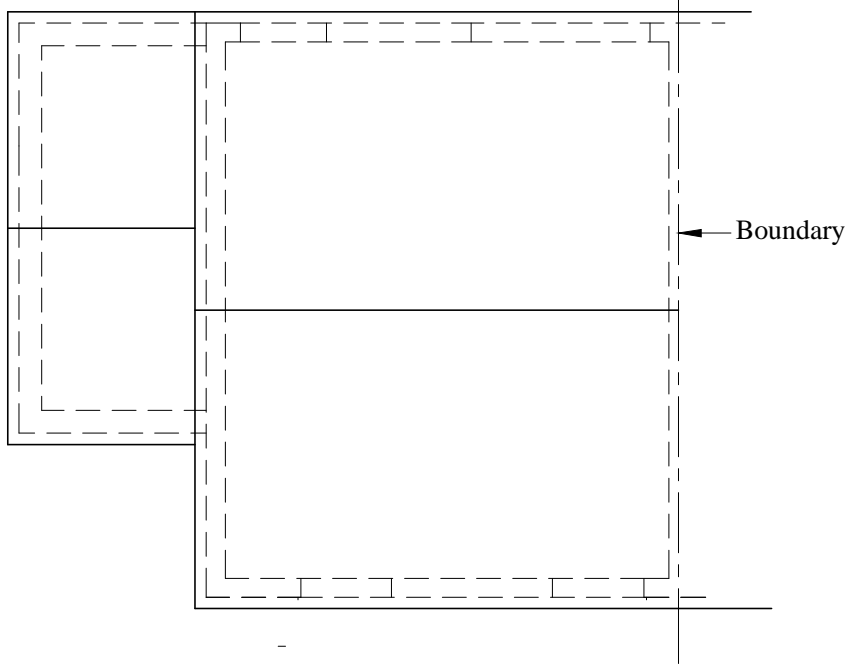


SCALE BAR 1:100

GROUND FLOOR



FIRST FLOOR



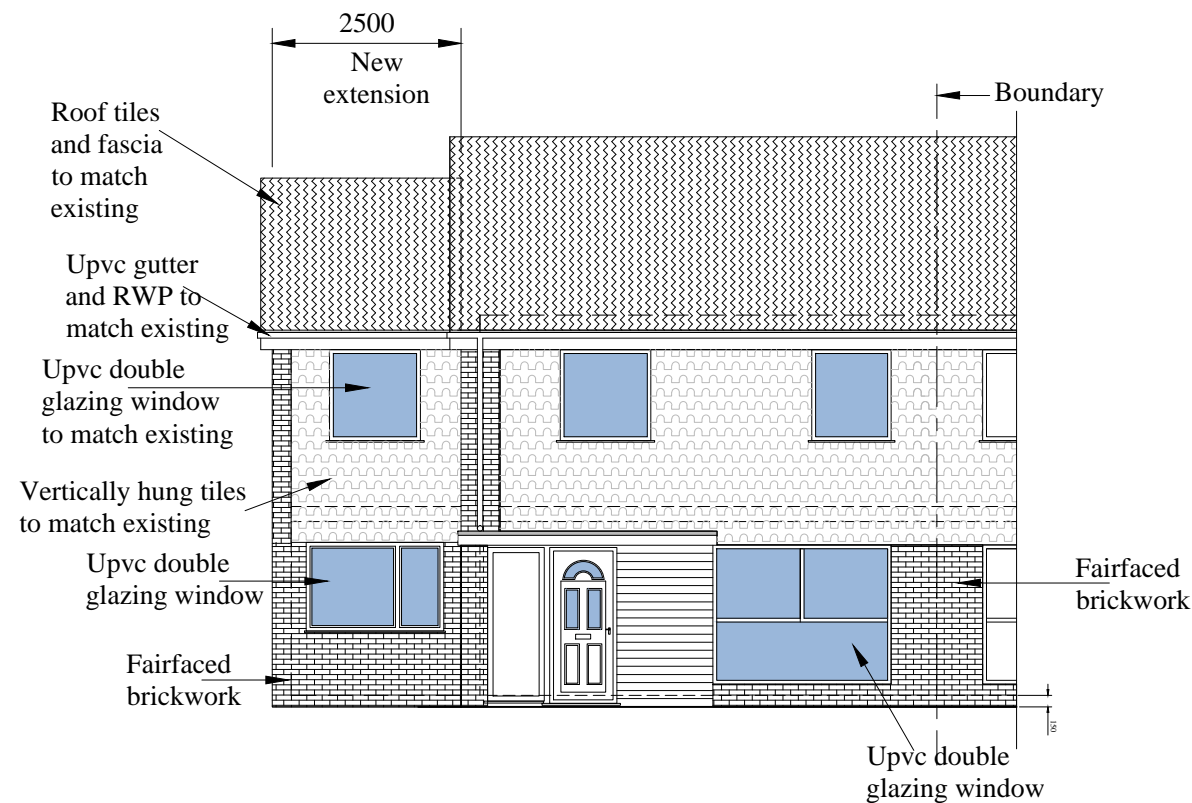
ROOF

**General Notes.**

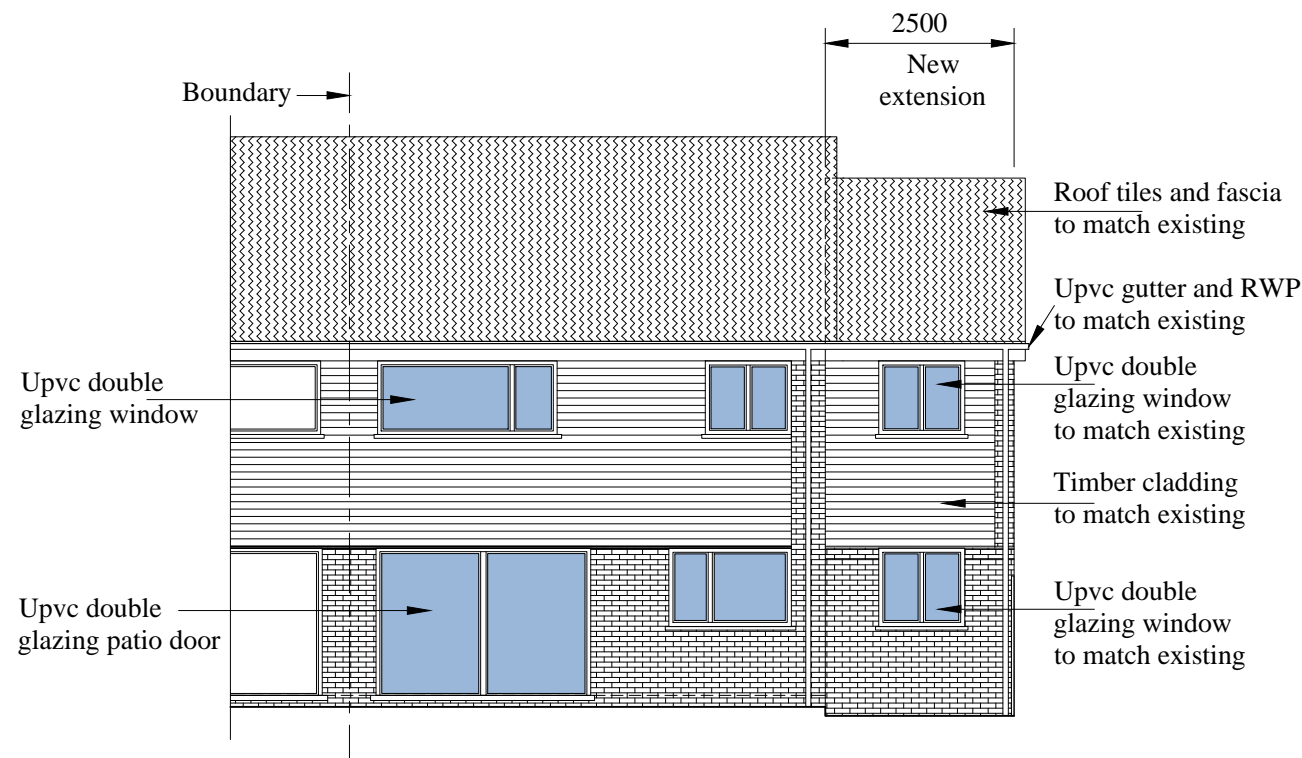
1. All concrete to have a minimum cube crushing strength of:  
Mass Concrete = 25 N/mm<sup>2</sup>, at 28 days.  
Reinforced Concrete = 35 N/mm<sup>2</sup>, at 28 days.  
Nominal Aggregate size is to be 20mm.
2. All dimensions to be checked on site by the Contractor prior to construction and the Engineer to be informed of any discrepancies.
3. All new steelwork is to comply with B.S.449, 1969 and later amendments, or B.S.5950 1985 and later amendments as directed.
4. All new timber is to comply with B.S.5268, 1985, Grade SC4 and be treated.
5. All dimensions are in millimetres unless otherwise stated.
6. Fire casing to steelwork is to be two layers of 12.5mm Gypsum fireline board with joints taped & staggered. Finished with skim coat of gypsum plaster on Gypsum steel encasement system to achieve 1 hour fire resistance.
7. All welds are to be continuous 6mm fillet welds unless otherwise stated.
8. This drawing is to be read in conjunction with all relevant Architects and other specialists drawings.
9. All work to be carried out to the approval of the local Authority District Surveyor or Building Inspector.

REV	DATE
Drawing	
<b>PROPOSED GROUND FLOOR AND FIRST FLOOR</b>	
Project	
<b>16 SUMMERLY AVENUE REIGATE RH2 9HE</b>	
Client	
<b>MR &amp; MRS MONTEIRO</b>	
Architect	
<b>Michael Blacker Partnership</b> Michael S. Blacker C.Eng. F.I.Struct.E. Andrew Blacker B.Sc.(Hons) C.Eng. M.I.C.E. CONSULTING STRUCTURAL & CIVIL ENGINEERS No1 MARK STREET, REIGATE, SURREY RH2 0BL. E - MAIL engs@blacker.co.uk TELEPHONE 01737 244886 FACSIMILE 01737 224556 THE COPYRIGHT IN THIS DRAWING IS THE PROPERTY OF THE MICHAEL BLACKER PARTNERSHIP AND NEITHER THE DRAWING NOR ANY PART OF IT, NOR ANY INFORMATION CONTAINED THEREIN, SHALL BE REPRODUCED OR DISCLOSED TO ANY THIRD PARTY WITHOUT PRIOR CONSENT OF THE MICHAEL BLACKER PARTNERSHIP.	
Scale	1:100 @ A3
Drawn	GG
Checked	-
Date	May 2019
Job No.	4536
Dwg. No.	05
Rev	-

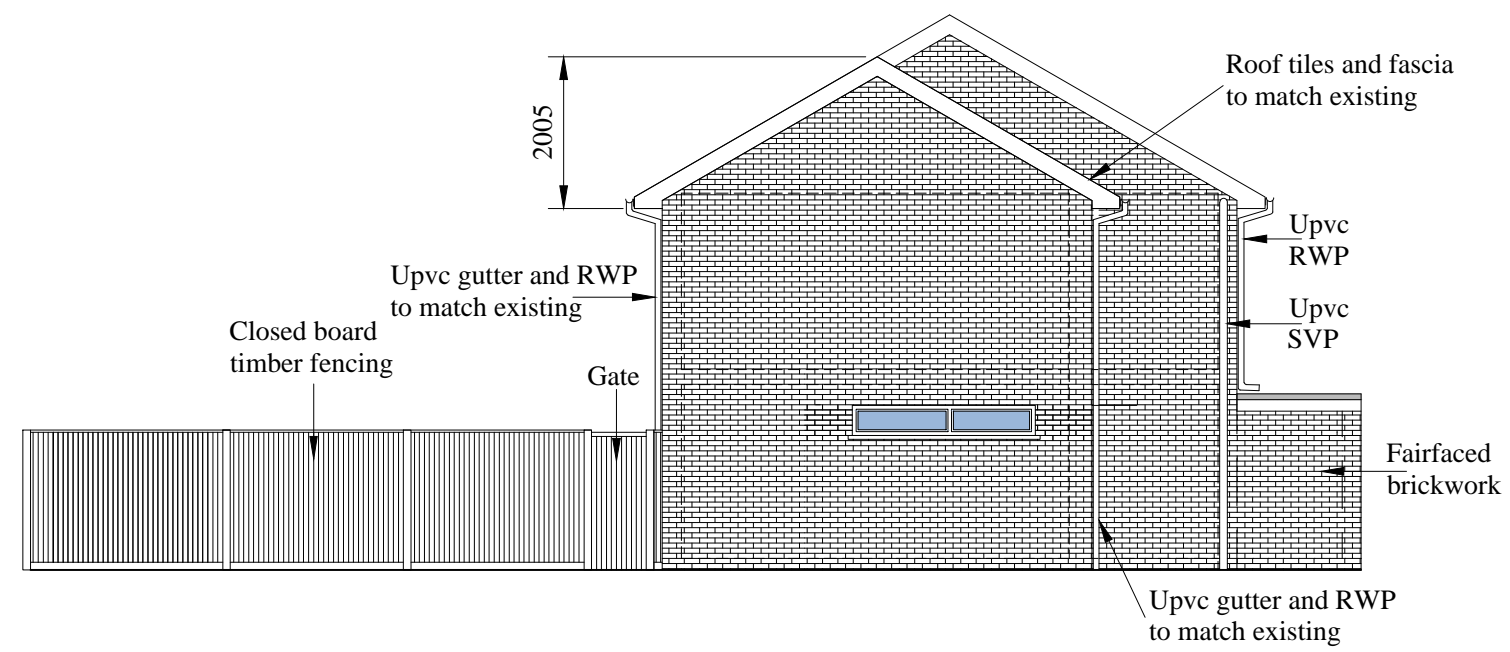




FRONT ELEVATION



REAR ELEVATION



SIDE ELEVATION



SCALE BAR 1:100

General Notes.

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REV	DATE	
Drawing		
<u>PROPOSED FRONT, REAR</u> <u>AND SIDE ELEVATIONS</u>		
Project	<u>16 SUMMERLY AVENUE</u> <u>REIGATE RH2 9HE</u>	
Client	<u>MR &amp; MRS MONTEIRO</u>	
Architect		
<i>Michael Blacker</i> <b>Partnership</b>		
Michael S. Blacker C.Eng. F.I.Struct.E. Andrew Blacker B.Sc.(Hons) C.Eng. M.I.C.E.		
CONSULTING STRUCTURAL & CIVIL ENGINEERS		
No1 MARK STREET, REIGATE, SURREY RH2 0BL. E - MAIL engs@blacker.co.uk TELEPHONE 01737 244886 FACSIMILE 01737 224556		
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Scale	1:100 @ A3	Drawn GG Checked —
Date May 2019	Job No. 4536	Dwg. No. 06 Rev —