

 <b>Reigate &amp; Banstead</b> BOROUGH COUNCIL Banstead   Horley   Redhill   Reigate	<b>TO:</b>	PLANNING COMMITTEE
	<b>DATE:</b>	19 December 2012
	<b>REPORT OF:</b>	HEAD OF POLICY, DEVELOPMENT AND PROPERTY
	<b>AUTHOR:</b>	James Newton
	<b>TELEPHONE:</b>	01737 276 514
	<b>EMAIL:</b>	James.newton@reigate-banstead.gov.uk
<b>AGENDA ITEM:</b>	15	<b>WARD:</b> Redhill East

<b>APPLICATION NUMBER:</b>	12/01918/HHOLD	<b>VALID:</b>	05/11/2012
<b>APPLICANT:</b>	Mr Julian Ellacott	<b>AGENT:</b>	Mrs Kirsty Howe
<b>LOCATION:</b>	<b>12 KINGSFIELD ROAD, REDHILL.</b>		
<b>DESCRIPTION:</b>	<b>Proposed single storey rear extension</b>		
<b>DRAWING NUMBERS:</b>	Location Plan, DRG. No. 001, DRG. No. 002, DRG. No. 003		

**This application is referred to Committee in accordance with the Constitution as the applicant is an elected member of this Council.**

### **SUMMARY**

The proposal is for a single storey extension with a pitched lean to roof to the rear of a terraced house.

The extension in scale and design terms is consistent with the Council's adopted policies and guidance and would not have a significant impact on the amenities of the neighbouring properties or local character. The proposal is therefore considered acceptable.

### **RECOMMENDATION(S)**

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

## **Consultations:**

Highway Authority: The County Highway Authority has undertaken an assessment in terms of the likely net additional traffic generation, access arrangements and parking provision and are satisfied that the application would not have a material impact on the safety and operation of the adjoining public highway. The County Highway Authority therefore has no highway requirements.

## **Representations:**

Letters were sent to neighbouring properties on 5<sup>th</sup> November 2012. No representations have been received.

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

- 1.1 The site consists of a 3 storey terraced house in a row of 6 dwellings. The property has a small north facing plot to the rear. The site is relatively flat. The rear wall of the neighbouring property to the west is set 0.6m further back than the applicant dwelling. The boundary treatments consist of 1.7m (approx.) high fences above the height of a timber decked patio. There are no trees that would be affected by the proposed development.
- 1.2 The site is set within a relatively new residential development consisting of a mix of terraced and semi-detached dwellings and flats. All dwellings in the development are characterised by brick facades and front to back pitched roofs. The neighbouring properties have not been extended.

### **2.0 Added Value**

- 2.1 Improvements secured at the pre-application stage: The applicant did not approach the Council for pre-application advice therefore the opportunity to secure improvements did not arise.
- 2.2 Improvements secured during the course of the application: None
- 2.3 Further improvements could be secured: A condition to control materials

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

- 3.1 01/02127/OUT Outline application for residential development, means of access and associated works. (Condition 12 removes permitted development rights for extensions). Approved with conditions  
06 April 2004

- 3.2 04/01632/RM Demolition of existing buildings and erection of 180 dwellings, estate roads, footpaths, community hall, parking, open space and associated landscaping. Approved with conditions 11 January 2005

#### 4.0 Proposal and Design Approach

- 4.1 It is proposed to erect a single storey extension with a pitched lean to roof at the rear of the dwelling. The extension would be 3m deep, with an eaves height of 2.5m and the top of the roof meeting the wall at 4m. The extension would cover the width of the back of the house. The proposal would include a pair of rooflights and a set of bi-folding doors to the back. The extension would feature brick facing and tiles which would match the existing character of the dwelling.
- 4.2 Circular 01/06 confirms that 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.
- 4.3 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 The South East Plan 2009

London Fringe LF5

### 5.3 Reigate & Banstead Borough Local Plan 2005

Housing Ho9, Ho13, Ho16

### 5.4 Other Material Considerations

Planning Policy Statements/Guidance National Planning Policy Framework 2012

Supplementary Planning Guidance Householder Extensions and Alterations

Other Human Rights Act 1998

## **6.0 Assessment**

6.1 Planning permission is required because the permitted development rights for the property were removed in the original permission (01/02127/OUT).

6.2 The main issues to consider are:

- Design appraisal
- Impact of local character
- Neighbour amenity

### Design appraisal

6.3 The proposal is a modest extension that would be well integrated with the parent building, being of materials to match existing and featuring a simple pitched roof. The proposal would thus be in accord with policies Ho9, Ho13 and Ho16.

### Impact on local character

6.4 The proposed extension would be at the rear of the house and whilst the roof would be visible over the top of the intervening wall it would neither be

prominent nor harmful. The extension is domestic in its design and would not have any detrimental impact on the character of the dwelling or the local area. In that respect the proposal would comply with policies Ho9, Ho13 and Ho16.

#### Neighbour amenity

- 6.5 The extension, at a depth of 3m along the boundary, would comply with the guidance of what is considered an acceptable depth of extension to a terraced house in the SPG for Householder Extensions and Alterations. Whilst the proposal would result in some impact on the neighbouring properties in terms of their light and outlook it is considered that the impact would not be significant and therefore complies with policy Ho9 in this respect.
- 6.6 No side facing windows are proposed that would result in overlooking or loss of privacy.

### **CONDITIONS**

1. 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.

2. The development hereby permitted shall be carried out in accordance with the following approved plans: Location Plan, DRG. No. 001, DRG. No. 002, DRG. No. 003

#### Reason:

In accordance with "Greater Flexibility for Planning Permissions Guidance" (DCLG) 2010.

3. The materials to be used in the construction of the external surfaces of the extension hereby permitted shall match those used in the existing building.

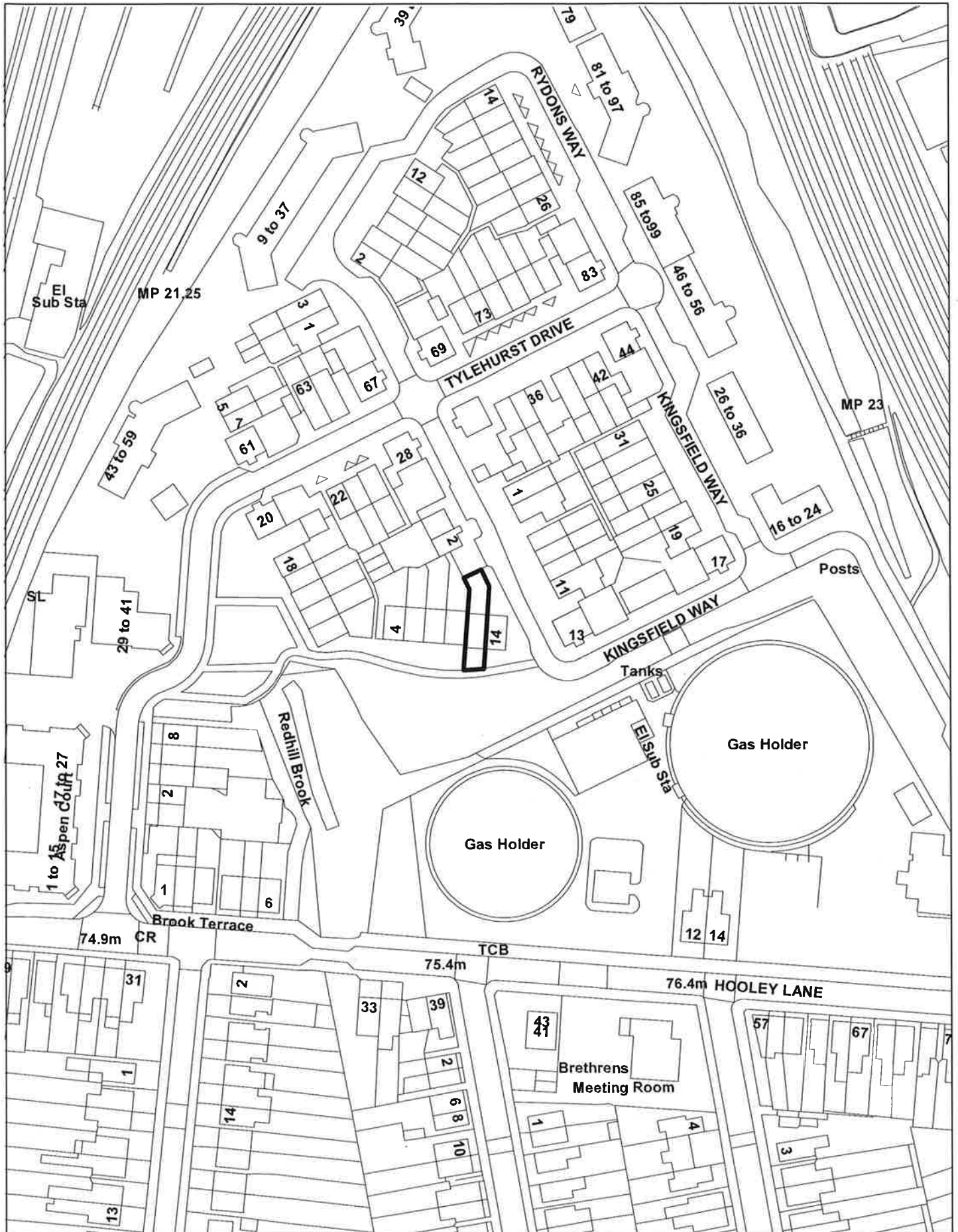
#### Reason:

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.

### **REASON FOR PERMISSION**

The development hereby permitted has been assessed against development plan policies Ho9, Ho13, 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.







- NOTES:**
1. All measured surveys have been taken using predominantly internal face to face dimensions. Any overall dimensions stated on the drawings are to be taken as approximate only, as the wall thickness have been estimated using approximate dimensions. Therefore, new wall locations that are shown to line up with existing are to be taken in preference to a dimension if there is a small discrepancy. However, all dimensions are to be checked for accuracy against indicated new wall locations, openings etc. & any major dimensional discrepancies are to be reported to The Building Agent for assessment prior to implementing the works.
  2. All materials and workmanship shall fully comply with all relevant current british standard codes of practice.
  3. All new materials and finishes shall match in colour size and texture with existing.
  4. The Party Wall etc. Act 1996 May be applicable to this project. Please contact R.B.Designs Ltd for advise on this matter.
  5. The Standard Assessment Procedure (SAP) May be applicable to this project. Please contact R.B.Designs Ltd for advise on this matter.

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Client: Mr J Ellacott  
 12 Kingsfield Way, Redhill. RH1 6FF  
 Single Storey Rear Extension

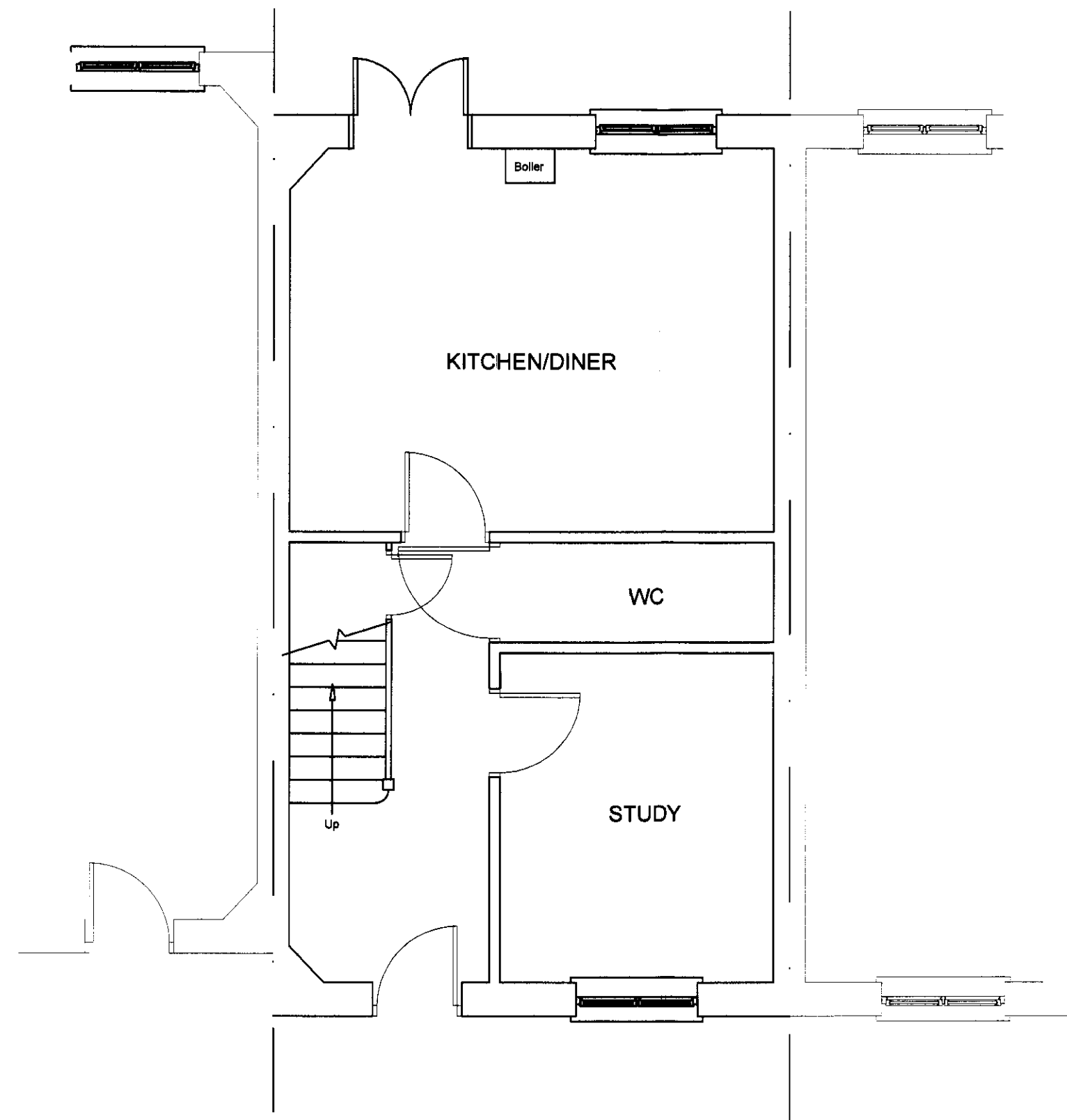
PROJECT  
 Proposed  
 Block Plan

SCALE 1:500

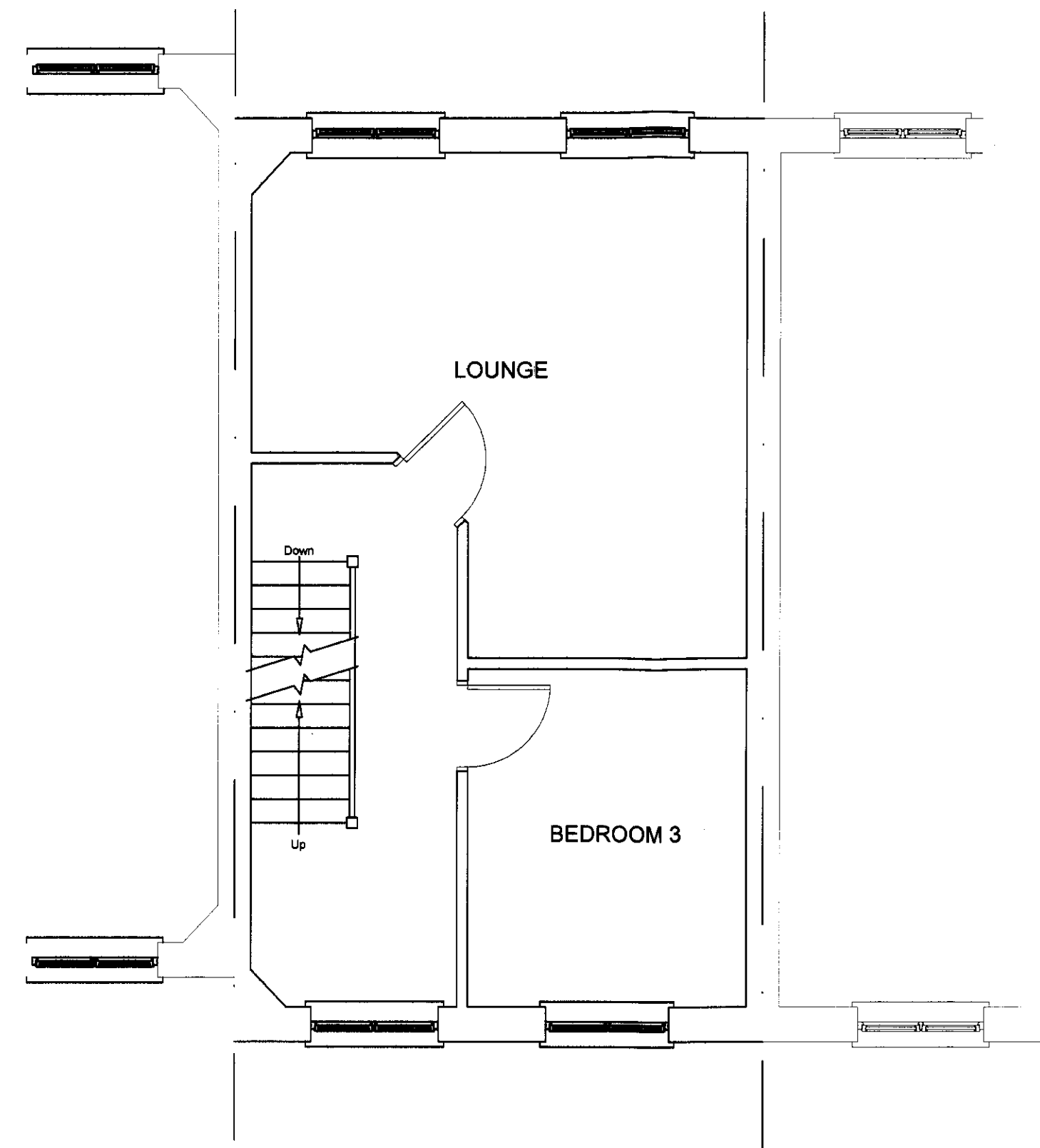
DATE 19.07.12

DRG. No. 003

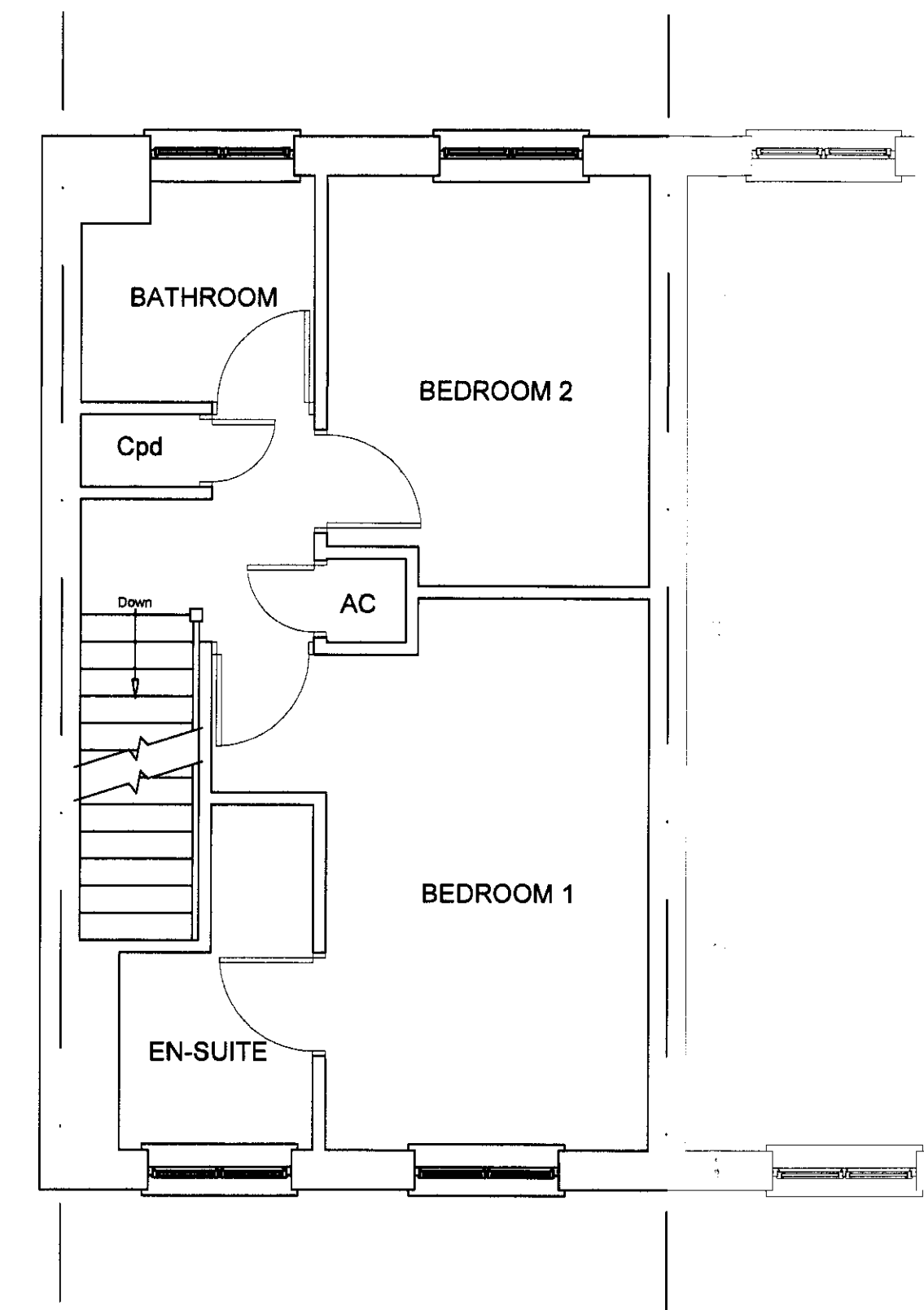




**EXISTING GROUND FLOOR PLAN**  
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**EXISTING FIRST FLOOR PLAN**  
SCALE 1:50

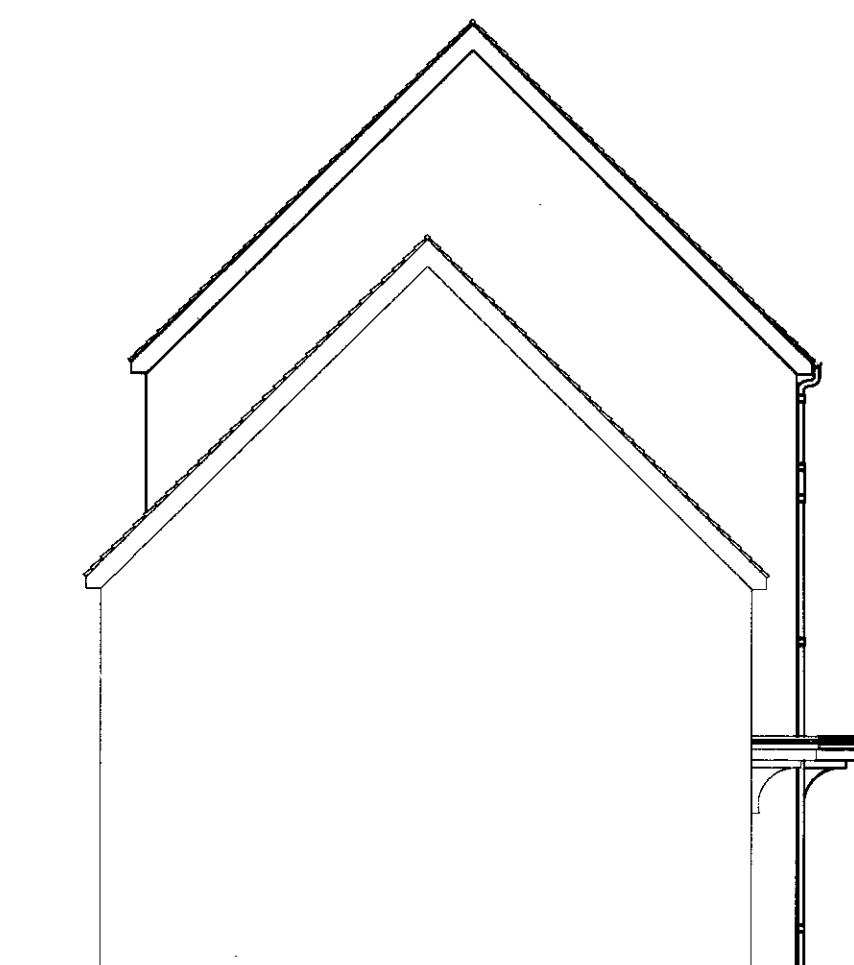


**EXISTING SECOND FLOOR PLAN**  
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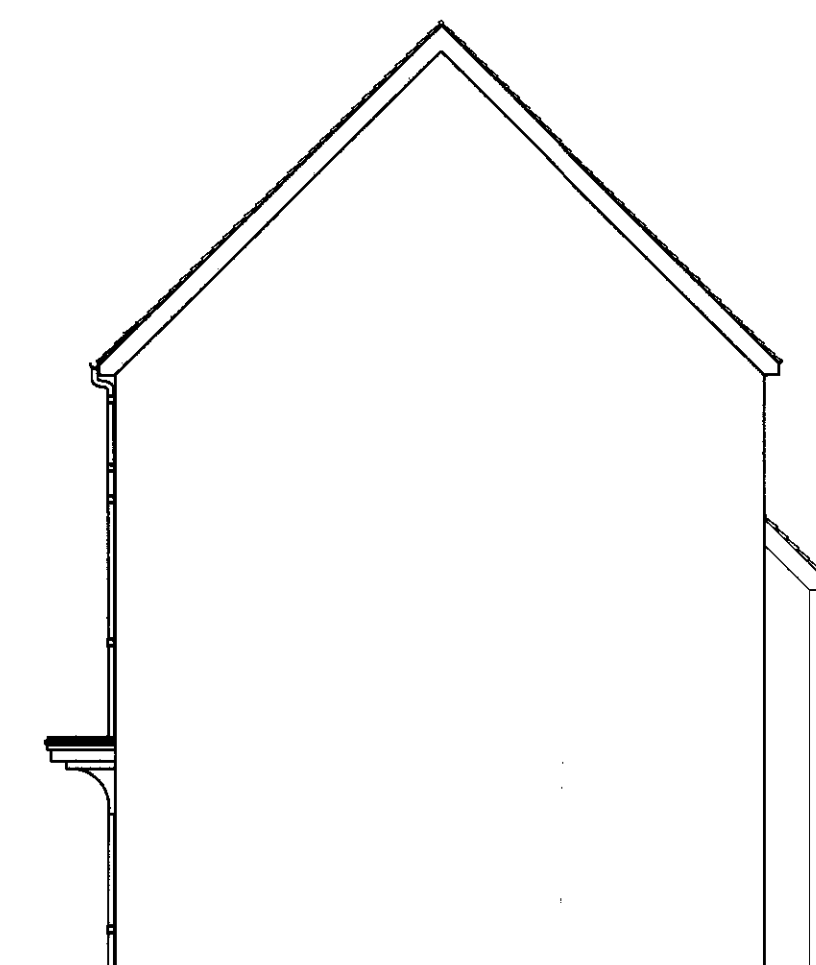
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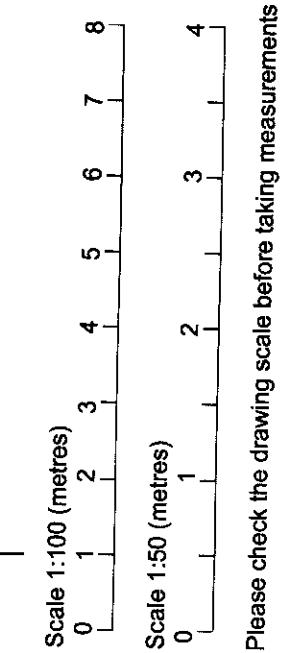
**EXISTING FLANK ELEVATION**  
SCALE 1:100



**EXISTING REAR ELEVATION**  
SCALE 1:100



**EXISTING FLANK ELEVATION**  
SCALE 1:100



REV	DESCRIPTION	DATE

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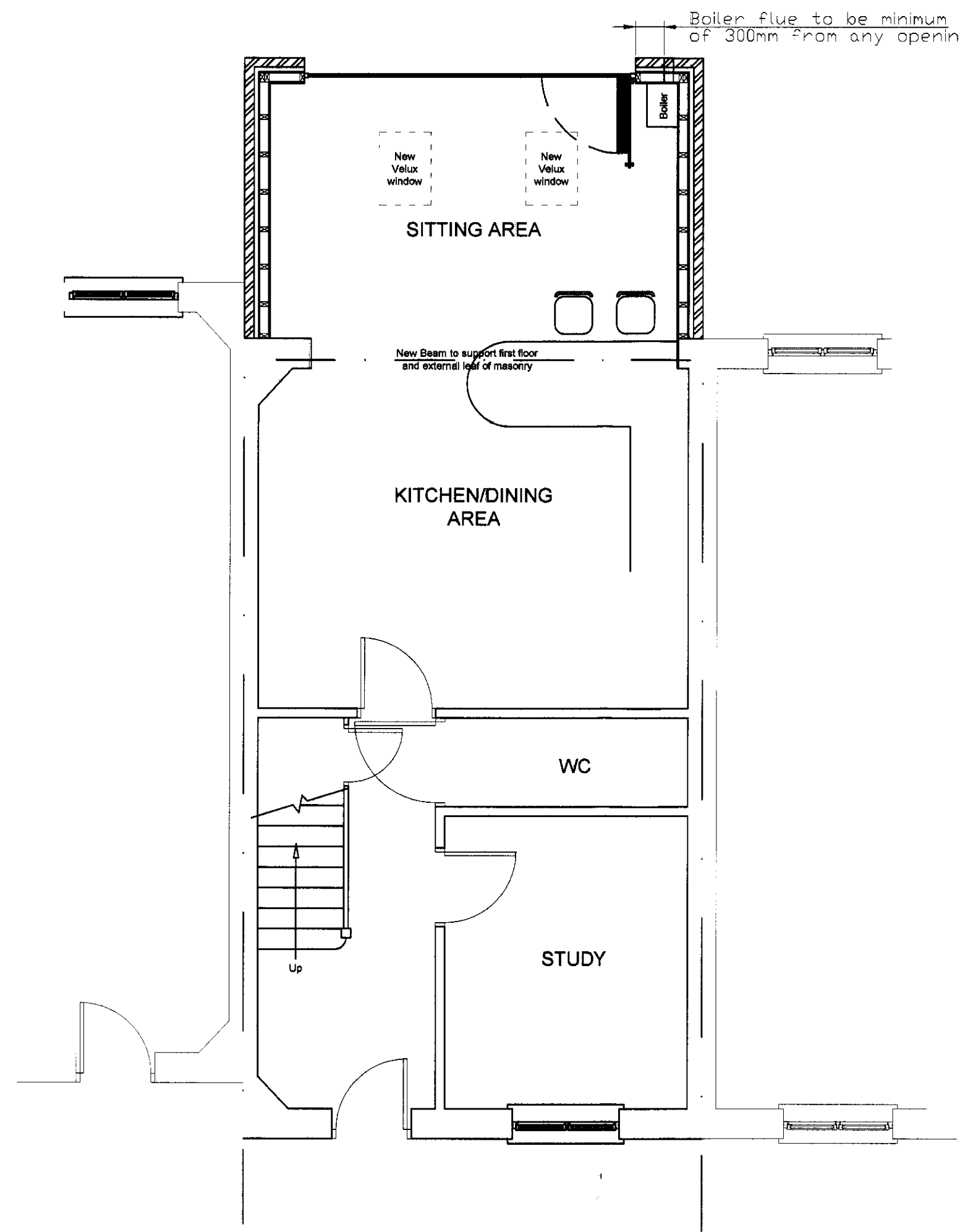
CLIENT	Mr J Ellacott
PROJECT	12 Kingsfield Way, Redhill Surrey, RH1 6FF Single Storey Rear Extension

TITLE	Existing Plans and Elevations
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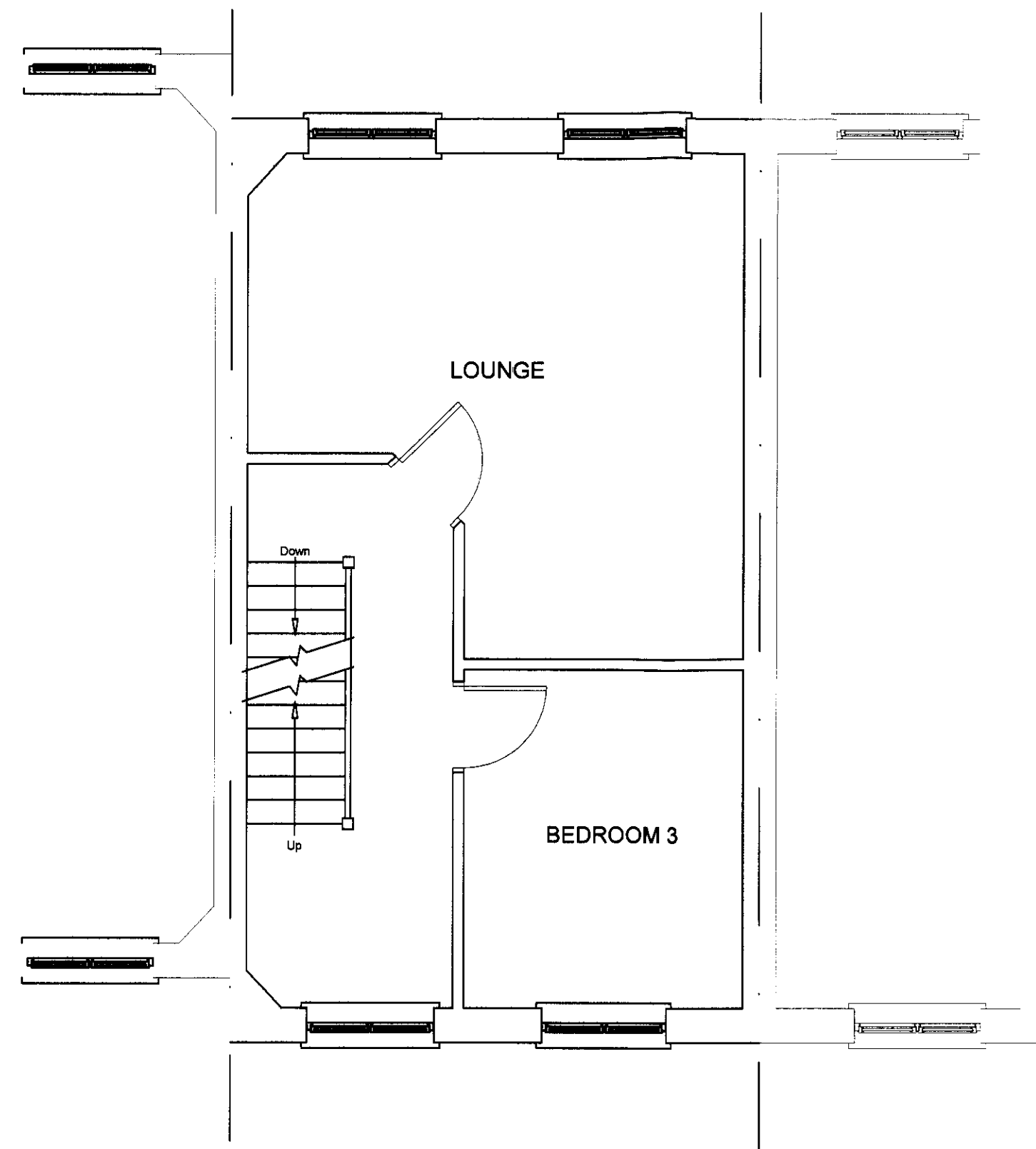
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DATE	19.07.12	PLOT FILE	
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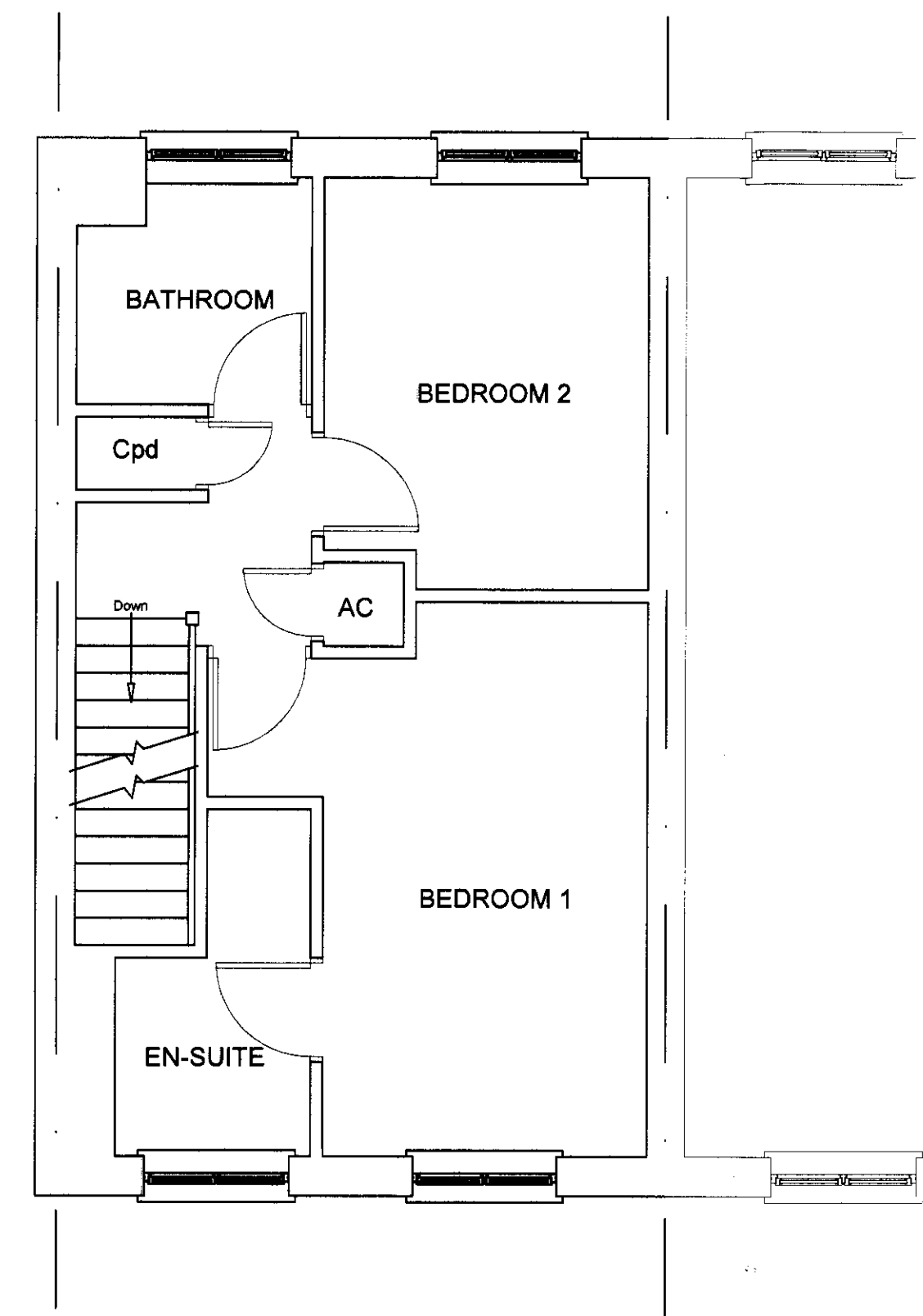
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**PROPOSED GROUND FLOOR PLAN**  
SCALE 1:50



**PROPOSED FIRST FLOOR PLAN**  
SCALE 1:50



**PROPOSED SECOND FLOOR PLAN**  
SCALE 1:50

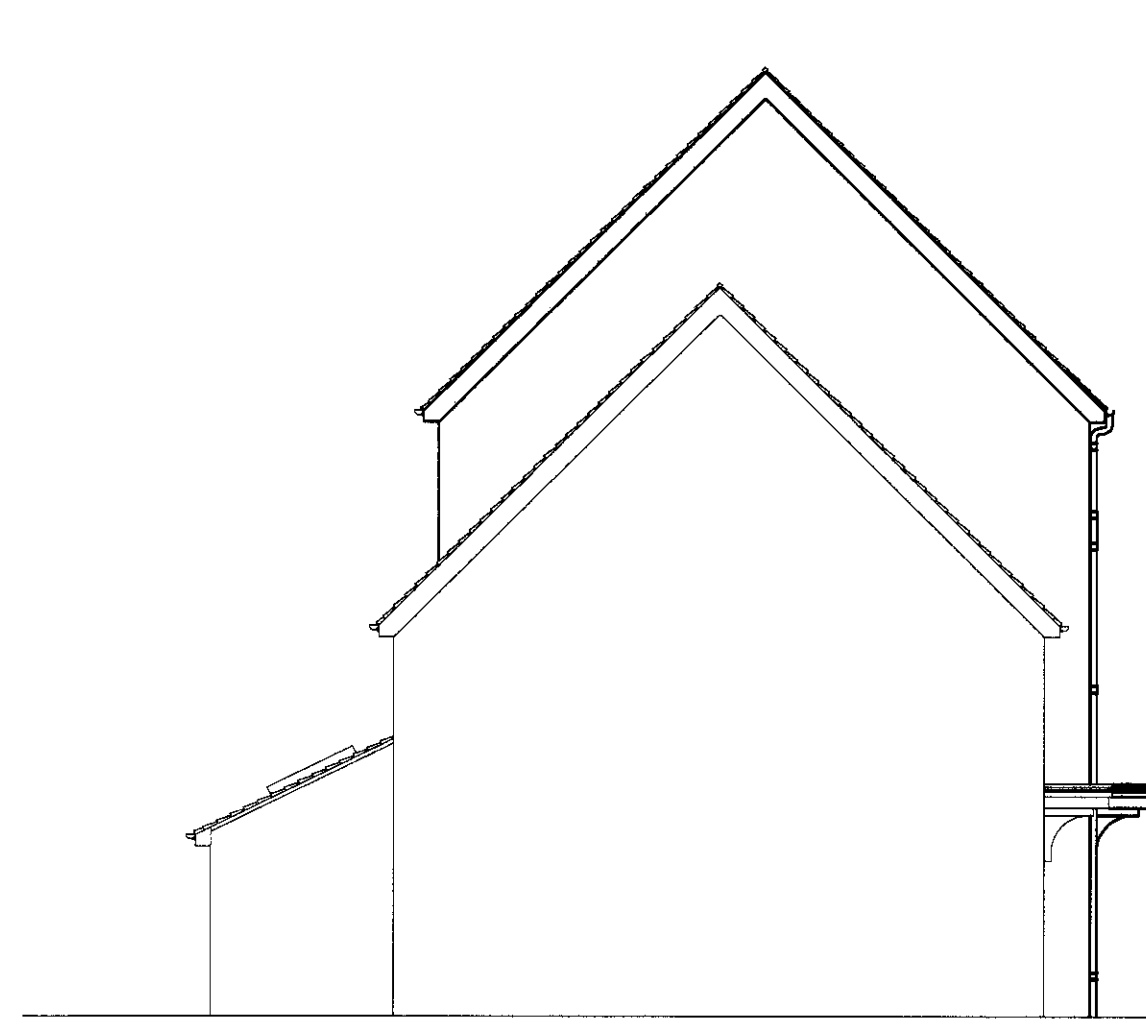
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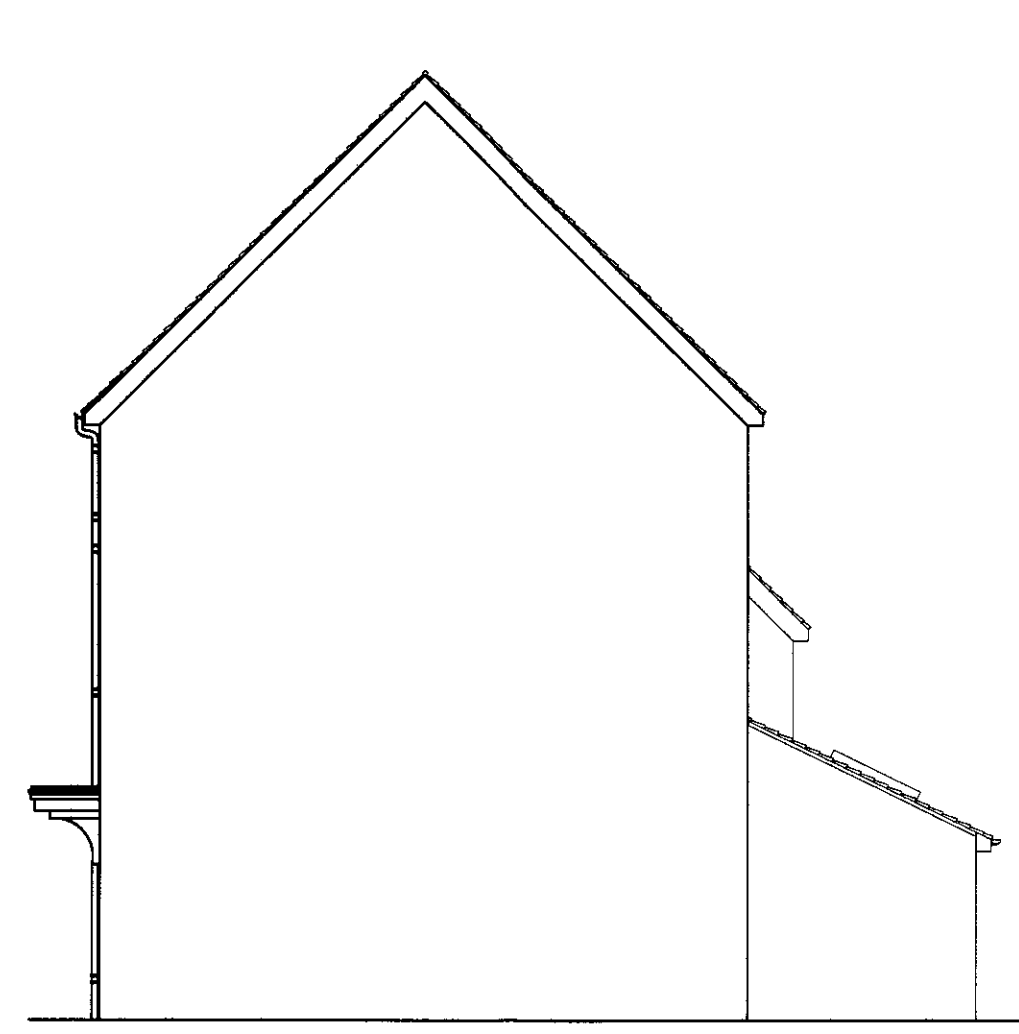
**PROPOSED FRONT ELEVATION**  
SCALE 1:100



**PROPOSED FLANK ELEVATION**  
SCALE 1:100



**PROPOSED REAR ELEVATION**  
SCALE 1:100



**PROPOSED FLANK ELEVATION**  
SCALE 1:100

REV	DESCRIPTION	DATE
B	Changes to extension roof	17.09.12
A	Changes to email from client dated 29.7.12	13.08.12

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CLIENT Mr J Ellacott  
PROJECT 12 Kingsfield Way, Redhill  
Surrey, RH1 6FF  
Single Storey Rear Extension

TITLE Proposed Plans and Elevations

SCALE 1:50 1:100 DRG. No. 002

DATE 19.07.12 PLOT FILE B