 Reigate & Banstead BOROUGH COUNCIL Banstead Horley Redhill Reigate	TO:	PLANNING COMMITTEE
	DATE:	19 December 2012
	REPORT OF:	HEAD OF POLICY, DEVELOPMENT AND PROPERTY
	AUTHOR:	John Ford
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AGENDA ITEM:	16	WARD: MERSTHAM

APPLICATION NUMBER:	12/01878/HHOLD	VALID:	29 October 2012
APPLICANT:	Mr & Mrs Davies	AGENT:	Mr Richard Davis
LOCATION:	2 MALMSTONE AVENUE, MERSTHAM		
DESCRIPTION:	Proposed single storey side extension to provide ground floor en-suite bedroom accommodation for disabled access use.		
DRAWING NUMBERS:	Location Plan, Block Plan, 2M.A12-01, 02		

This application is referred to Committee in accordance with the Constitution as one of the applicants is a Council employee.

SUMMARY

The proposal is for a “wraparound” front/side single storey pitched roofed extension to this semi-detached house, identical to that for which planning permission was granted in April 2004, ref: 04/00490/F. That permission was not implemented and expired in April 2009.

The extension in design terms blends well with the existing building and demonstrates appropriate subsidiarity to it and would have no adverse or significant impact on local character or neighbouring residential amenities and hence is acceptable.

RECOMMENDATION

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 1 November 2012 and a site notice was posted 6 November 2012. There have been no responses.

1.0 Site and Character Appraisal

- 1.1 This full application relates to a semi-detached two storey dwellinghouse with front monopitched roofed porch on the south side of Malmstone Road, on a bend where that road joins Brook Road. Site area is 0.022ha. A rear conservatory is under construction as permitted development. The adjoining property to the south, 96 Brook Road, has a single storey flat-roofed north side extension and rear extension for which permission were granted in 1975.
- 1.2 The site is within a predominantly residential neighbourhood consisting of similar pairs of two storey semi-detached dwellings. The Council's Supplementary Planning Guidance "Local Distinctiveness Design Guide" identifies the area as one of 1960s Modern Estates.

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.

3.0 Relevant Planning and Enforcement History

- | | | | |
|-----|------------|------------------------------|---|
| 3.1 | 04/00490/F | Single storey side extension | Granted
21 April 2004
(Not implemented) |
|-----|------------|------------------------------|---|

4.0 Proposal and Design Approach

- 4.1 It is proposed to erect a single storey pitched roofed extension to the south side of the existing house and wrapping around the house to envelop part of the front elevation. External materials, of facing brickwork and roof tiles would match the existing. A front (north facing) window and roof lights in the front roof slope would serve a bedroom, a rear window a bathroom. The flank (west) wall facing 96 Brook Road would be blank and would be 0.45m

from the common boundary. The proposal is the same as that for which permission was granted on 21 April 2004 under application no. 04/00490/F: this permission expired on 21 April 2009.

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: the proposal is as per that for which permission was granted in 2004.
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 (NPPF) (especially section 7)
Supplementary Planning Guidance	Householder Extensions and Alterations
Other	Human Rights Act 1998

6.0 Assessment

6.1 The main issues to consider are:

- Design appraisal
- Impact on local character
- Neighbour amenity

Design appraisal

6.2 The proposed extension would be well integrated with the parent building, being of materials to match existing, appropriately subsidiary and featuring a similarly pitched roof. The proposal would thus be in accord with policies Ho9, Ho13 and Ho16.

Impact on local character

6.3 The proposal would be clearly apparent on this bend in the road and, seen from some angles, would appear to project into the street scene. However its front wall would come no farther forward than that of the existing porch and any impact is further diluted by the presence next door of the flat roofed side extension which is of starker appearance. The extension therefore would have no harmful impact on the character or appearance and in that respect would comply with policies Ho9, Ho13 and Ho16.

Neighbour amenity

6.4 The proposed extension is to the side facing 96 Brook Road, the only property likely to be affected. There would be no new windows to create any potential for overlooking and there is none in any case in the flank wall of the extension at no. 96. The extension's roof would be hipped, sloping away from the boundary, and because of this and the angling of one house to the other there would be no overbearing effect. There would be a change in relationship between the buildings but this would be acceptable. The proposal therefore complies with policy Ho9.

CONDITIONS

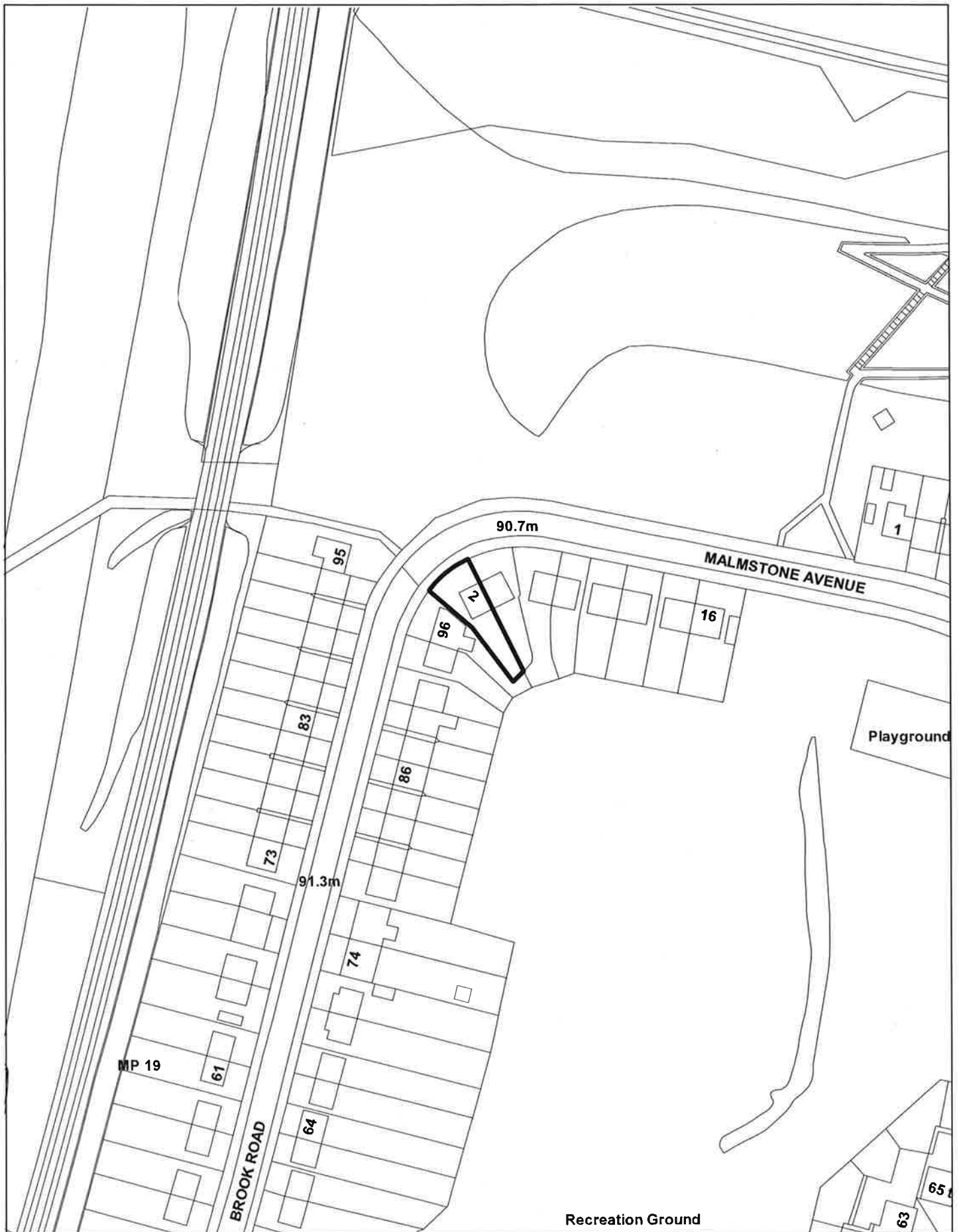
1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
Reason:
To comply with Section 91(1) of the Town and Country Planning Act 1990 as amended by Section 51 (1) of the Planning and Compulsory Purchase Act 2004.
2. The development hereby permitted shall be carried out in accordance with the following approved plans: Site Plan, Block Plan, Drawing No. 2M.A12-02.
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.

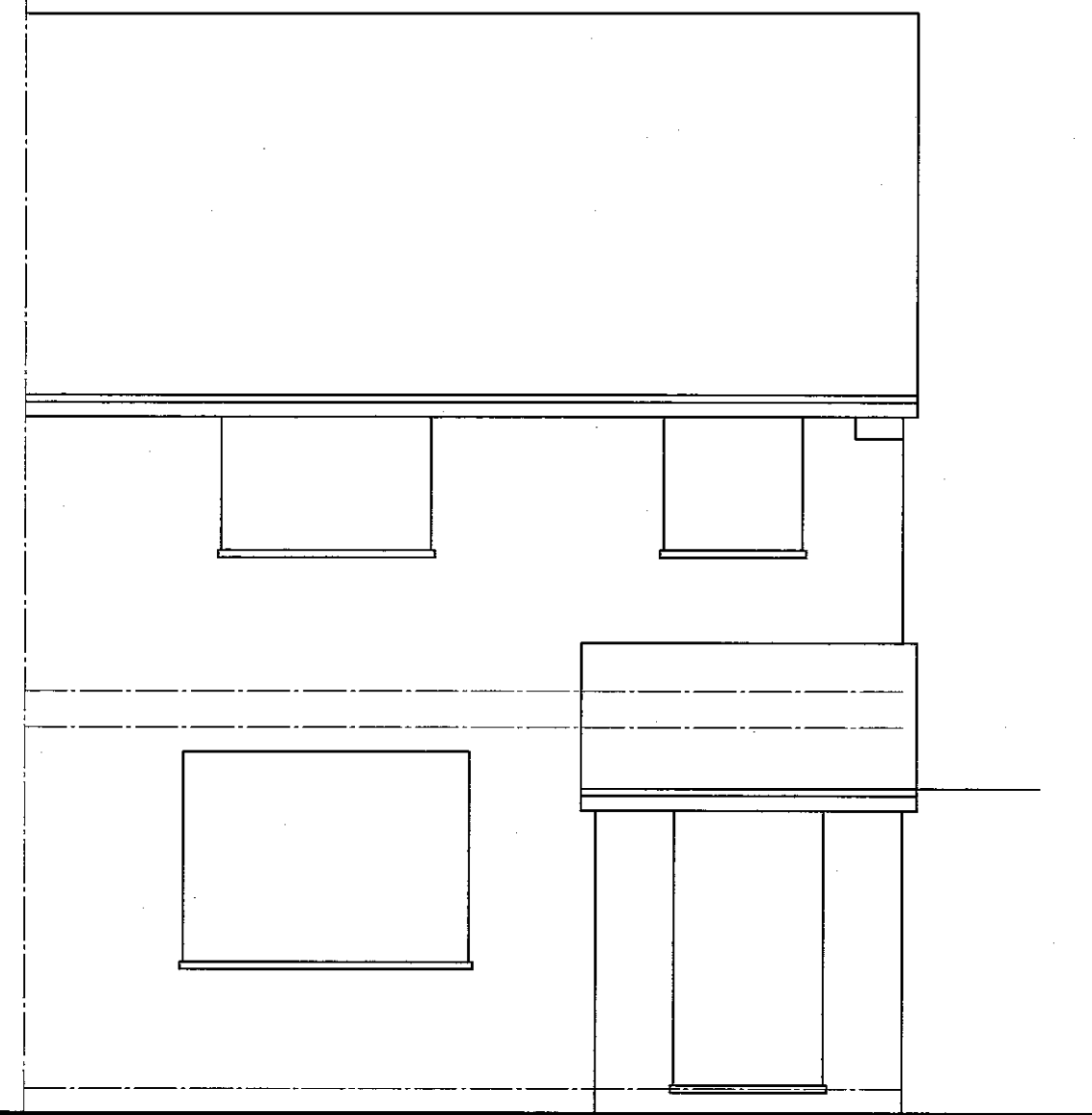
INFORMATIVES

1. Your attention is drawn to the safety benefits of installing sprinkler systems as an integral part of new development. Further information is available at www.firesprinklers.info.

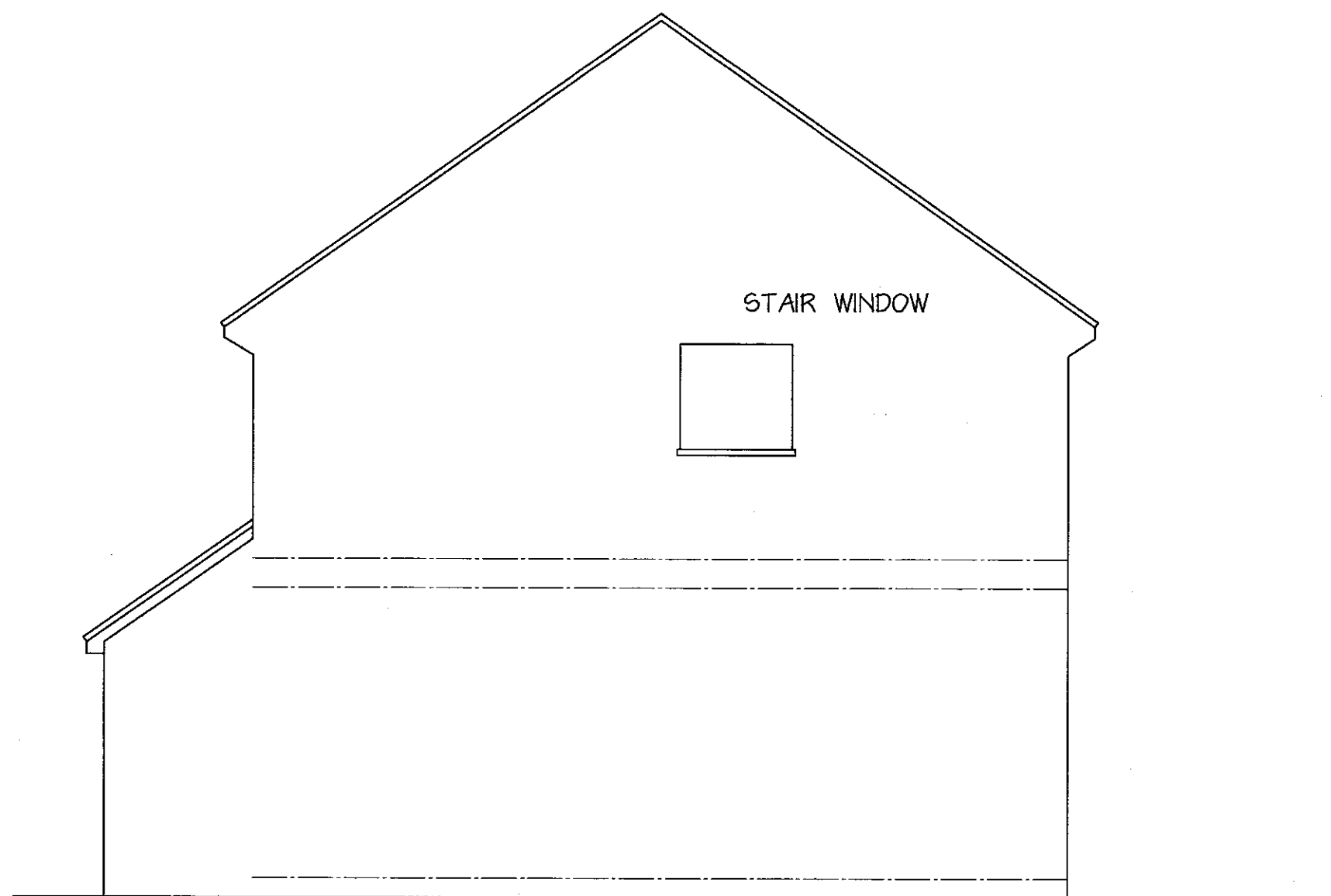
REASON FOR PERMISSION

The development hereby permitted has been assessed against development plan policies LF5, 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.

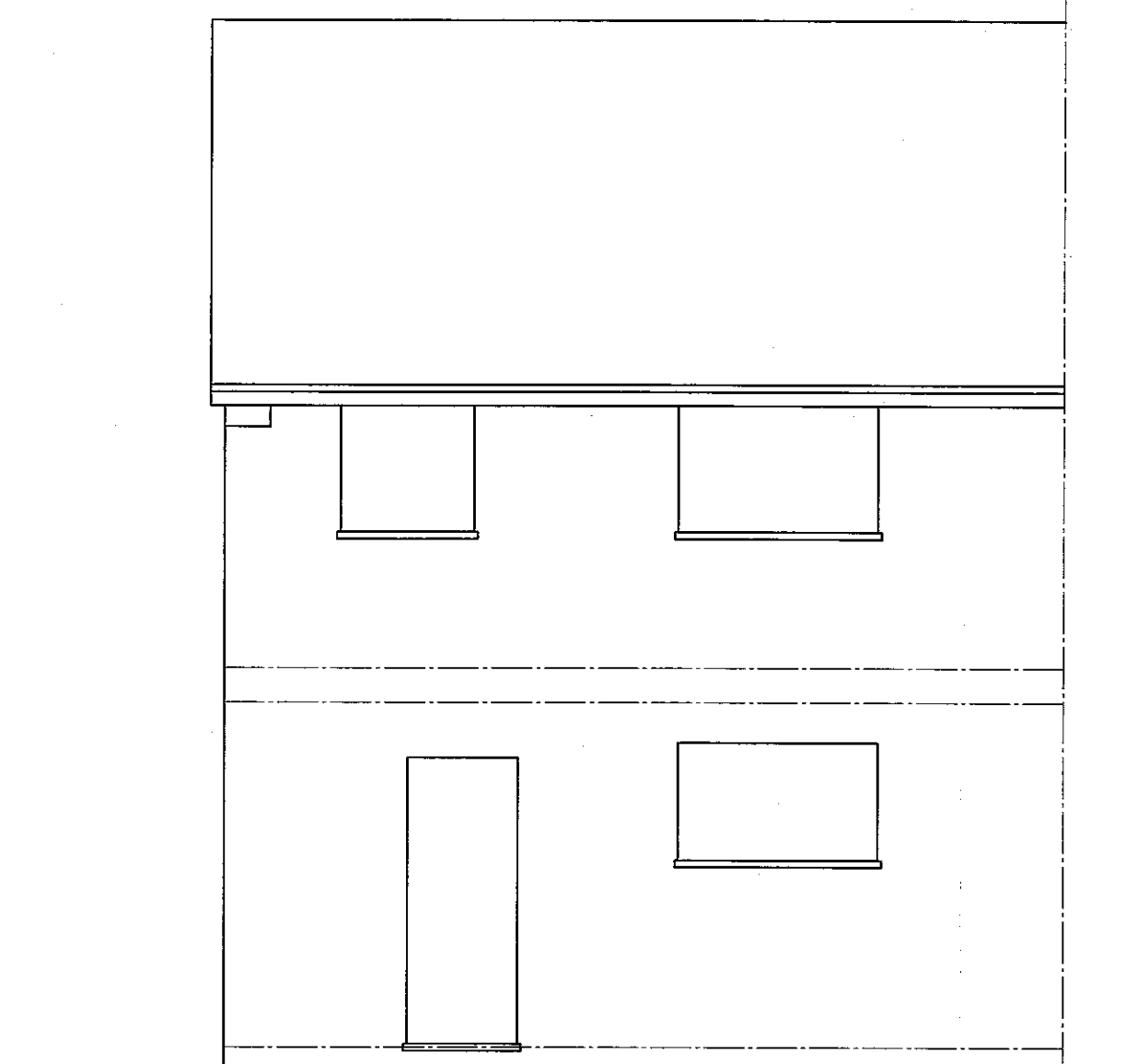




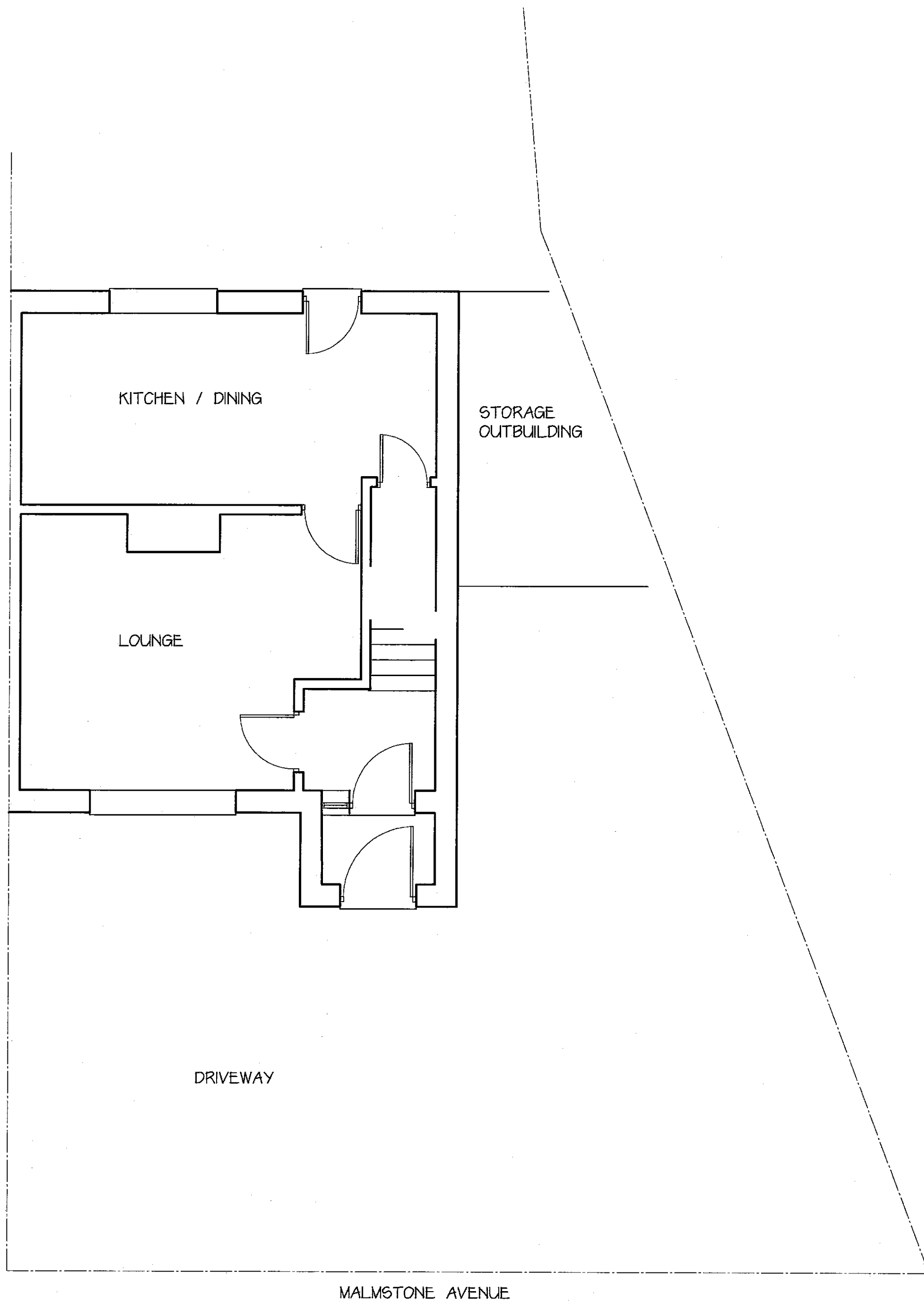
FRONT ELEVATION



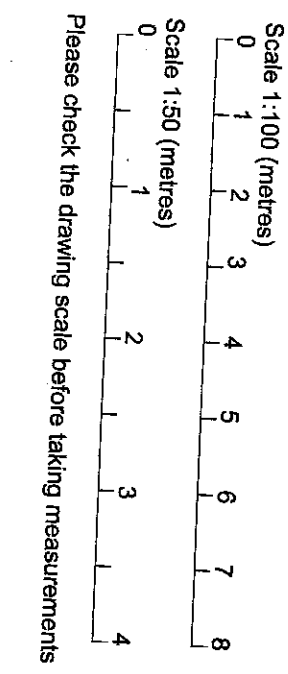
FLANK ELEVATION



REAR ELEVATION



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NOTES:
All dimensions must be checked on site and not scaled from the drawing

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Job Title
2 MALMSTONE AVENUE
MERSTHAM
SURREY, RH1 3NB

Drawing Title
PROPOSED SINGLE STOREY
SIDE EXTENSION - Renewal
of approval ref 04/00490/F
PLANS / ELEV'S AS EX'G

Scale 1:50 / 1:100 @ A1

Date OCT 12 Drawn by RD

Drg. No 2MA12-01 Rev.

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VENTILATION TO ROOMS:
 HABITABLE ROOMS TO HAVE WINDOW OPENINGS MIN 1/20th OF FLOOR AREA WITH MIN 5000 sq mm OF BACKGROUND VENTILATION VIA TRICKLE VENTS ROUTED INTO WINDOW HEADS. SHOWER ROOM TO HAVE OPENABLE WINDOW AND TRICKLE VENTILATION OF MIN 4000 sq mm, WITH MECHANICAL VENTILATION OF MIN 15 LITRES PER SECOND, OPERATED VIA LIGHT SWITCH WITH 15 MINUTE OVERRUN

Scale 1:100 (metres)
 0 1 2 3 4 5 6 7 8
 Scale 1:50 (metres)
 0 1 2 3 4
 Please check the drawing scale before taking measurements

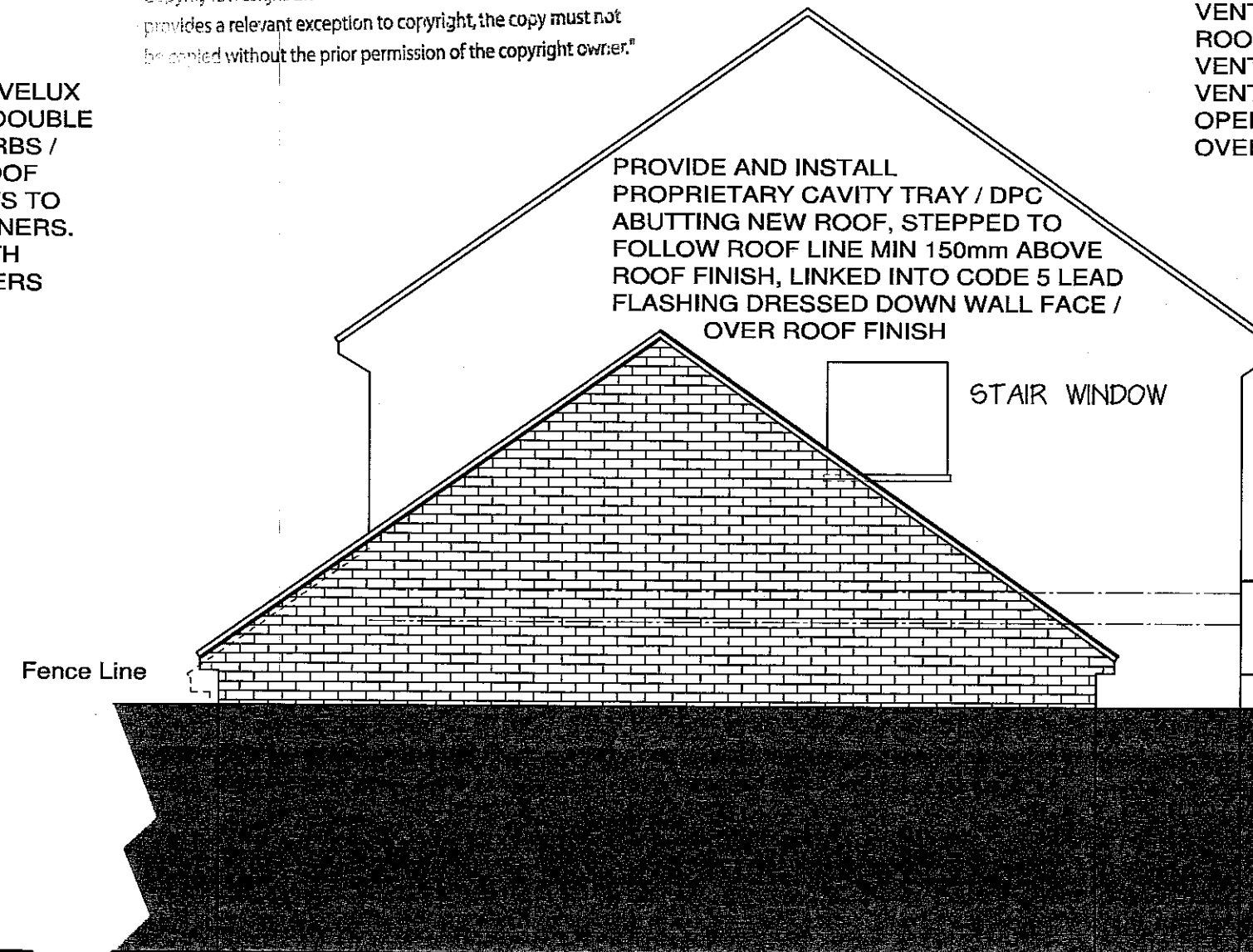
VELUX ROOF LIGHTS:
 PROVIDE AND INSTALL PROPRIETARY VELUX OR EQUAL APPROVED ROOF LIGHTS, DOUBLE GLAZED AND COMPLETE WITH ALL KERBS / FLASHINGS AND SOAKERS TO SUIT ROOF COVERING AND PITCH. ROOF WINDOWS TO HAVE MECHANICAL / ELECTRICAL OPENERS. VELUX OPENINGS TO BE TRIMMED WITH DOUBLED / BOLTED RAFTERS / TRIMMERS

PROVIDE AND INSTALL PROPRIETARY CAVITY TRAY / DPC ABUTTING NEW ROOF, STEPPED TO FOLLOW ROOF LINE MIN 150mm ABOVE ROOF FINISH, LINKED INTO CODE 5 LEAD FLASHING DRESSED DOWN WALL FACE / OVER ROOF FINISH

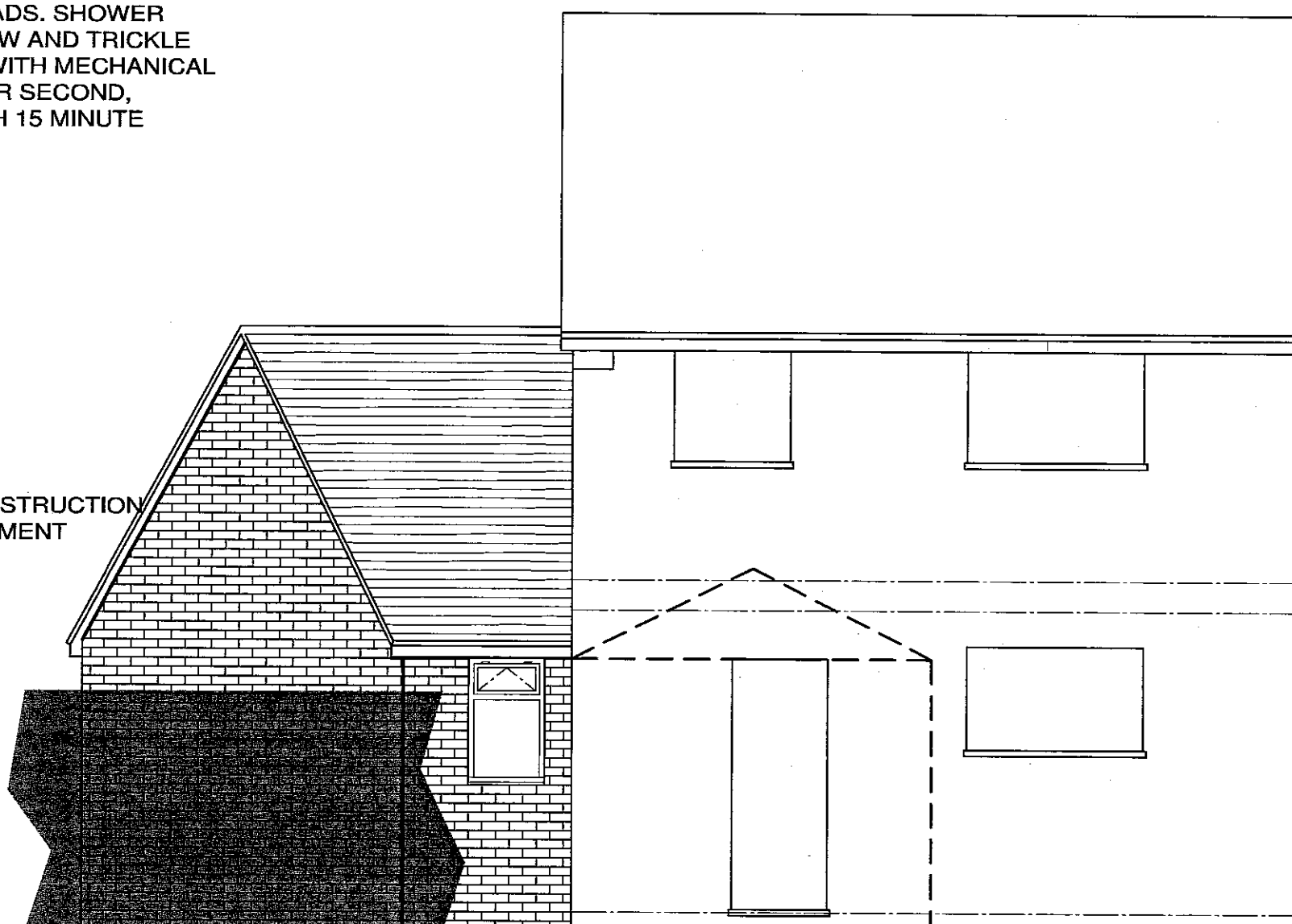
CONSERVATORY UNDER CONSTRUCTION WITHIN PERMITTED DEVELOPMENT



FRONT ELEVATION



FLANK ELEVATION



REAR ELEVATION

NOTES:
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ALL INTERNAL TIMBERS ARE TO BE KILN DRIED AND PRESERVATIVE TREATED TO B.S. 4978 / 5268, STAMPED DRY WITH AN AVERAGE MOISTURE CONTENT OF 20%. TIMBERS GENERALLY TO BE STRESS GRADED C16 (SC3) UNLESS CLEARLY MARKED C24 (SC4)

ALL NEW WORKS ARE TO COMPLY WITH CURRENT NHBC / ZURICH GUIDELINES AND THE BUILDING REGULATIONS APPROVED DOCUMENTS / B.S. STANDARDS

IT IS THE CLIENTS RESPONSIBILITY TO ENSURE THAT ALL DETAILS / DIMENSIONS SHOWN ON THE PLANS ARE ACCURATE PRIOR TO THE COMMENCEMENT OF WORKS AND THAT ANY DISCREPANCIES ARE NOTIFIED IMMEDIATELY TO THE ARCHITECT / AUTHORISED AUTHORITY

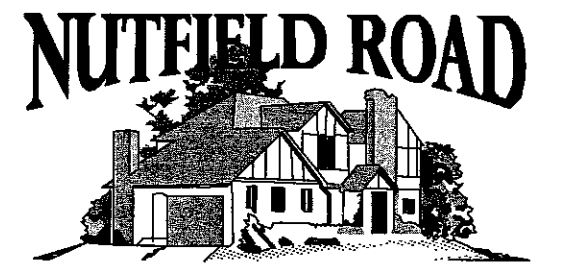
ELECTRICAL SYSTEM TO BE EXTENDED TO SERVE NEW EXTENSION, DESIGNED AND INSTALLED IN STRICT ACCORDANCE WITH B.S.7671 (IEE WIRING REGULATIONS 17th EDITION) ALL ELEC' WORKS ARE TO BE UNDERTAKEN BY AN INSTALLER THAT IS REGISTERED UNDER A SUITABLE SELF CERTIFICATION SCHEME OR ALTERNATIVELY BY A SUITABLY QUALIFIED PERSON, WITH A SELF CERTIFICATE OF COMPLIANCE GIVEN TO BUILDING CONTROL ON COMPLETION OF THE WORKS.

ALL NEW RADIATORS ARE TO INCORPORATE THERMOSTATIC CONTROLLABLE VALVES. HEATING ENGINEER IS TO CHECK THE ADEQUACY OF THE EXISTING BOILER / OR PROVIDE THE L.A. WITH DETAILS OF NEW UNIT FOR APPROVAL PRIOR TO INSTALLATION. NEW BOILERS IF INSTALLED ARE TO BE A RATED - MIN SEDBUK RATING 90% EFFICIENCY

PROVIDE MIN 75% OF NEW LIGHT FITTINGS WITHIN PROPOSAL THAT HAVE CAPABILITY OF TAKING A MAX OF 45 LUMENS / CIRCUIT WATT LIGHT BULBS IN ACCORDANCE WITH L2 OF THE CURRENT BUILDING REGULATIONS

Date	Revisions

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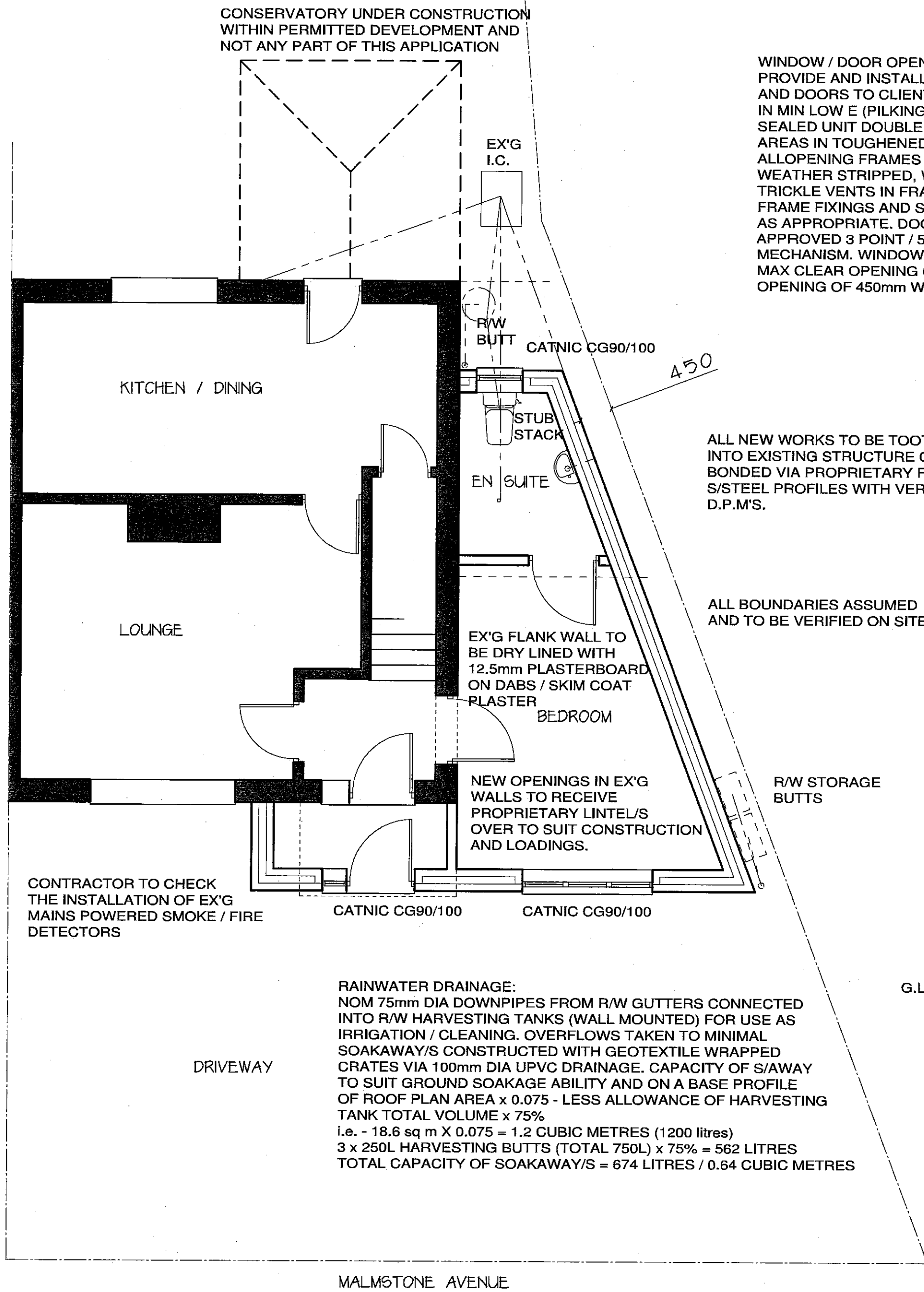
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Date
 OCT 12

Drawn by
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Rev.
 2.M.A.12-02



MALMSTONE AVENUE