 <p>Reigate & Banstead BOROUGH COUNCIL Banstead Horley Redhill Reigate</p>	TO:	PLANNING COMMITTEE
	DATE:	12 April 2017
	REPORT OF:	HEAD OF PLACES AND PLANNING
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AGENDA ITEM:	7	WARD: Meadvale and St Johns

APPLICATION NUMBER:	17/00250/HHOLD	VALID:	27 February 2017
APPLICANT:	Mr & Mrs Pickering	AGENT:	The Michael Blacker Partnership
LOCATION:	19 CHARTFIELD ROAD, REIGATE		
DESCRIPTION:	Demolition of existing front garage and rear conservatory. Proposed double storey front extension and single storey rear 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 and a member of the planning committee.

SUMMARY

The proposed development seeks permission for the removal of the existing garage and conservatory, and the erection of a double storey front extension measuring 4.3m in depth and a rear single storey extension measuring 2.8m in depth following the removal of the existing conservatory.

The proposed extension and the proposed garage comply with the Council's SPG on householder extensions and alterations and are in line with policy.

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:

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 14 March 2017. No representations have been received.

1.0 Site and Character Appraisal

- 1.1 The application site is a modest two storey detached property built in the early 1970s and set within a relatively long but narrow plot. The two storey element of the property is set back from the building line. The property has a much lower ridge height than the adjacent properties.
- 1.2 The surrounding area is typified by late Victorian and Edwardian houses of varying styles and ages with some later infill properties. The site itself is relatively flat, although the road slopes up to the east. There are no trees likely to be affected by the proposal.

2.0 Added Value

- 2.1 Improvements secured at the pre-application stage: Written pre-application advice was given and advised that there were unlikely to be any significant issues to the proposal although advice was given in terms of parking arrangements.
- 2.2 Further improvements could be secured: Conditions will be placed on the grant of permission to ensure materials are used to match the existing.

3.0 Relevant Planning and Enforcement History

- 3.1 69/394 – Construction of new two storey dwelling – granted.

4.0 Proposal and Design Approach

- 4.1 This is a full application for the demolition of the existing garage and for a part two storey / part single storey extension measuring 4.3m in depth It would continue the existing gabled roof design and would have a small single storey mono-pitched roof to the front.
- 4.2 To the rear of the property it is proposed to construct a single storey pitched roofed extension with a depth of 2.8.m and bi-fold doors to the rear.

- 4.3 The existing landscaping and off road car parking space would be retained to the front of the property.
- 4.4 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.
- 4.5 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
- Highway and parking matters

Impact on local character

6.3 In terms of the front extension, both policy Ho16 and paragraph 5.4.1 of the SPG state that 'front extensions are rarely acceptable'. However, in this instance, the property, with the exception of the garage, is set well behind the building line of the adjacent properties. The eaves and ridge height of this property are much lower than the adjacent properties and it is considered that there will not be a significant impact in terms of character by extending the property further forward as the proposal does not extend beyond the consistent building line within the street. The use of tile hanging and render is suitable as both materials are used within the immediate area.

6.4 The proposed single storey rear extension will be 2.8m in depth. This complies with paragraph 5.2.2 of the Council's Supplementary Planning Guidance for Householder Extensions and Alterations. A number of properties in the locality have been extended to the rear with either single storey rear extensions or conservatories.

Neighbour amenity

6.5 It is considered that the single storey rear extension would not cause significant harm to neighbour amenity as it would replace a conservatory of a similar scale. It would also comply with paragraph 4.4 of the SPG in terms of impact on overshadowing.

6.6 The front two storey extension would be adjacent to the side elevations of both nos 17 and 21 Chartfield Road. Both of these properties have blank flank elevations and it is considered there would not be a significant loss of light or any overshadowing to these properties. The proposal would not be constructed in front of the building line so the front windows of the properties would not be affected.

Highway matters

6.7 The County Highways 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.

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	SK01		03.02.2017
Elevation Plan	04		03.02.2017
Elevation Plan	02		03.02.2017
Floor Plan	03	B	03.02.2017
Block Plan	SK02		03.02.2017
Floor Plan	01	B	03.02.2017

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, 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.

17/00250/HHOLD - 19 Chartfield Road, Reigate



Michael Blacker Partnership

PROJECT 19 CHARTFIELD ROAD
REIGATE SURREY RH2 7JZ

SHT No.
SK02

Michael S. Blacker C.Eng. F.I.Struct.E. Andrew Blacker B.Sc.(Hons) C.Eng. M.I.C.E.
CONSULTING STRUCTURAL & CIVIL ENGINEERS

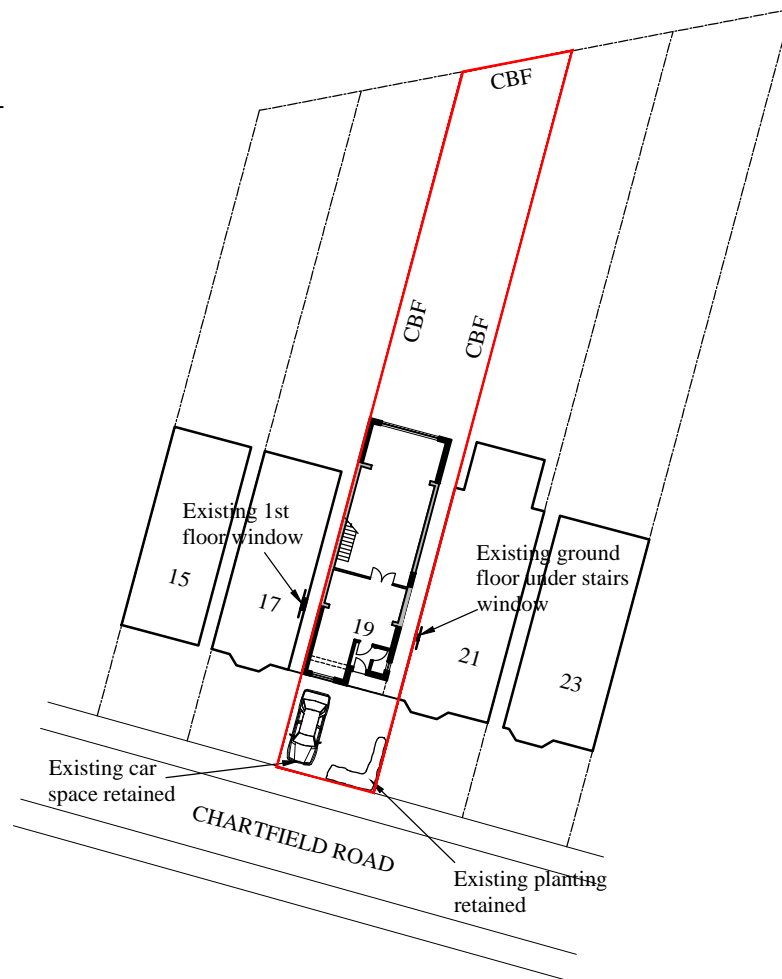
DRG TITLE
BLOCK PLAN

JOB No.
4316

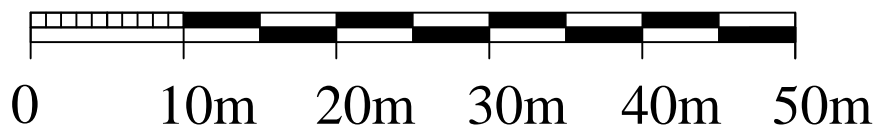
No 1 MARK STREET,
REIGATE, SURREY RH2 0BL
TELEPHONE 01737 244886 FACSIMILE 01737 224556

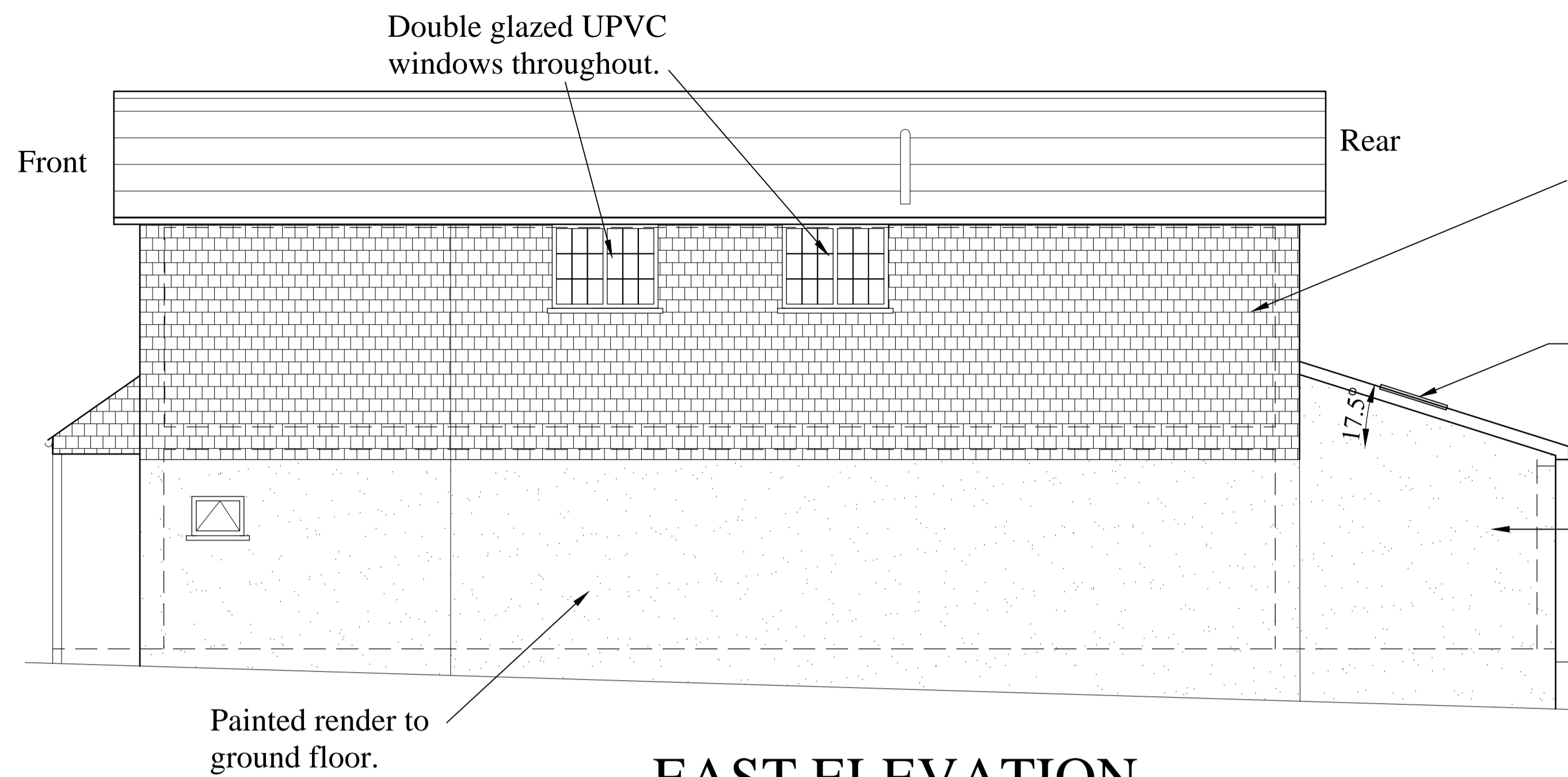
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DATE
JAN 17

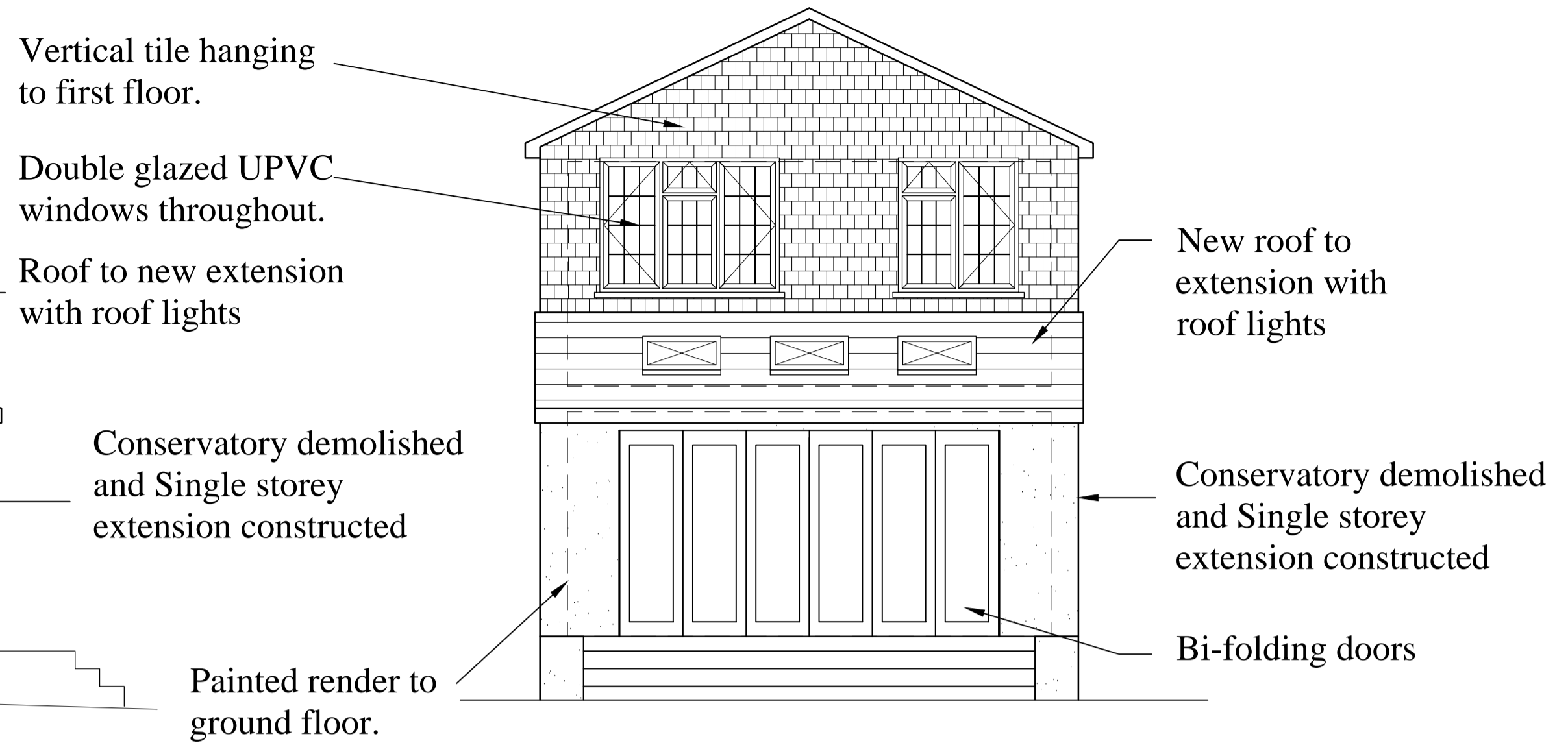


BLOCK PLAN
SCALE 1/500

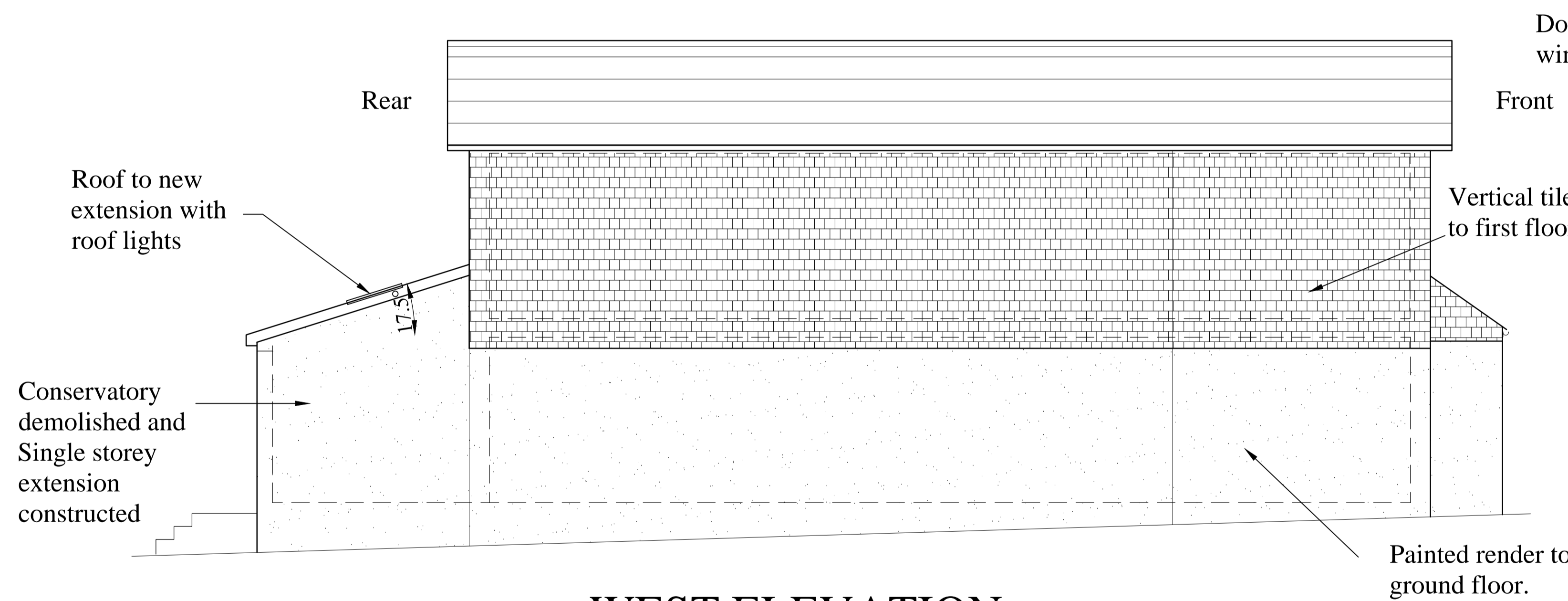




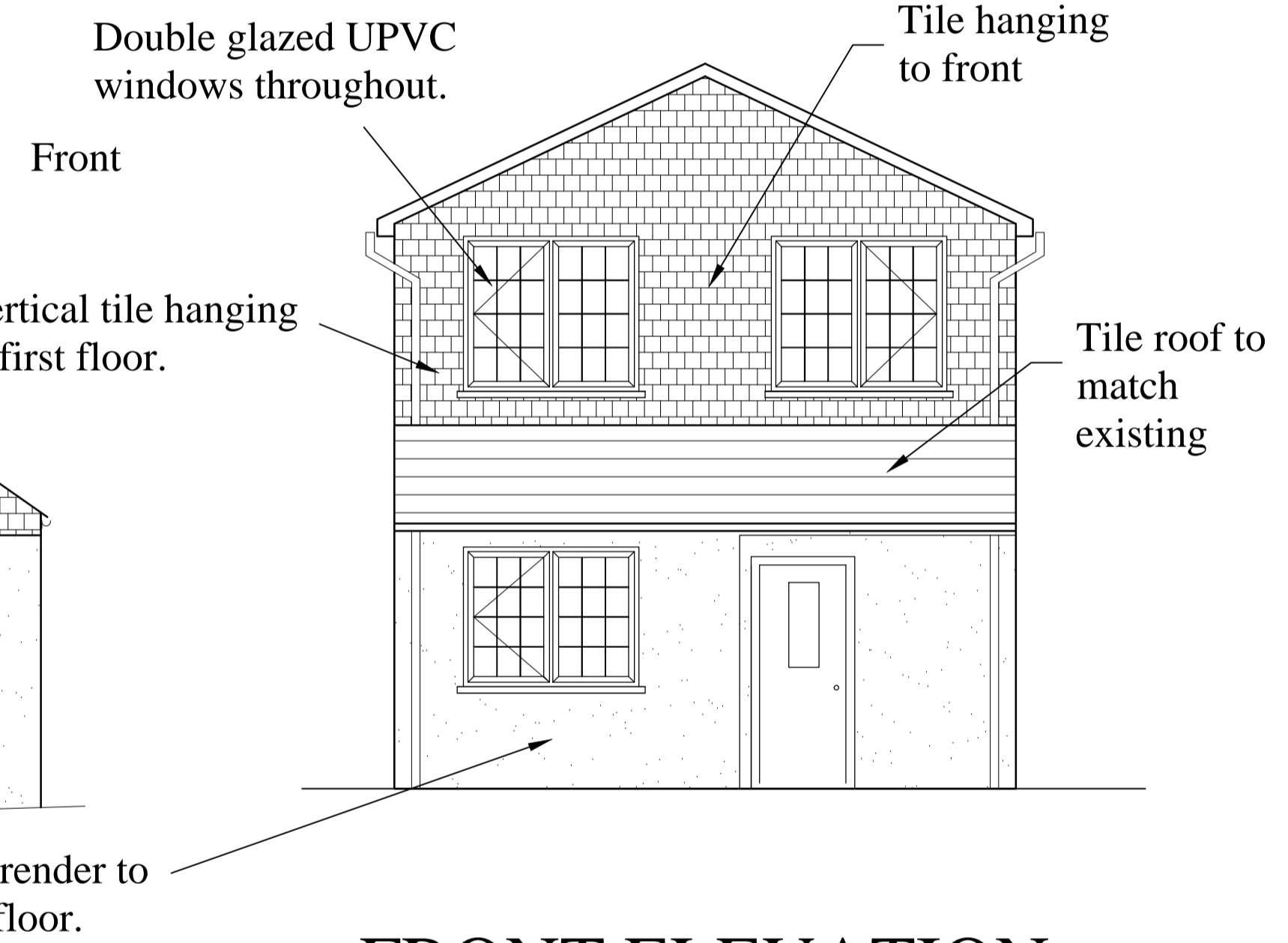
EAST ELEVATION



REAR ELEVATION



WEST ELEVATION

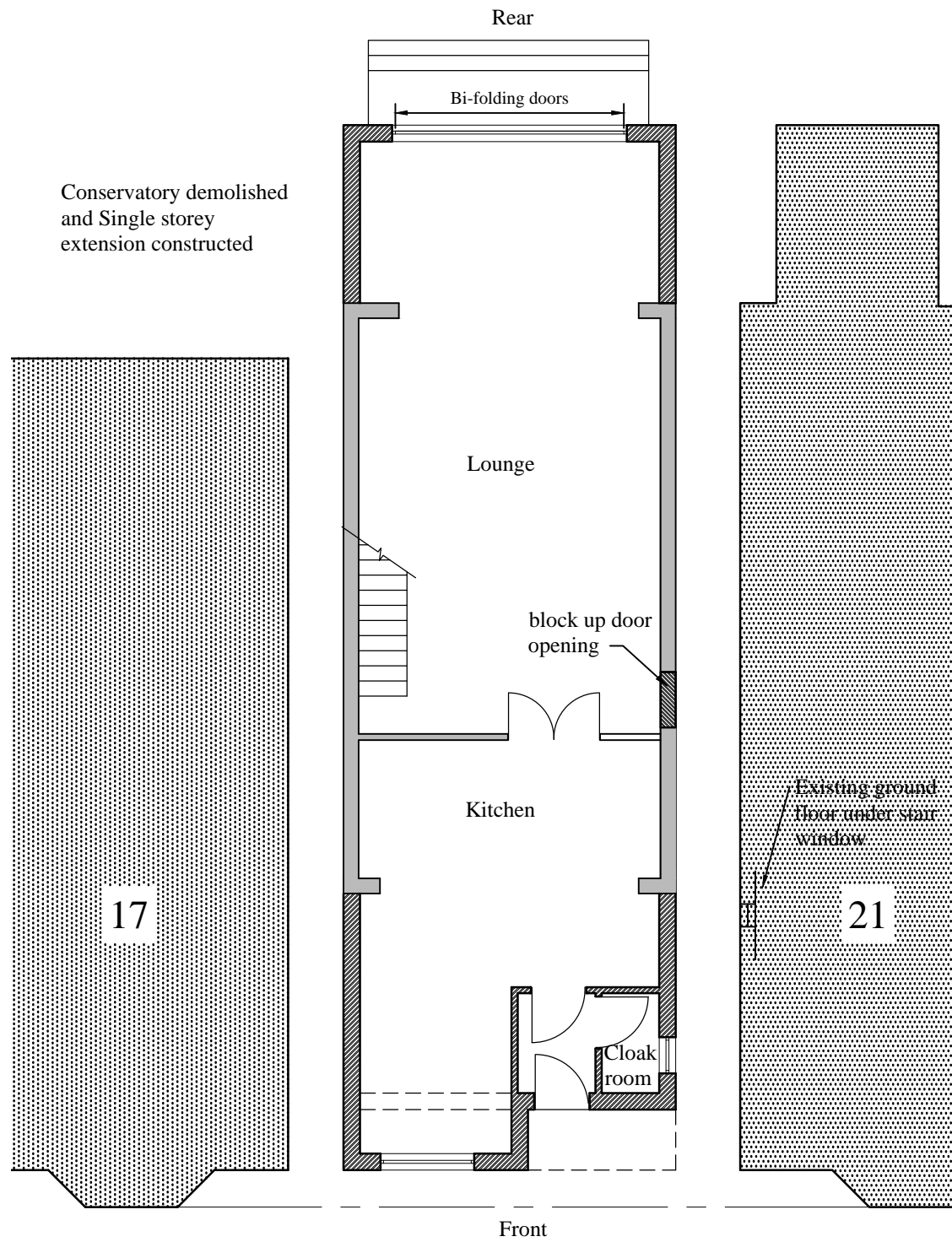


FRONT ELEVATION

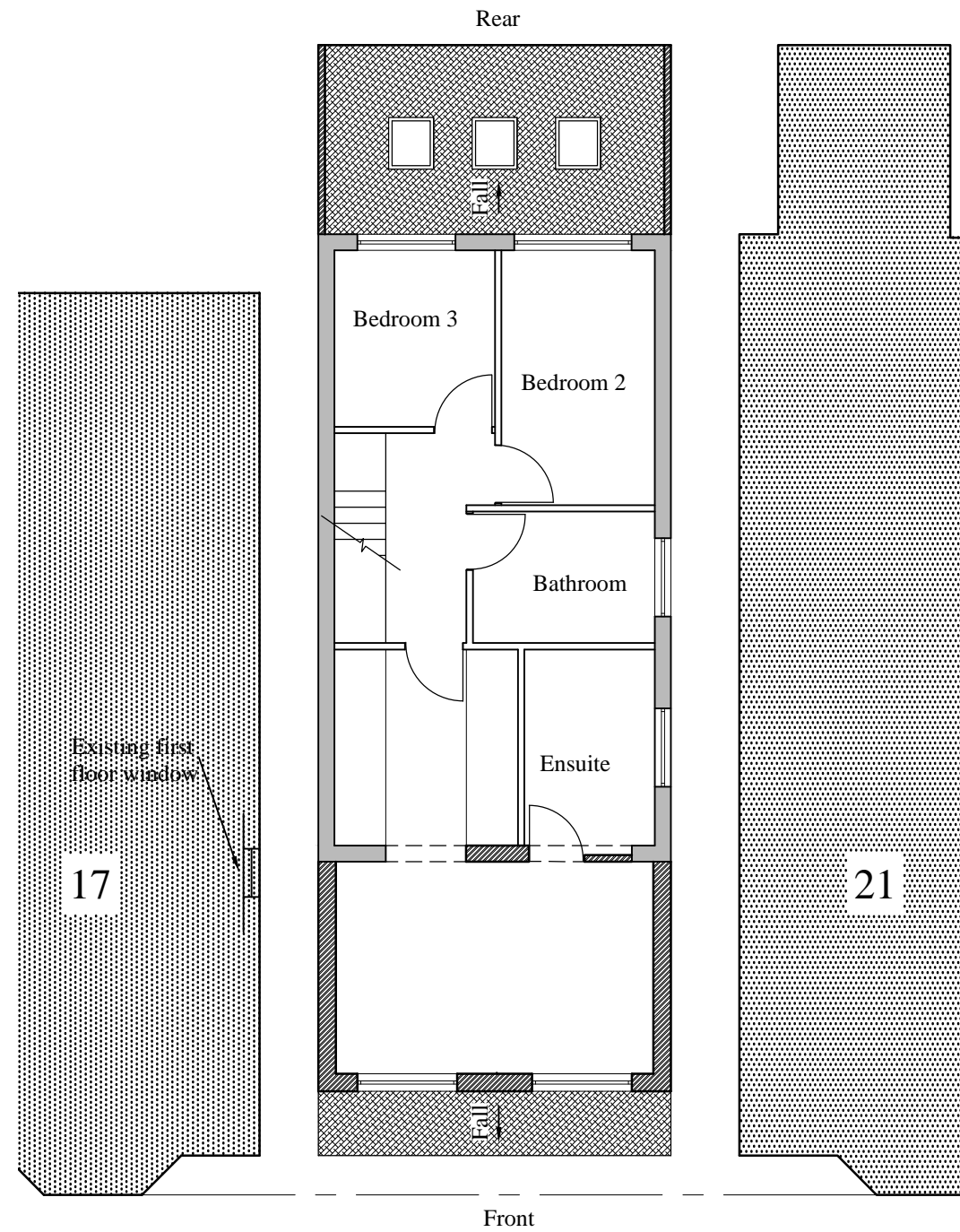
General Notes.

1. All concrete to have a minimum cube crushing strength of: Mass Concrete = 25 N/mm². at 28 days. Reinforced Concrete = 35 N/mm². 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 plasterboard with joints taped & staggered. Finished with skim coat of gypsum plaster 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.

B	09/11/16	FURTHER ALTERATIONS
A	06/10/2015	PRELIMINARY
REVISION DATE		
Drawing		
PROPOSED ELEVATIONS		
Project		
19 CHARTFIELD ROAD REIGATE, RH2 7JZ		
Client		
MR & MRS S PICKERING		
Architect		
Michael Blacker Partnership <small>Michael S. Blacker C.Eng. F.I.Struct.E. Andrew Blacker B.Sc.(Hons) C.Eng. M.I.C.E.</small>		
CONSULTING STRUCTURAL & CIVIL ENGINEERS <small>No1 MARK STREET, REIGATE, SURREY RH2 0BL E - MAIL engs@blacker.co.uk TELEPHONE 01737 244886 FACSIMILE 01737 224556</small>		
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Scale	1:100 @ A3 1:50 @ A1	Drawn GG
Date	JUNE 2016	Checked —
	Job No. 4316	Rev B
	Drg. No. 04	



GROUND FLOOR PLAN



FIRST FLOOR PLAN



General Notes.

- All concrete to have a minimum cube crushing strength of:
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- All work to be carried out to the approval of the local Authority District Surveyor or Building Inspector.

B	09/11/16	FURTHER ALTERATIONS
A	06/10/2015	PRELIMINARY
REVISION DATE		
Drawing		
PROPOSED GROUND & FIRST FLOOR PLANS		
Project		
19 CHARTFIELD ROAD REIGATE, RH2 7JZ		
Client		
MR & MRS S PICKERING		
Architect		
<p>Michael Blacker Partnership <small>Michael S. Blacker C.Eng. F.I.Struct.E. Andrew Blacker B.Sc.(Hons) C.Eng. M.I.C.E.</small> CONSULTING STRUCTURAL & CIVIL ENGINEERS <small>101 MARK STREET, REIGATE, SURREY RH2 0HL E-MAIL: engs@blacker.co.uk TELEPHONE 01737 244886 FACSIMILE 01737 224556</small></p>		
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Scale	1:100 @ A3	Checked
	1:50 @ A1	GG
Date	JUNE 2016	Rev
Job No.	4316	03
Dwg. No.		B