 Reigate & Banstead BOROUGH COUNCIL Banstead Horley Redhill Reigate	TO:	PLANNING COMMITTEE
	DATE:	14 June 2017
	REPORT OF:	HEAD OF PLACES & PLANNING
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AGENDA ITEM:	11	WARD:

APPLICATION NUMBER:	17/00459/F	VALID:	14/02/2017
APPLICANT:	Lyndendown Limited	AGENT:	Douglas Moat Practice LLP
LOCATION:	97 RAGLAN ROAD, REIGATE		
DESCRIPTION:	Construction of ground floor extension to existing retail unit, and first floor extension to provide 2x1 bedroom flats at first floor level.		
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 at the request of Cllr Grant-Duff

SUMMARY

The site is currently occupied by a single storey detached dwelling, with a relatively large footprint, set within a large plot to the North side of Raglan Road, in close proximity to Wray Common. The property is set within the Wray Common Conservation Area and opposite a number of statutory listed buildings to the South side of the road.

It is proposed to construct a two and a half storey dwelling on the site, replacing the existing bungalow. It would be of a traditional hipped roof design, incorporating materials and colours that reflect the character of the Conservation Area. Much of the existing vegetation surrounding and within the site would be retained, obscuring the bulk of the proposed dwelling from view, mitigating much of this harm. There would be significant separation distances between the proposed dwelling and neighbouring properties, ensuring that the level of impact on neighbour amenity would be acceptable.

RECOMMENDATION(S)

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

Consultations:

Highway Authority: The proposed development has been considered by the county highway authority who having considered any local representations and having assessed the application on safety, capacity and policy grounds, has raised no objections subject to the imposition of appropriate conditions.

The Reigate Society: Objects on the grounds that the height of the building is too tall and should sit between the heights of the adjacent buildings). The roof design of the two single-storey units is inappropriate and full pitched roofs should be provided.

Sutton and East Surrey Water: No comments received.

Representations:

Letters were sent to neighbouring properties on 11 April 2017. A site notice was posted on 19/04/2017. 14 responses have been received raising the following issues:

Issue	Response
Harm to Conservation Area	See paragraph 6.2-6.4
Harm to listed building	See paragraph 6.2-6.4
No need for development	See paragraph 6.2-6.4
Out of character with the surrounding area	See paragraph 6.2-6.4
Harm to green belt/ countryside	See paragraph 6.8
Loss of/ harm to trees	See paragraph 6.10
Overbearing relationship	See paragraph 6.5-6.6
Loss of private view	See paragraph 6.5-6.6
Overlooking/ loss of privacy	See paragraph 6.5-6.6
Overshadowing	See paragraph 6.5-6.6
Loss of private view	See paragraph 6.7
Property values	See paragraph 6.10
Noise and disturbance	See paragraph 6.8
Health Fears	See paragraph 6.8
Inconvenience during construction	See paragraph 6.8
Increased traffic congestion	See paragraph 6.12

1.0 Site and Character Appraisal

- 1.1 The site is currently occupied by a single storey detached dwelling, with a relatively large footprint, set within a large plot to the North side of Raglan Road, in close proximity to Wray Common. The property is set within the Wray Common Conservation Area and opposite a number of statutory listed buildings to the South side of the road. Historically the site formed part of the historic gardens of Laglands, noteworthy during the early 20th Century for its Victorian planting. The existing Yew and Corsican Pine to the front remain from this time.
- 1.2 The surrounding area is residential in character, with properties being a mix of older traditional Victorian properties, particularly to the North and South of the site, with later 1.5 storey 1960s/ 70s built properties to the West of the site. The ground level rises along Raglan Road from West to East, a level change that is reflected within the site.

2.0 Added Value

- 2.1 Improvements secured at the pre-application stage: formal pre-application advice was sought from the Local Planning Authority prior to submission.
- 2.2 Improvements secured during the course of the application: Improvements have not been secured during the course of the application as the proposal is deemed to be acceptable following pre-application advice.
- 2.3 Further improvements could be secured: through conditions relating to materials and landscaping

3.0 Relevant Planning and Enforcement History

- | | | | |
|-----|--------------|------------------------|---------|
| 3.1 | 01/01792/CAN | Fell 3 cypress trees | Granted |
| 3.2 | 02/02406/CAN | Fell 3 Leyland Cypress | Granted |

4.0 Proposal and Design Approach

- 4.1 It is proposed to construct a two and a half storey dwelling, in place of an existing single storey dwelling located to the North side of Raglan Road. The dwelling would be of a traditional design, with hipped roof and two pitched roof gables projecting from the principal elevation. Accommodation would be provided in the roof space, with three small flat roof dormer windows to the rear elevation. The property would be flanked by two single storey wings, which would be 3.3m in height. A number of side facing windows would feature at the first floor level, with rooflights to the second. Regarding materials, the dwelling would utilise a mix of facing brickwork to the ground floor, hanging plain clay tiles to the first floor with plain tile roof.

- 4.2 The dwelling would provide 5 bedrooms over the first and second floor, with living space contained largely to the ground floor. The positioning of the property would allow for a garden with a maximum depth of 45m to the far North West corner. Space is to be provided to the front of the property for 4 vehicles to be parked
- 4.3 The proposed dwelling would be 8.7m in height to the ridge, with an eaves height of 5.2m. The maximum depth of the property would be 15m from front to the rear. It would have a footprint 257 square metres. The dwelling would be sited 19.8m from the front (south) boundary, 26m from the rear (north) boundary, 2.4m from the east boundary and 7.4m from the west boundary.
- 4.4 It is proposed to remove 4 trees from within the site to accommodate the proposed development. Three of these trees are within the rear garden, with the fourth being located to the south west of the site.
- 4.5 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.
- 4.6 Evidence of the applicant's design approach is set out below:

Assessment	The site is identified as being within the Wray Common Conservation Area, to the West of Wray Common, an area designated as Urban Open Land.
Involvement	No community consultation is stated as having taken place.
Evaluation	The statement does not include any evidence of other development options being considered.
Design	The statement argues that the existing dwelling is uncharacteristic of the Conservation Area setting, and the proposed dwelling has been designed to better reflect the prevailing features of properties surrounding the site and enhance the local distinctiveness.

- 4.7 Further details of the development are as follows:

Site area	0.2 Ha
Existing parking spaces	4
Proposed parking spaces	4

5.0 Policy Context

5.1 Designation

Urban area
Wray Common Conservation Area
Adjacent to Statutory Listed Buildings

5.2 Reigate and Banstead Core Strategy

CS1(Sustainable Development)
CS5 (Valued People/Economic Development)
CS10 (Sustainable Development),
CS11 (Sustainable Construction),
CS14 (Housing Needs)

5.3 Reigate & Banstead Borough Local Plan 2005

Housing	Ho9, Ho13, Ho16, Ho18
Heritage and Conservation	Pc4, Pc9, Pc10
Movement	Mo7

5.4 Other Material Considerations

National Planning Policy Framework
National Planning Practice Guidance
Supplementary Planning Guidance

Surrey Design
Local Distinctiveness Design Guide
Wray Common Conservation Area
Appraisal
A Parking Strategy for Surrey
Parking Standards for Development
Householder Extensions and
Alterations

Other	Human Rights Act 1998 Community Infrastructure Levy Regulations 2010
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6.0 Assessment

6.1 The main issues to consider are:

- Design appraisal;
- Neighbour amenity;
- Impact on Trees
- Highway Issues;
- Affordable Housing;
- CIL

Design and Character

- 6.2 The proposed dwelling would see an increase in built form on the site over that of the existing dwelling. The development would see an increase in height of approximately 3.6m over the height of the existing single storey dwelling. Whilst the visual presence of development would be apparent, it would not be to an extent that is considered harmful. The dwelling would be of a traditional design by virtue of the roof form and pitched roof gables projecting from the front of the property. The materials proposed would be of the type that is typical of the local vernacular.
- 6.3 The property would be set back from the road by 19m. It would be well screened by existing vegetation to the site, which would be retained. This screening would allow for some of the less traditional features of the proposed dwelling, namely the rooflights and false roof pitches, to be obscured from view. The more traditional elements of the design which would be visible would not be harmful to wider views.
- 6.4 The Conservation Officer has been consulted on the application and is of the view that the proposal would be acceptable within the Wray Common Conservation Area. The plot is on the edge of the area that is primarily a back drop to the Conservation Area, against which the proposal would not be harmful. A condition would be applied to a grant of planning permission regarding the use of specific materials.

Neighbour Amenity

- 6.5 The proposed dwelling would be sited at an elevated ground level in relation to 95 Raglan Road to the West, approximately 4m higher. There would be separation distance of approximately 7m between the two flank elevations. The first floor of the proposed dwelling would be 15m from the neighbour's house. At present there is hedging along the side boundary that provides an element of screening between the two properties. The proposed dwelling would feature 3 side facing windows at the first floor level, which would serve bedroom space. In the event that planning permission is granted, a condition requiring these windows to be obscure glazed is suggested. The rear building line of the dwelling would not extend beyond that of the neighbours. It is considered that the proposed dwelling, by virtue of the separation distance, would not be overbearing in nature, nor would it significantly impact on light provision to the neighbours' property. Whilst the relationship between the two dwellings would change, the main bulk of the property would be set away, with the single storey flanks being in closest proximity.
- 6.6 Regarding 101 Raglan Road, there would be a separation distance of 21m between the two at the closest point. The rear of number 101 Raglan Road is angled away from the proposed dwelling. It is considered that, whilst the presence of the building would certainly increase by virtue of the addition 3.6m height difference, the separation distance between the dwelling and

101 Raglan Road and 1 Gatton Road would ensure that level of impact is acceptable. The proposed dwelling would be angled away from both of these dwellings, ensuring that rear facing windows would not allow for a significantly harmful level of overlooking. Any side facing windows would be conditioned to be obscure glazed.

- 6.7 In regards to the loss of private views from neighbouring properties, this is not a material planning consideration that can be taken into account. Whilst preventing harm to the immediate outlook of properties is a material planning consideration, there is no right to a view that can be protected.
- 6.8 Increased noise and disturbance and inconvenience caused during construction would be temporary. Statutory noise legislation is in place to ensure against unacceptable levels of noise disturbance.
- 6.9 Regarding harm to the green belt, the site is not identified as being within the metropolitan green belt, therefore this has not been considered.
- 6.10 The impact of development on property values is not a material consideration that can be taken into account.

Impact on trees

- 6.11 Due to the siting of the plot with a Conservation Area all trees are afforded protection by virtue of this designation. It is proposed to remove 4 trees from within the site, with the rest of the vegetation proposed to be retained. The Council Tree Officer has been consulted on the proposal. The development is unlikely to cause significant direct impact on the existing retained trees and the trees proposed for removal are of low quality, not warranting of a TPO. There are therefore no objections subject to appropriate conditions.

Highway Issues

- 6.12 The County Highway Authority has assessed the application on safety, capacity and policy grounds, and has raised no objections. Two spaces would be provided for a single house in accordance with maximum standards.

Affordable Housing

- 6.13 In November 2014, the Government introduced policy changes through a Written Ministerial Statement and changes to the national Planning Practice Guidance which restrict the use of planning obligations to secure affordable housing contributions from developments of 10 units or less. These changes were given legal effect following the Court of Appeal judgement in May 2016.
- 6.14 In view of the Court of Appeal Judgement, and subsequent local appeal decisions which have afforded greater weight to the Written Ministerial Statement than the Council's adopted policy, the Council is not presently

requiring financial contributions from applications such as this resulting in a net gain of 10 units or less. As such, there is no requirement for this scheme to provide an affordable housing contribution.

CIL

- 6.15 The Community Infrastructure Levy (CIL) is a fixed charge which the Council will be collecting from some new developments from 1 April 2016. It will raise money to help pay for a wide range of infrastructure including schools, roads, public transport and community facilities which are needed to support new development. This development would be CIL liable although, the exact amount would be determined and collected after the grant of planning permission.

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:

Plan Type	Reference	Version	Date Received
Location Plan	RR/97/01		09.03.2017
Site Layout Plan	RR/97/02	B	09.03.2017
Street Scene	RR/97/03	A	09.03.2017
Floor Plan	RR/97/04		09.03.2017
Floor Plan	RR/97/05		09.03.2017
Floor Plan	RR/97/06		09.03.2017
Roof Plan	RR/97/07		09.03.2017
Combined Plan	RR/97/01		09.03.2017

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.

3. Notwithstanding the drawings, the proposed external finishing materials and details shall be carried out using the external facing materials and details specified below and there shall be no variation without the prior approval in writing of the Local Planning Authority;
- a) All tiles and tile hanging shall be of handmade sandfaced plain clay tiles with bonnet tiles to hips.
 - b) All external joinery shall be of painted timber with architraved bargeboards with box ends omitted.

- c) All dormers shall have an ogee cornice.
- d) All casement windows shall be of white painted timber with casements in each opening set back behind the reveal at one brick depth.
- e) All sash windows shall be vertically sliding sashes with glazing bars of traditional profile.
- e) All fascias shall be no more than two bricks depth.
- f) All footpaths and drives shall be of gravel or fixed gravel.
- g) Before works commence details of the proposed front gate and piers shall be submitted to and approved in writing by the LPA before works commence.
- h) Any rooflights shall be black painted metal conservation rooflight with a single vertical glazing bar.
- i) All brickwork shall be of handmade sandfaced brick with the front elevation in flemish bond.

Reason: To ensure that the proposed development does not result in undue harm to the character of the Conservation Area in accordance with policy Pc13 of the Borough Local Plan 2005.

4. No development shall commence on site, including demolition or groundworks until a scheme for the landscaping of the site including the retention of existing landscape features has been submitted to and approved in writing by the LPA. Landscaping schemes shall include details of hard and soft landscaping, including any tree removal/retention, planting plans, written specifications (including cultivation and other operations associated with tree, shrub, and hedge or grass establishment), schedules of plants, noting species, plant sizes and proposed numbers/densities and an implementation and management programme.

All hard and soft landscaping work shall be completed in full accordance with the approved scheme, prior to occupation or within the first planting season following completion of the development hereby approved.

Any trees shrubs or plants planted in accordance with this condition which are removed, die or become damaged or become diseased within five years of planting shall be replaced within the next planting season by trees, shrubs of the same size and species.

Reason:

To ensure good arboricultural and landscape practice in the interests of the maintenance of the character and appearance of the area and to comply with policies Pc4, Pc12 and Ho9 of the Reigate and Banstead Borough Local Plan 2005.

5. No development shall commence including demolition , groundworks preparation or delivery of construction machinery until a detailed, scaled Tree Protection Plan (TPP) and the related Arboricultural Method Statement (AMS) is submitted to and approved in writing by the Local Planning Authority (LPA). These shall include details of the specification and location of exclusion fencing, ground protection and any construction activity that may take place within the Root Protection Areas of trees (RPA) shown to scale on the TPP, including the installation of service routings. The AMS shall also include a pre commencement meeting with the LPA, ,supervisory regime for their implementation & monitoring with an agreed reporting process to the

LPA. All works shall be carried out in strict accordance with these details when approved.

Reason:

To ensure good arboricultural practice in the interests of the maintenance of the character and appearance of the area and to comply with British Standard 5837:2012 'Trees in Relation to Design, demolition and Construction – Recommendations' and policies Pc4, PC12 and Ho9 of the Reigate and Banstead Borough Local Plan.

6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no extensions permitted by Classes A, to E of Part 1 of the Second Schedule of the 2015 Order shall be constructed (other than those expressly authorised by this permission).

Reason: To control any subsequent enlargements in the interests of the visual and residential amenities of the locality with regard to Reigate and Banstead Borough Local Plan 2005 policies Ho9, Ho13

7. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, (or any Order revoking and re-enacting that Order with or without modification), no first floor windows, dormer windows or rooflights other than those expressly authorised by this permission shall be constructed.

Reason: To ensure that the development does not affect the amenity of the neighbouring property by overlooking and to protect the visual amenities of the area in accordance with Reigate and Banstead Borough Local Plan 2005 policy Ho9.

8. The first floor windows in the side elevations of the building hereby permitted shall be glazed with obscured glass which shall be fixed shut, apart from a top hung opening fanlight whose cill height shall not be less than 1.7 metres above internal floor level, and shall be maintained as such at all times. The rooflights in the side elevations of the building hereby permitted shall have a cill height not less than 1.7 metres above internal floor level, and shall be maintained as such at all times.

Reason: To ensure that the development does not affect the amenity of the neighbouring property by overlooking with regard to Reigate and Banstead Borough Local Plan 2005 policy Ho9.

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.
2. The applicant is encouraged to provide renewable technology within the development hereby permitted in order to reduce greenhouse gas emissions.

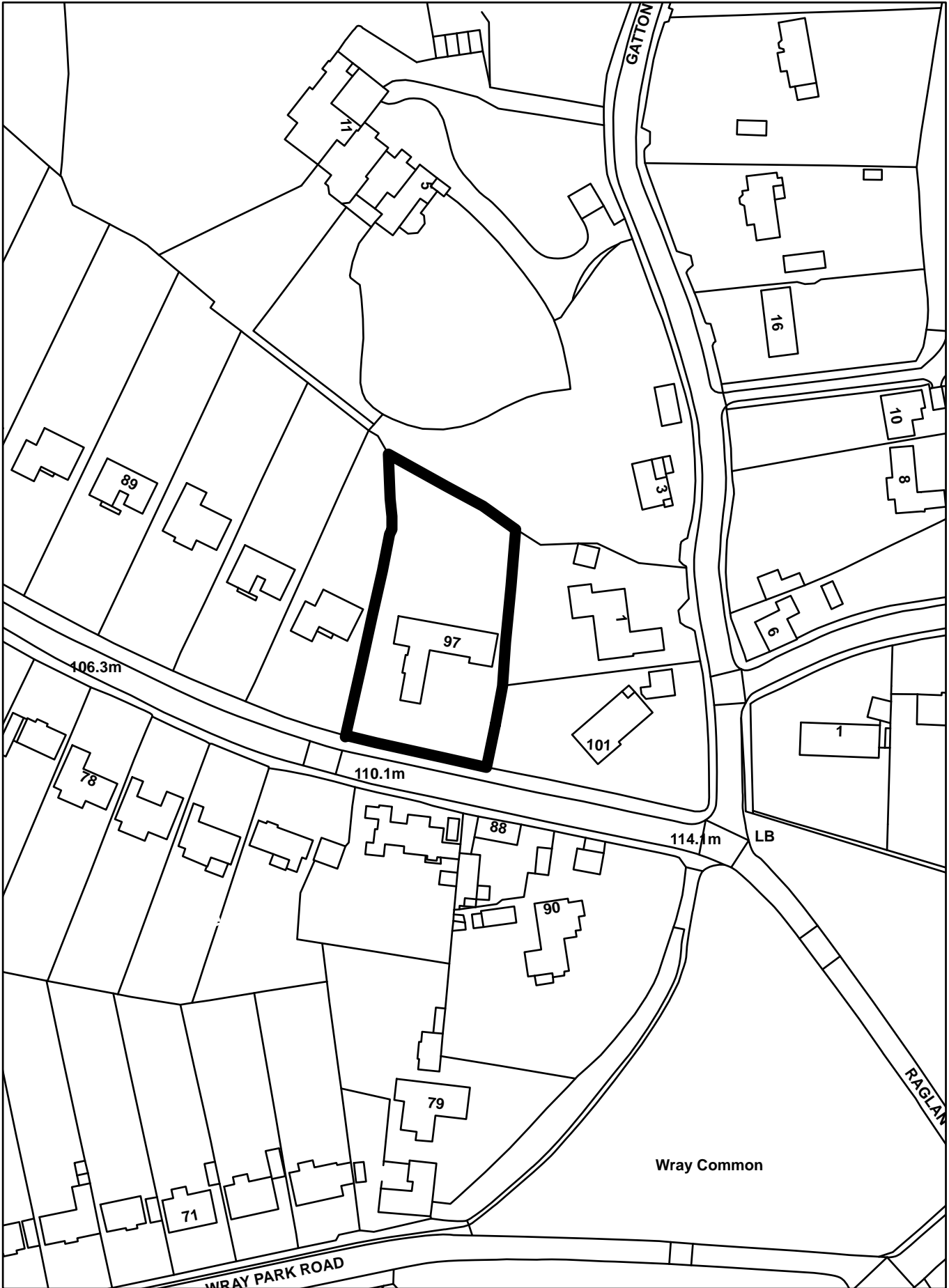
3. You are advised that the Council will expect the following measures to be taken during any building operations to control noise, pollution and parking:
- between 08:00hrs to 18:00hrs Monday to Friday, 08:00hrs to 13:00hrs Saturday and not at all on Sundays or any Public and/or Bank Holidays;
 - (b) 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.
4. The use of suitably experienced landscape architects is recommended to satisfactorily address both the design and implementation of the landscape details of the above condition although such landscaping is often straightforward and small scale in proportion to the approved development.

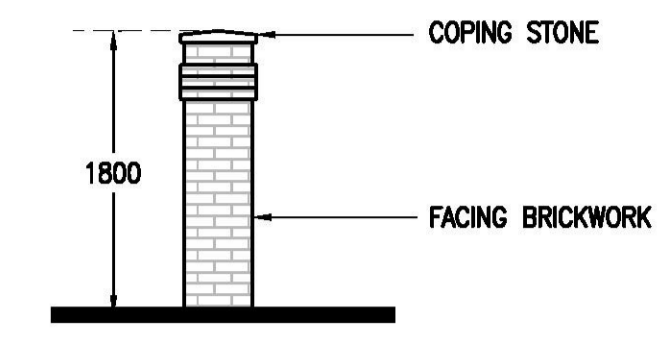
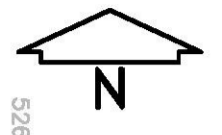
REASON FOR PERMISSION

The development hereby permitted has been assessed against development plan policies, Ho9, Ho13, Ho16, Ho18 Pc4, Pc9, Pc10 Mo7 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.

17/00459/F - 97 Raglan Road, Reigate





ENTRANCE PILLAR

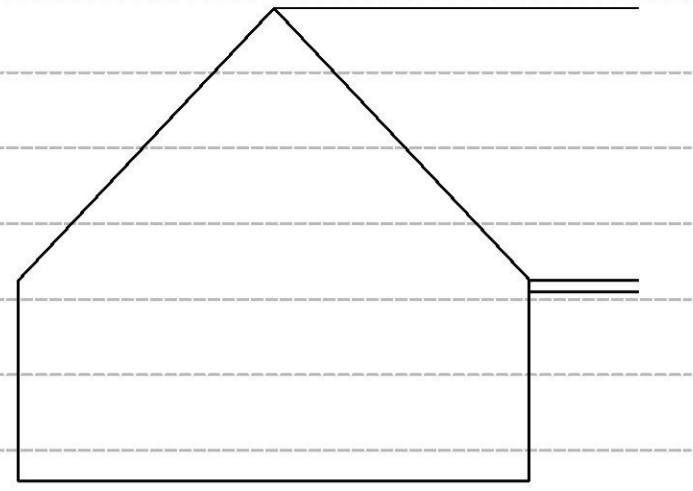
PROPOSED SITE PLAN 1:200

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 9 queensway, sunbury-on-thames,
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AJT DESIGN
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 www: ajt-design.co.uk

PLANNING ISSUE	
Address 97 RAGLAN ROAD, REIGATE, SURREY. RH2 0ES	
Title PROPOSED SITE PLAN	
Drng. No. RR/97/02	Revision: 'B'
Scale : 1:200 @ A1	Date: SEPT. '16

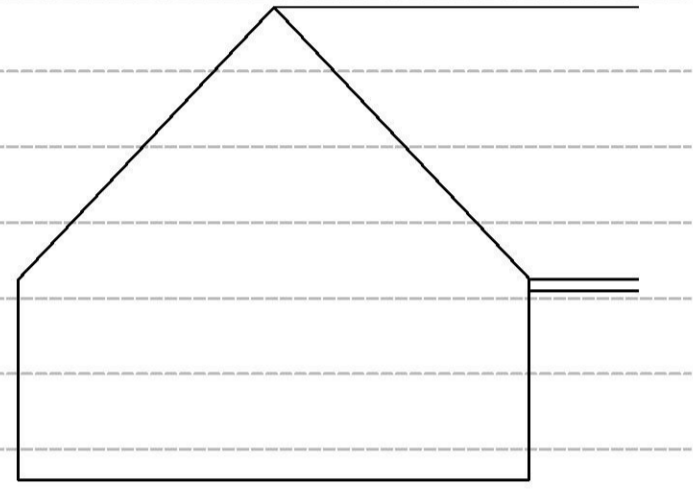
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 RIDGE 120.85
 EAVES 117.10



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no. 101
 RIDGE 120.85
 EAVES 117.10



EXISTING STREET SCENE

PROPOSED RIDGE 120.85



PROPOSED STREET SCENE

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PLANNING ISSUE

Address
 97 RAGLAN ROAD,
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Title
 STREET SCENES

Dwg. No. RR/97/03	Revision: 'A'
Scale : 1:100 @ A1	Date: SEPT. '16



PROPOSED REAR ELEVATION



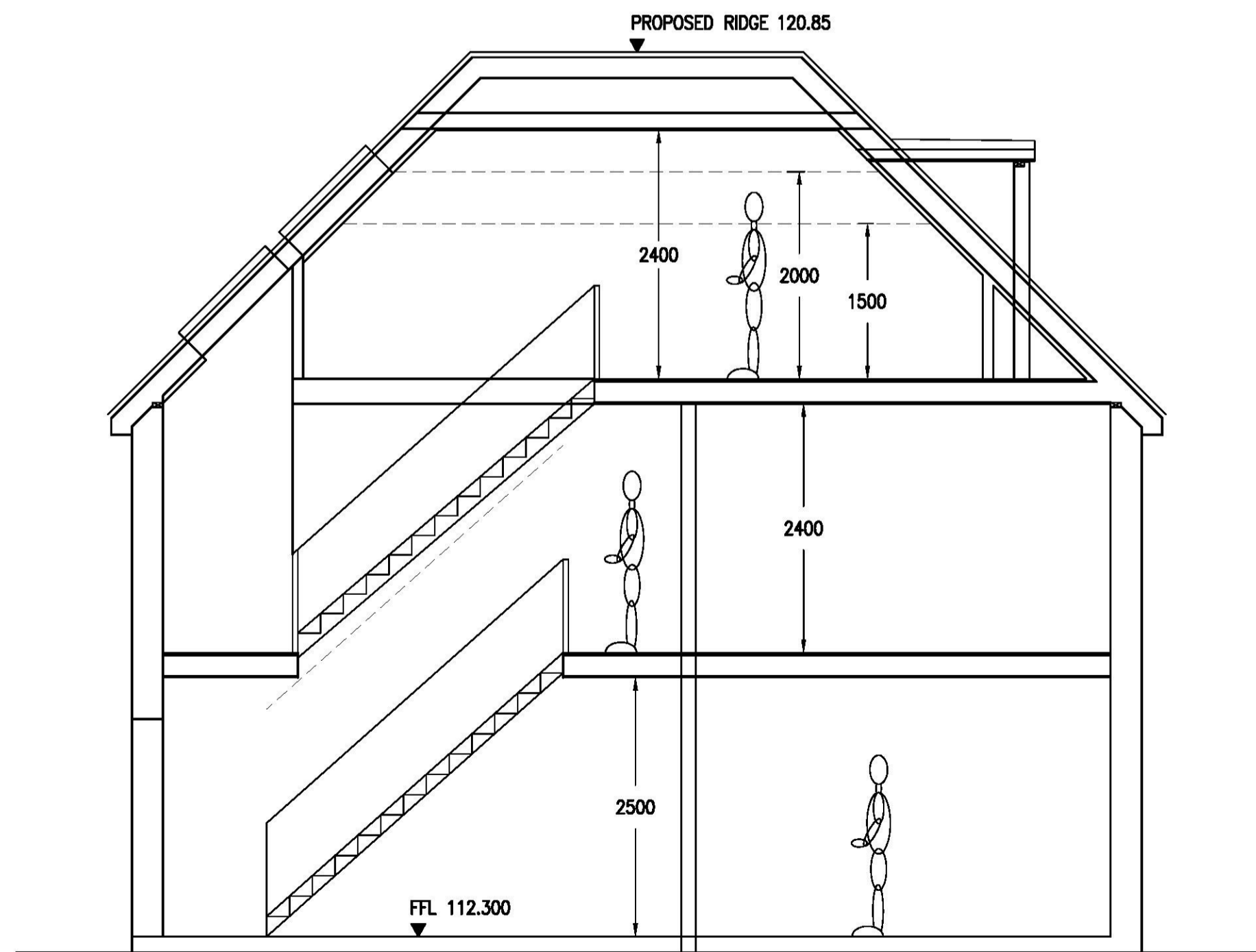
PROPOSED FRONT ELEVATION



PROPOSED SIDE ELEVATION



PROPOSED SIDE ELEVATION



PROPOSED SECTION

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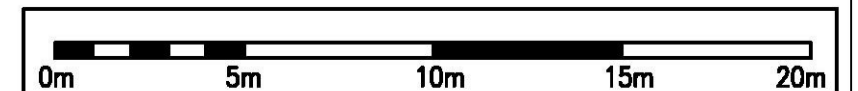
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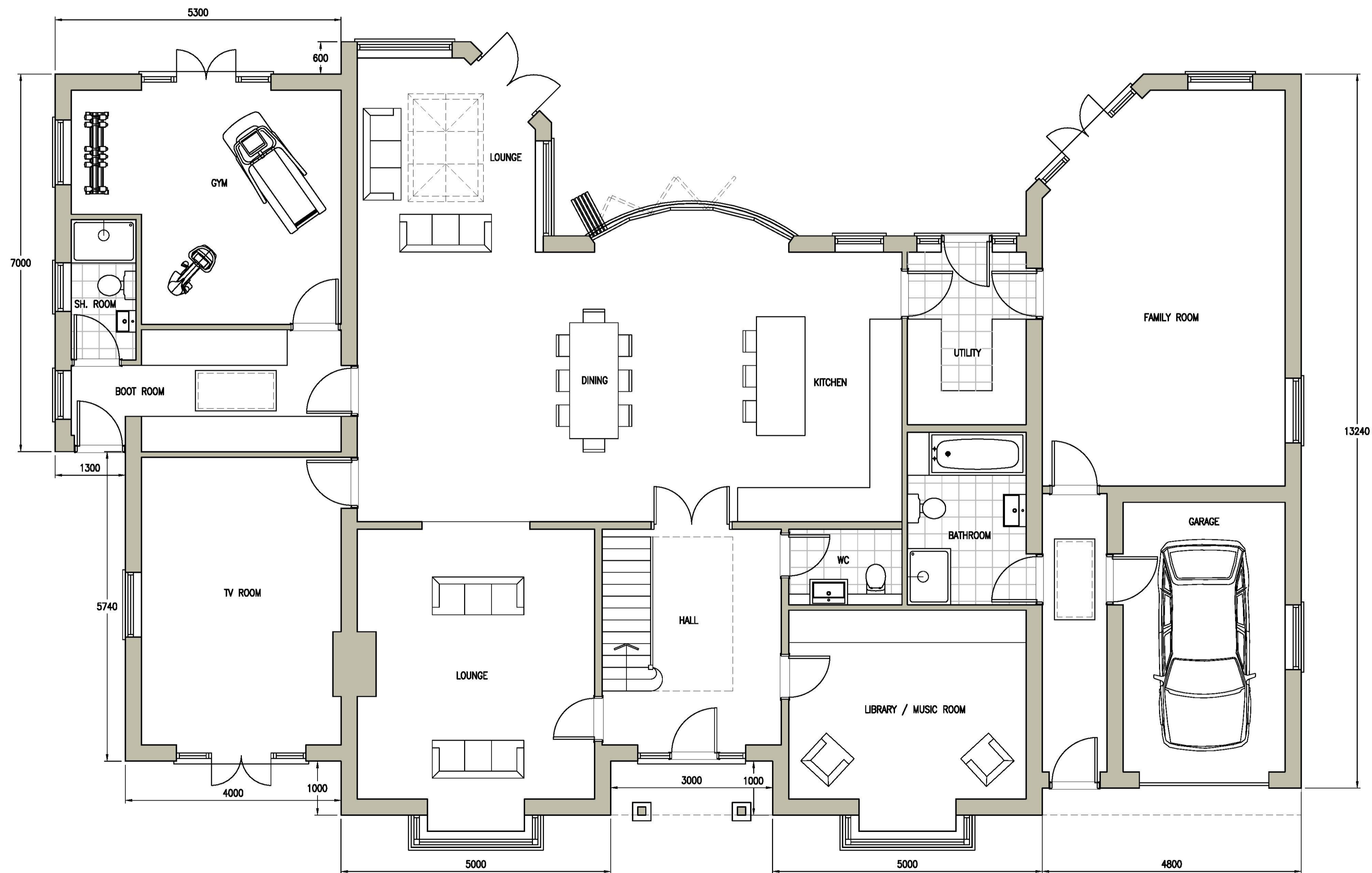
PLANNING ISSUE

Address
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Title
 PROPOSED ELEVATIONS

Dwg. No. **RR/97/08** Revision: 'A'
 Scale : 1:50 @ A1 Date: SEPT. '16





PROPOSED GROUND FLOOR

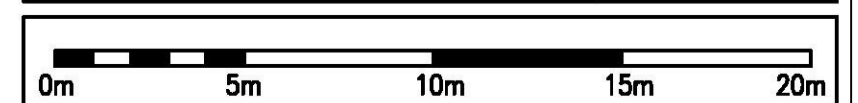
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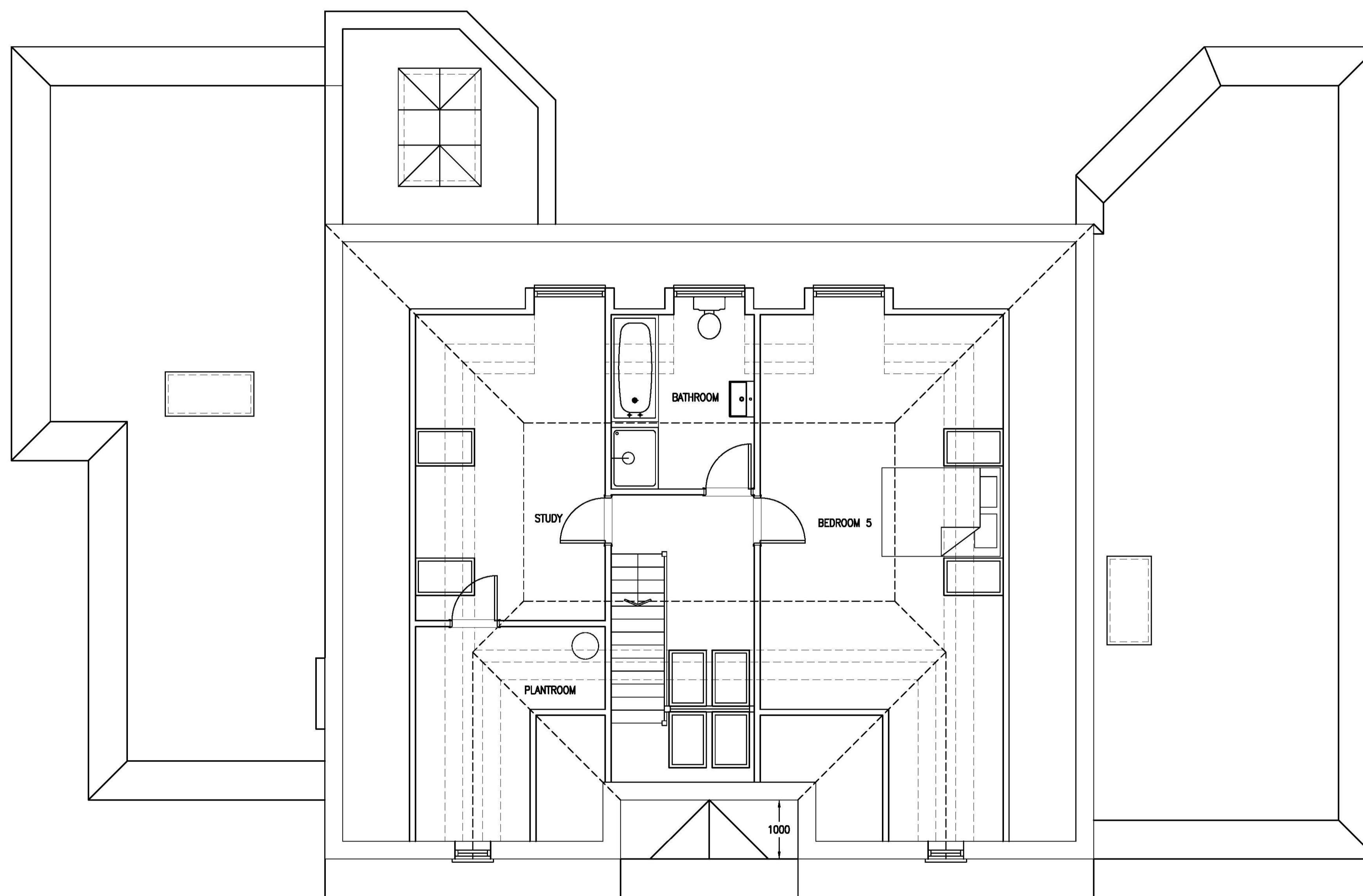
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 PROPOSED GROUND FLOOR

Drg. No. RR/97/04	Revision:
Scale : 1:50 @ A1	Date: SEPT. '16





PROPOSED SECOND FLOOR

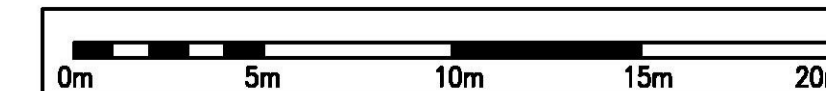
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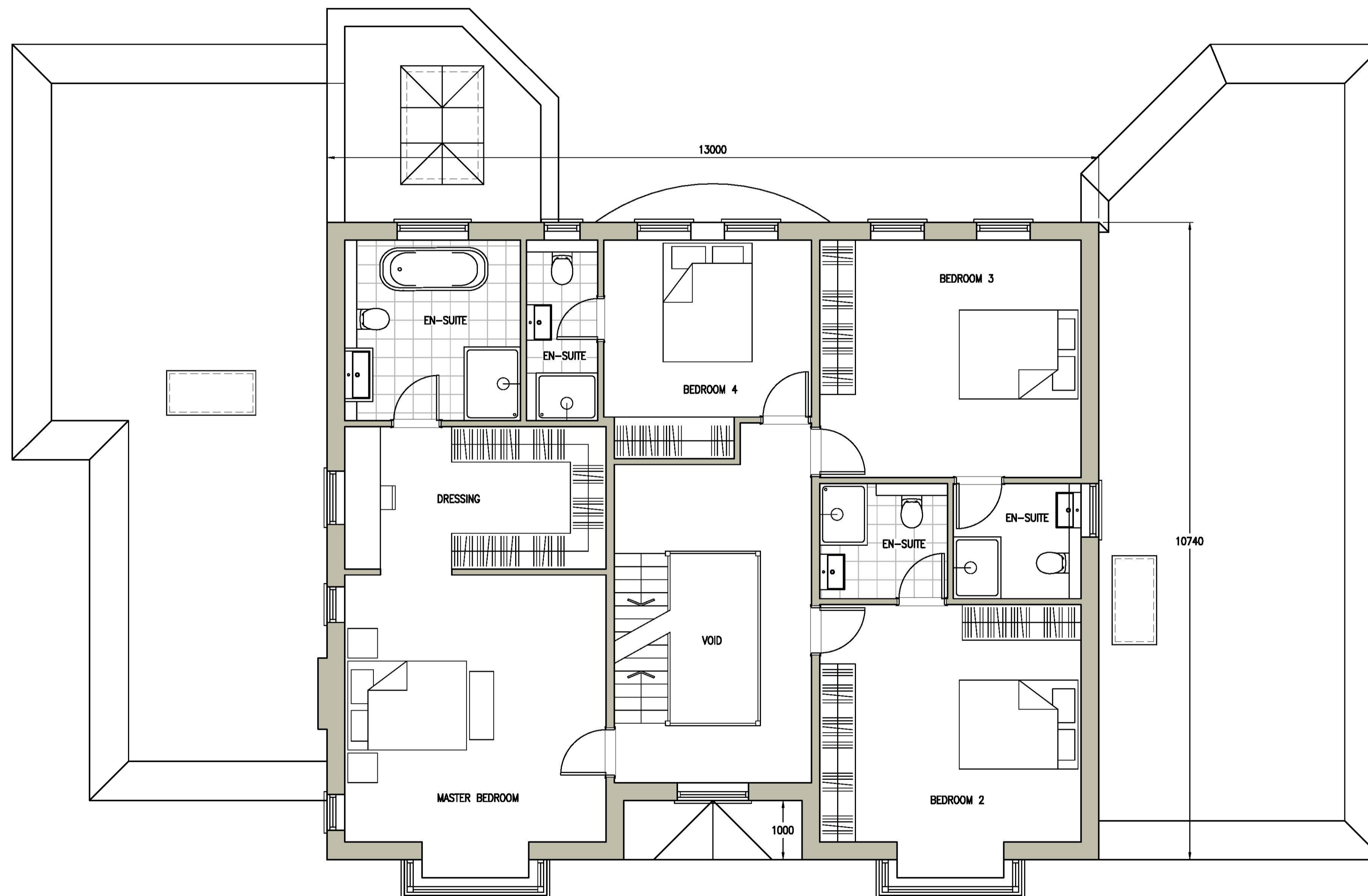
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Title
 PROPOSED SECOND FLOOR

Dwg. No. RR/97/06	Revision:
Scale : 1:50 @ A1	Date: SEPT. '16





PROPOSED FIRST FLOOR

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