 <p><b>Reigate &amp; Banstead</b> BOROUGH COUNCIL Banstead   Horley   Redhill   Reigate</p>	<b>TO:</b>	PLANNING COMMITTEE
	<b>DATE:</b>	05 July 2017
	<b>REPORT OF:</b>	HEAD OF PLACES AND PLANNING
	<b>AUTHOR:</b>	Matthew Holdsworth
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<b>AGENDA ITEM:</b>	8	<b>WARD:</b> Kingswood and Burgh Heath

<b>APPLICATION NUMBER:</b>	17/00233/HHOLD	<b>VALID:</b>	01 February 2017
<b>APPLICANT:</b>	Mr Glen Johnson	<b>AGENT:</b>	Amasia Architects Ltd
<b>LOCATION:</b>	<b>BELANGER, BEECH DRIVE, KINGSWOOD</b>		
<b>DESCRIPTION:</b>	<b>Retrospective application for the construction of an extension to an existing detached double garage to provide an additional garage</b>		
<b>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.</b>			

**This application is referred to Committee by Council Parnall by reason of the Planning Enforcement Context and due to the potential impact on the RASC.**

## **SUMMARY**

The proposal is for a retrospective application for the construction of an additional garage to the side of the existing detached double garage to the front of the building along with additional landscaping.

The scheme has been completed and has been subject to an enforcement action and an enforcement notice.

Notwithstanding the Planning Enforcement Notice this application seeks to address the adverse impact resulting from the erection of the garage extension, without planning permission, by proposing additional landscaping to the front and side boundaries of the site and by submitting this application bringing the landscaping into the control of the Council (by way of condition).

The present planting on the site is either to the front boundary of the property and thereby potentially not under the control of the applicant and is also of a specification (cypress hedging) that is not characteristic of the locality and would detract from the high quality environment in this designate RASC.

The proposal involves the removal of hardstanding between the side garage wall and the front boundary and the replacement with a semi-mature Laurel hedge that would then be maintained at a height that would 'shield' the side elevation of this garage. Whilst frontage garages are not normally supported in terms of the adopted policy guidance the character of the road in this instance is one that is informed by a number of mature and high front boundary hedges that means that the introduction of a laurel hedge at the front would not be uncharacteristic or harmful. It is also the case that the property has planning permission for a double garage that means that the principle of a frontage garage is not in question.

Due to the relatively low height of the garage and the proposed enhancement to the boundary treatment, it is considered that the character of the local area and wider Residential Area of Special Character would be 'on balance, respected. The proposal is therefore considered acceptable.

There would be no harmful impact to the amenity of neighbouring properties by the retention of the additional garage.

## **RECOMMENDATION**

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

## Consultations:

Kingswood Residents Association: This is a retrospective application, the construction of the extra garage taking place without any formal application. Indeed, the approved initial two garages were not built to plan either, flouting the planning system for whatever reason. Plan area and screening are hardly relevant in this case but the proximity of the garages to Beech Drive is significant and does not conform to the spacing in this part of the RASC. Previous concern about this proposal on this site had been raised.

Tree Officer: recommends landscaping condition and informative.

## Representations:

Letters were sent to neighbouring properties on 24 February 2017. Representations have been received from a property in the local area (Southwood House, Bears Den) stating the following concerns:

Issue	Number	Response
Out of character with surrounding area	1	See paragraph 6.4, 6.5
Overdevelopment of site	1	See paragraph 6.3

## 1.0 Site and Character Appraisal

- 1.1 The dwelling is a recently constructed detached dwelling set in a generous plot with mature boundaries. The property has recently been extended to the side and rear under permitted development (15/02375/CLP) and then at first floor level under 16/00193/HHOLD. The site is relatively flat
- 1.2 The surrounding area, identified on the Local Plan Proposals Map, has a special residential character typified by mainly low density, substantial sized dwellings set in spacious grounds, where landscaping is an integral part of the character of the area with a predominance of trees and hedges over buildings. Along this section of Beech Drive, whilst the majority of the front boundaries are hedged, there are a number of different boundary treatments to the front, including walls and some fencing. There are other examples of garages within the front gardens within the street scene.

## 2.0 Added Value

- 2.1 Improvements secured at the pre-application stage: The opportunity did not arise because the applicant did not approach the Local Planning Authority before submitting the application.
- 2.2 Further improvements could be secured: A condition will be placed on the decision regarding landscaping.

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

- 3.1 08/01443/F: demolition of existing dwelling and erection of two detached houses: withdrawn by applicant 15.09.2008.
- 3.2 09/01959/F: demolition of existing dwelling and erection of two detached houses: withdrawn by applicant 17.03.2010 because unilateral undertaking not completed within statutory determination period.
- 3.3 10/00591: demolition of existing building and the erection of two detached houses: granted 13.07.2010.
- 3.4 10/02026/F: demolition of existing building and the erection of two detached houses: granted 25.05.2011.
- 3.5 10/02026/NMAMD1: non material amendment for: 10/02026/F: Demolition of existing building and the erection of two detached houses. proposed alteration to windows: granted 09.09.2011.
- 3.6 10/02026/DET03: materials details pursuant to condition 3 of 10/02026/F: approved 13.10.2011.
- 3.7 14/00331/HHOLD: detached double garage to the front of the house: approved 26.06.2014
- 3.8 15/02375/CLP: Single storey rear & side extensions: permitted development 16.12.2015
- 3.9 15/02385/HHOLD: Re-positioning of front entrance gates and construction of new brick piers and small length of brick wall: approved with conditions 26.01.2016
- 3.10 16/00193/HHOLD: Proposed first floor extension to existing dwelling: approved with conditions 07.04.16
- 3.11 16/00113/DNAP2: The existing garage is being extended at variance to the approved plans, ref: 14/00331/HHOLD. The Enforcement Notice requiring the return of the garage to the 'as approved plans under application 14/00332/HHOLD was served in July 2016 and come into effect on 31 August 2016.
- 3.12 The non-compliance with the Enforcement Notice in paragraph 3,11 above means that the applicant is in breach of the notice and the consideration of prosecution proceedings will be influenced by the outcome of this current application.

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

- 4.1 This is a full application for the retention of the additional garage to the front of the property that adjoins the existing double garage.

- 4.2 The garage measures 2.9m wide, 5.2m deep and is 3.068m in height. It adjoins the existing double garage and is of the same design and has used similar external materials.
- 4.3 Following amended plans, an enhanced scheme of landscaping proposing 2.5m high laurel bushes to the front boundary and an increased area of mixed planting are proposed.
- 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 gives an example of another property in the vicinity which has a double garage in the front garden that is more visible than the new garage (Little Grange, Beech Drive – 05/00164/F)
	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, Ho15, Ho16

### 5.3 Other Material Considerations

Warren & The Glade Residential Area  
of Special Character

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 and on RASC
- Neighbour amenity

#### Impact on local character and on RASC

6.3 In terms of design, the retained garage is of the same style and scale as the existing garage on the site and has been built with matching materials. It should be noted that the 'original' double garage, before the single garage addition was added had been built smaller than approved under 14/00331/HHOLD and the enlarged footprint of the resulting triple garage is 1.91m<sup>2</sup> larger than the approved scheme. The minor increase to what has already been allowed would not constitute an overdevelopment of the plot.

6.4 The proposal incorporates an improved landscaping scheme to the front boundary of the property with the verge to Beech Drive. It is proposed to plant a number of 2.5m high laurel plants to form a hedge that will screen almost entirely the impact of the garage on the wider street scene. Laurel is used throughout the RASC as a boundary treatment and would be appropriate in this instance. A condition would be added to the permission requiring the submission of an appropriate landscape scheme.

6.5 It is considered that the retention of the garage would not cause significant harm to the wider RASC. There are two other examples of garages to the front of the property in the nearby area, notably at Box Tree and Little Grange. Both of these garages are more prominent in the street scene and in the case of Little Grange has a tall pitched roof which is easily visible within the street scene. In contrast, the retained garage already makes a minimal impact on the streetscene and the improved landscaping would further reduce the visual impact and would maintain the visual appearance of the RASC,

Neighbour amenity

- 6.6 Due to the relatively small scale of the proposal and the positioning of the additional garage, it is considered that the proposed development would not have a materially harmful impact on the amenity of neighbouring properties and the proposal is considered to be acceptable in this regard.

**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.

<b>Plan Type</b>	<b>Reference</b>	<b>Version</b>	<b>Date Received</b>
Landscaping Plan	UNNUMBERED		12.05.2017
Combined Plan	AAL-15-249-P01		31.01.2017

2. Within the first planting season following this permission the landscaping of the site including the retention of existing landscape features shall be completed in accordance with the submitted and approved scheme.

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, Ho15 and Ho9 of the Reigate and Banstead Borough Local Plan 2005.

3. The frontage planting to be completed under the requirement of Condition 2 of this planning permission shall be retained on an ongoing basis and managed to maintain to a height of 2.5m above ground level hereafter or as otherwise agreed in writing by the local planning authority. Any losses through death or disease shall be remedied by replacement same specied planting, within 1 year to maintain this feature.

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 policy Pc4 and Ho15 of the Reigate and Banstead Borough Local Plan 2005.

## **INFORMATIVES**

1. The use of landscape/arboricultural consultant is considered essential to provide acceptable submissions in respect of the above relevant conditions. The planting of trees and shrubs shall be in keeping with the character and appearance of the locality. There is an opportunity to incorporate substantial sized trees into the scheme to provide for future amenity and long term continued structural vegetation cover in this area. It is expected that the replacement hedging will consist of plants no smaller than 3 metres and be in a 150 litre container.

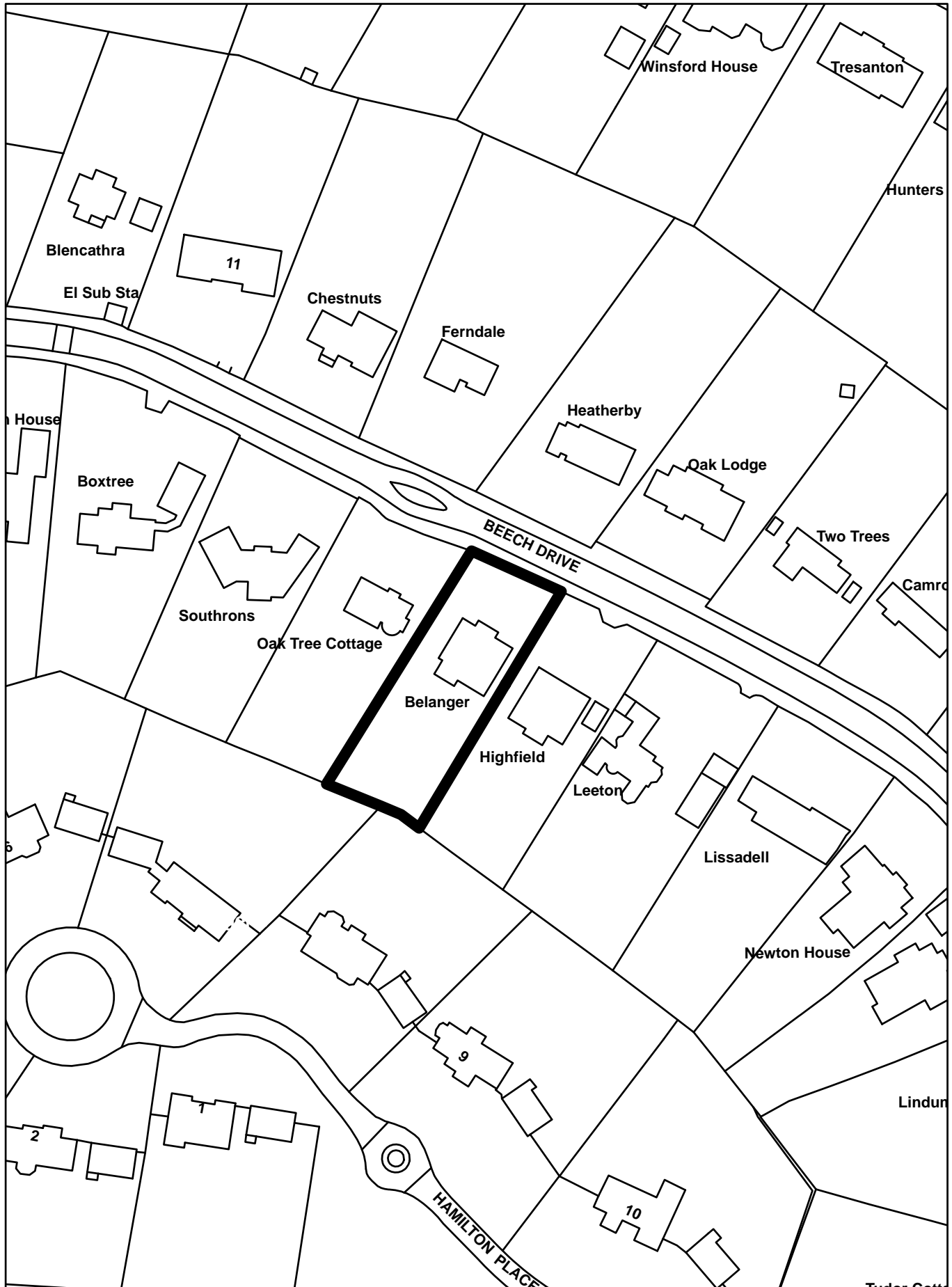
## **REASON FOR PERMISSION**

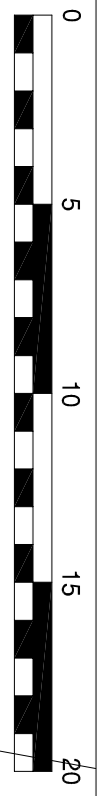
The development hereby permitted has been assessed against development plan policies Ho9, Ho13, Ho15, Ho16 and material considerations, including third party representations. It has been concluded that the development is in accordance with the development plan and there are no material considerations 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.

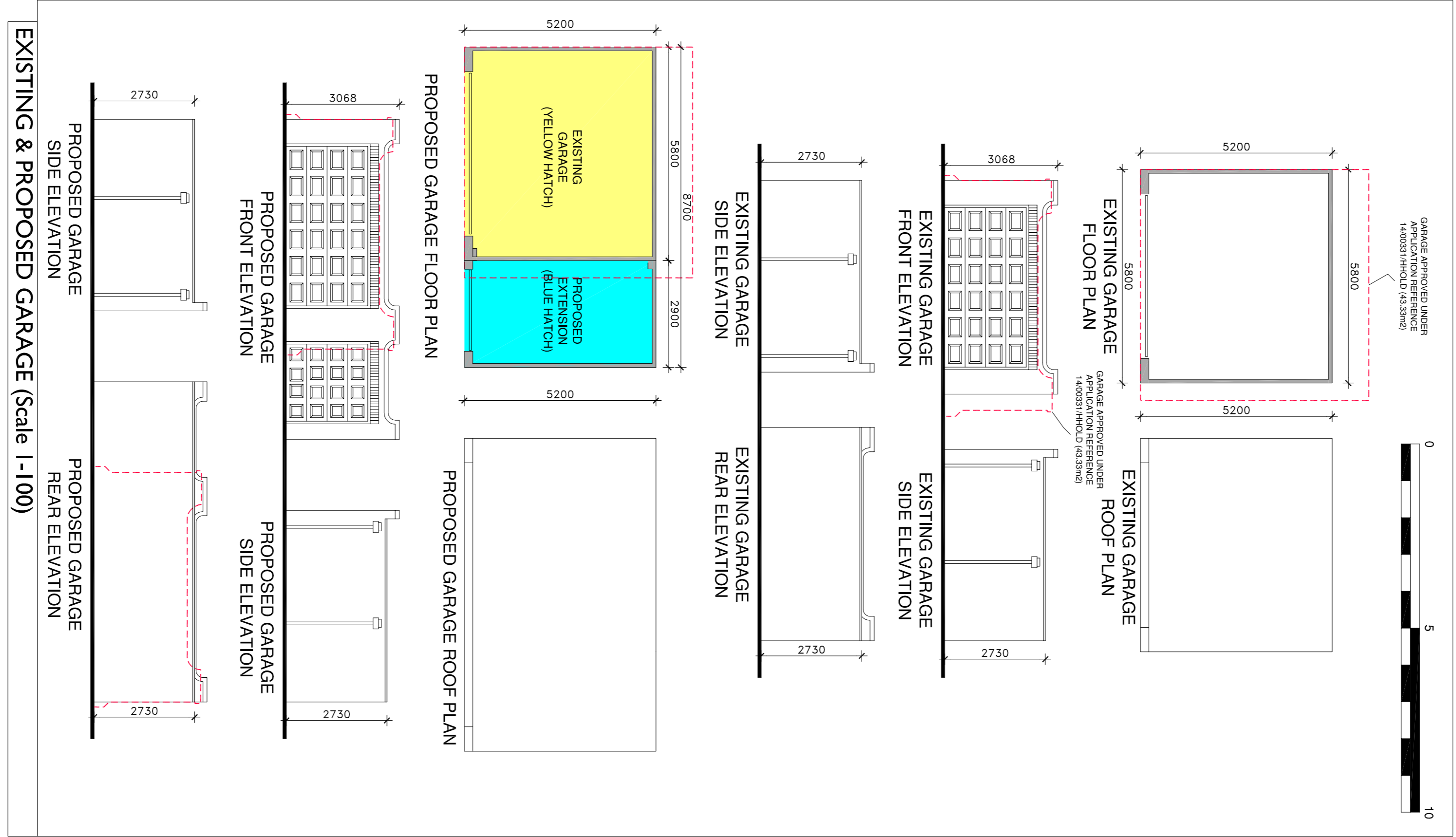


# 17/00233/HHOLD - Belanger, Beech Drive, Kingswood





SITE LAYOUT (Scale 1-200)



EXISTING & PROPOSED GARAGE (Scale 1-100)



BLOCK PLAN (Scale 1-500)



SITE LOCATION PLAN (Scale 1-1250)

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<b>REVISIONS</b>		
DATE	BY	
08-01-17	SG	<b>PROPOSALS</b> BELANGER BEECH DRIVE KINGSWOOD KT20 6RS
08-01-17	AI	
<b>CLIENT</b> MR G JOHNSON		
<b>SCALE</b> SHEET NO: AAL-15-249-P01 DATE: 08-01-17		
<b>PROPOSED GARAGE EXTENSION</b>		ALBURY ESTATE LOWER BARN WESTON FARM ALBURY G15 9BZ
DRAWING NUMBER: AAL-15-249-P01		T: 01463 205724 www.amasiaarchitects.com info@amasiaarchitects.com Company No: 068903 VAT Reg No: 942 519110