 Reigate & Banstead BOROUGH COUNCIL Banstead Horley Redhill Reigate	TO:	PLANNING COMMITTEE
	DATE:	6 th September 2017
	REPORT OF:	HEAD OF PLACES & PLANNING
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AGENDA ITEM:	9	WARD: Tattenhams

APPLICATION NUMBER:	17/01397F	VALID:	21/07/2017
APPLICANT:	Mr Keith Nicholls	AGENT:	Independent Home Solutions
LOCATION:	112 LONG WALK, EPSOM DOWNS, EPSOM, SURREY KT18 5TU		
DESCRIPTION:	Ramp to front garden and pathway to Raven communal land.		
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 is related to a member of staff.

SUMMARY

The application seeks permission for a ramped pathway across Raven communal land to provide step-free access to the front boundary of 112 Long Walk, and then the application also seeks permission to create a ramped pathway in the front garden of no.112 to provide step-free access to the front door.

The proposed access and hard landscaping will result in a change from the present stepped access and landscaping to the ramped access and associated landscaping. This would change the character of the locality but not harmfully. The benefits of the proposal to maintain access to the dwelling by the occupier whilst maintaining a satisfactory built environment mean that the proposal is 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 27 July 2017. No representations have been received.

1.0 Site and Character Appraisal

- 1.1 The application site comprises a modest two storey terrace house set in a modest plot and built in the 1960s. The site slopes downwards towards the northwest. The street level is higher than the ground floor level of the properties to the west and north of this end of Long Walk. There are no trees on the site which would be affected by the proposal.
- 1.2 The application site is located in a predominately urban area. The surrounding area is characterised by similar terrace properties which are arranged in an orthogonal layout with small front gardens and some communal green spaces.

2.0 Added Value

- 2.1 Improvements secured at the pre-application stage: The applicant's agent did approach the Local Planning Authority before submitting the application and was advised to submit a 'full' application with an ownership certificate type 'B' and that the ramped access proposals would be likely to be found acceptable.
- 2.2 Further improvements could be secured: None required.

3.0 Relevant Planning and Enforcement History

- 3.1 No previous planning or enforcement cases.

4.0 Proposal and Design Approach

- 4.1 This is a full application for step-free access from the street level to the front boundary of the property and then from the front boundary to the front door. Currently, there are two flights of steps which provide a route from street level to the path which runs along the front boundaries of eight properties in Long Walk (even nos.98 to 112). These two flights of steps cross a grassed area owned by Raven. The proposal seeks to provide a gently sloping path diagonally across part of the grassed area, in addition to the existing two

flights of steps. Currently, the access from the front boundary to the front door comprises a flight of steps which give shared access to nos.108, 110 and 112 Long Walk. A ramped path to the southwest side of the existing flight of steps is proposed. The path would require dwarf retaining walls to create the appropriate levels. The path would run around the perimeter of the front garden and would allow the central area to be retained as grass or garden.

5.0 Policy Context

5.1 Designation Urban Area

5.2 Reigate and Banstead Core Strategy

CS4 (Valued Townscapes and Historic Environment)

5.3 Reigate & Banstead Borough Local Plan 2005

Housing

Ho9, Ho13, Ho16

5.4 Other Material Considerations

National Planning Policy Framework

Supplementary Planning Guidance

Householder Extensions and Alterations 2004

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 on local character
- Neighbour amenity

Impact on local character

6.3 The most noticeable change to the appearance of the front of the property would be the loss of the hedge along the front boundary to make space for the ramped path to the front door. The hedge would be replaced by a low-height fence panel. The ramped path in the front garden would not create any significant additional height or bulk. The dwarf retaining walls would be finished in brickwork to match that used on the terrace houses themselves.

The hedge along the common boundary with the neighbour at no.114 would be retained and the central area of the front garden at no.112 would be left as garden. These factors would help to maintain a domestic appearance of the proposed ramp and hard landscaping.

- 6.4 The sloping path, which would be made diagonally across part of the Raven-owned communal grassed area, is likely to be beneficial for many residents. The tarmac path would replace a lesser proportion of the total grassed area and I do not consider this would be harmful to the appearance of the wider area.
- 6.5 Overall, the proposal is considered acceptable in terms of its design and character impact and accords with policies Ho9, Ho13 and Ho16 of the Borough Local Plan 2005 and the Council's SPG 2004.

Neighbour Amenity

- 6.6 If anything, the proposed step-free access would improve the amenity of the neighbouring properties. The sloping path across the communal grassed area could be used by property nos.98 to 112 (even nos.).
- 6.7 The ramped path from the front boundary to the front door would not create any significant height or bulk that would be readily visible from the neighbouring homes.
- 6.8 In summary, the proposal would not result in any harmful issues to neighbouring properties.

CONDITIONS

1. The development hereby permitted shall be carried out in accordance with the following approved plans:

Plan Type	Reference	Version	Date Received
Location Plan	n/a		20.07.2017
Block Plan	n/a		20.07.2017
Floor Plan	300655-OO/1		20.07.2017
Floor Plan	300655-OO/2		20.07.2017
Section Plan	300655-OO/3		20.07.2017
Elevation Plan	300655-OO/4		20.07.2017
Elevation Plan	300655-OO/5		20.07.2017

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.

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.

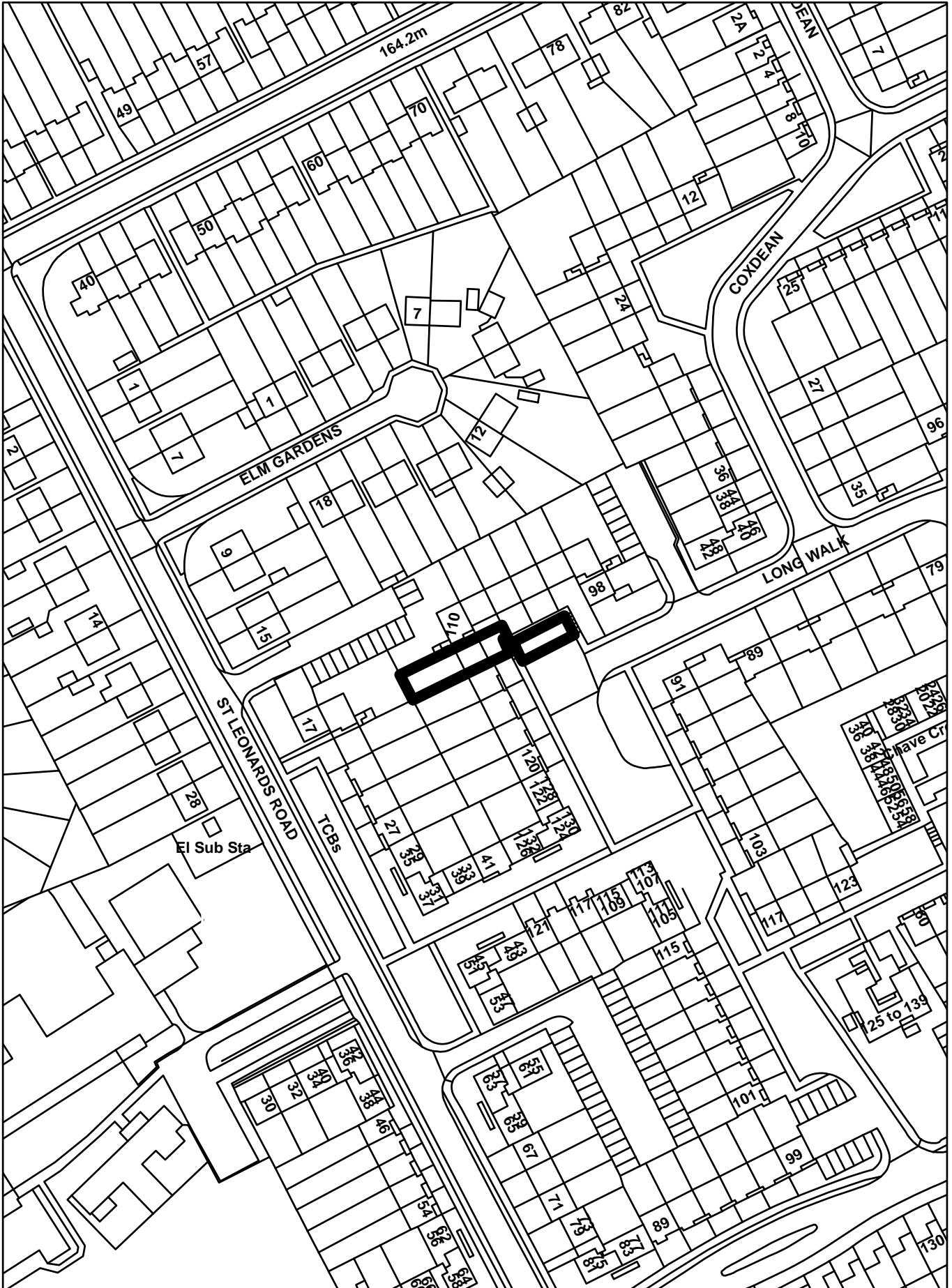
REASON FOR PERMISSION

The development hereby permitted has been assessed against development plan policies Ho9, Ho13, Ho16 and Cs4 and material considerations. 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.

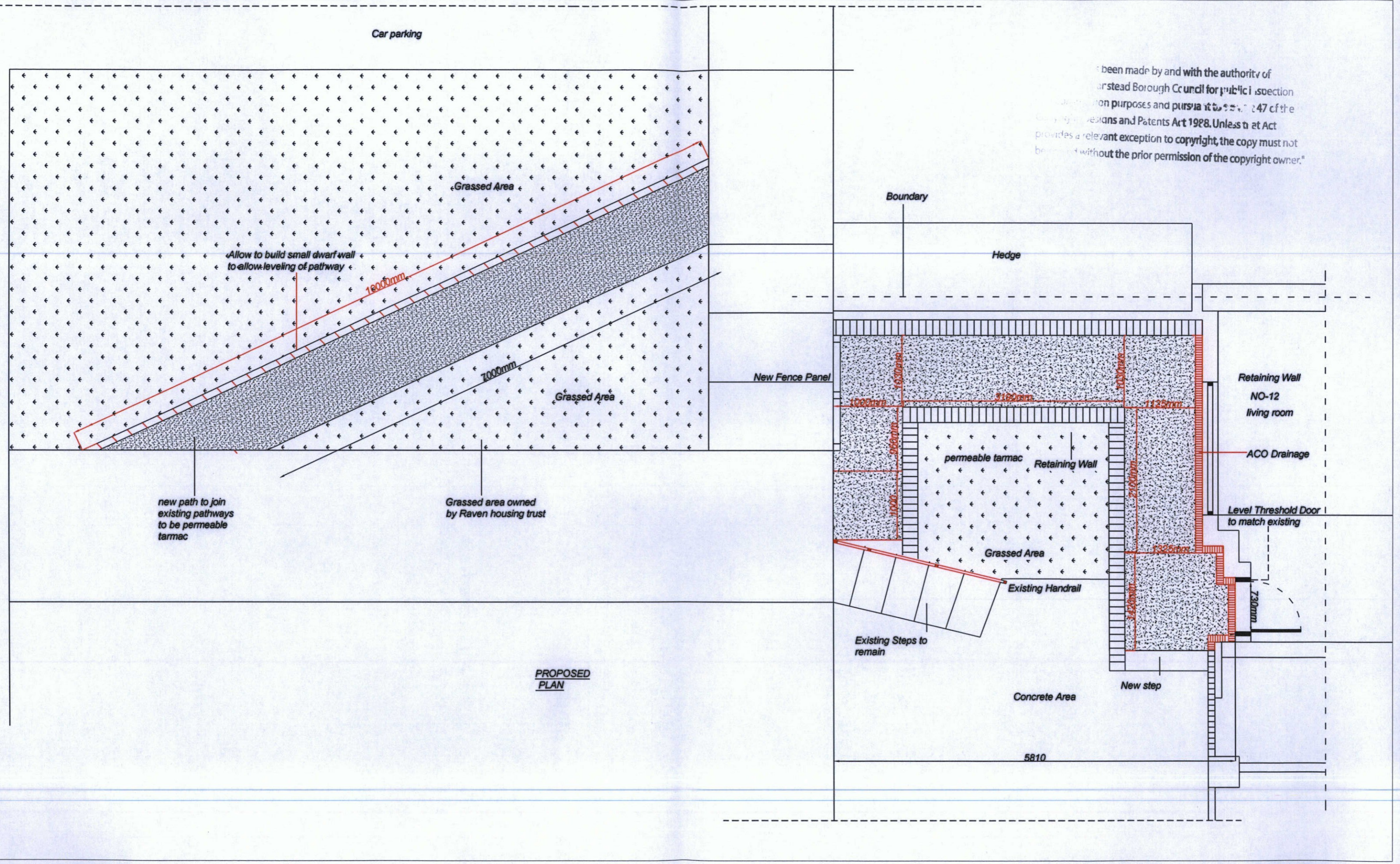
Proactive and Positive Statements

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.

17/01397/F - 112 Long Walk, Epsom Downs



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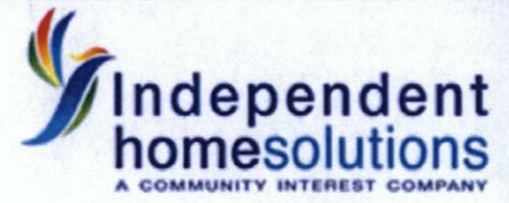


PROPOSED PLAN

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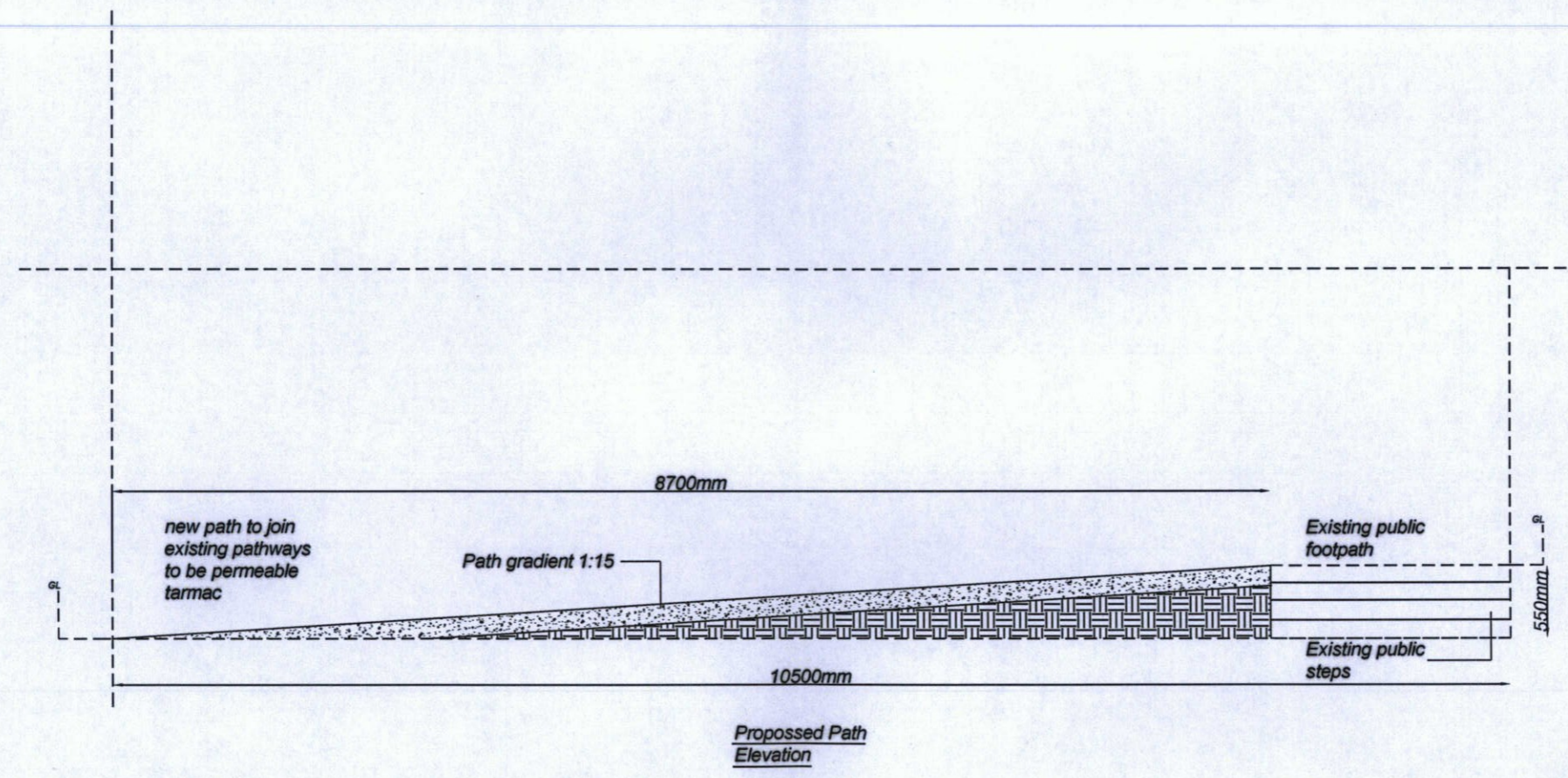
revisions:
 A:

client: Mr K Nicholls
project: External Pathway
drawing: Proposed Plan option 2
ref: 300655-00/2 Rev.
date: 09-12-16
scale: 1:50 @ A3

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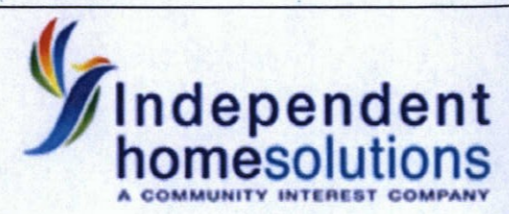
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revisions:
 A:

client **Mr K Nicholls**
 project **External Pathway**
 drawing **Proposed elevation**
 ref. **300655-00/5** Rev:
 date **09-07-17**
 scale **1:50 @ A3**

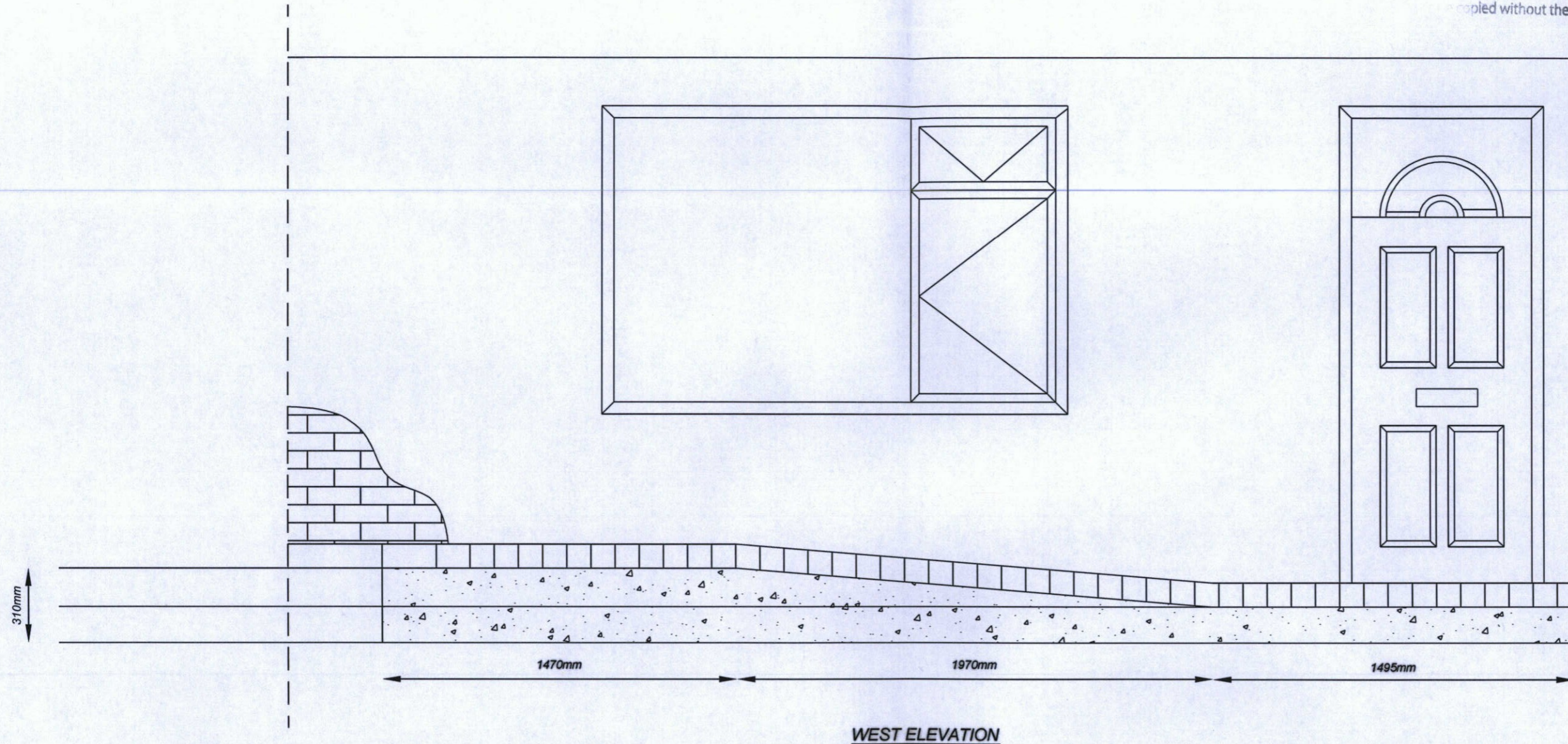
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BLOCK/SITE PLAN
AREA 36m x 36m
SCALE 1:200 on A4
CENTRE COORDINATES: 523343, 157867



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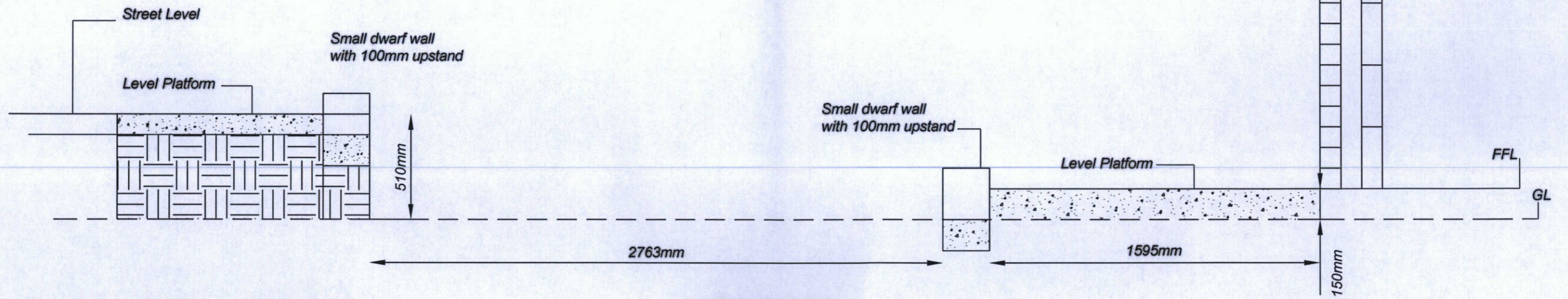
revisions:
 A:

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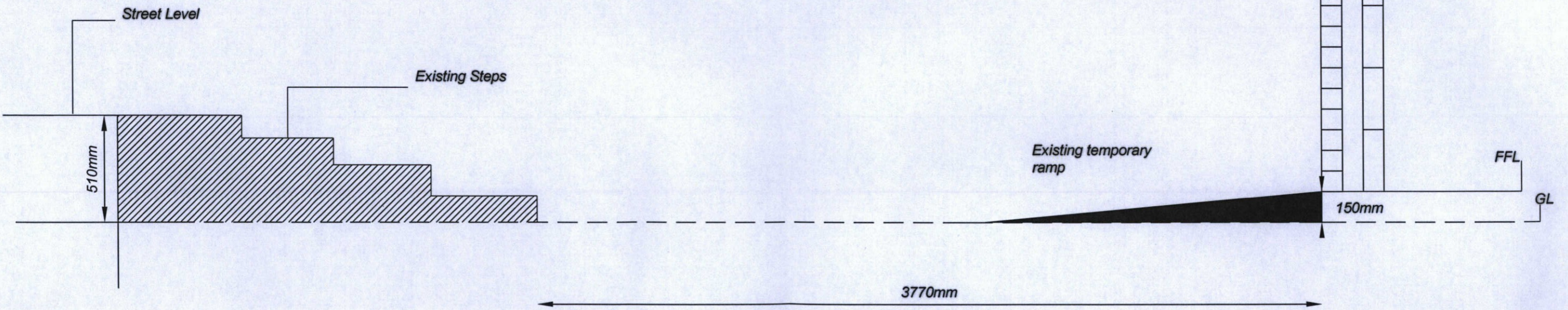
client **Mr K Nicholls**
 project **Ramp to garden**
 drawing **Proposed Plan option 2**
 ref. **300655-00/4** Rev.
 date **09-12-16**
 scale **1:50 @ A3**

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client Mr K Nicholls
project Ramp to garden
drawing Existing & proposed cross section
ref. 300655-00/3 Rev.
date 05-07-17
scale 1:50 @ A3

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