

 <b>Reigate &amp; Banstead</b> BOROUGH COUNCIL Banstead   Horley   Redhill   Reigate	<b>TO:</b>	PLANNING COMMITTEE
	<b>DATE:</b>	30 September 2020
	<b>REPORT OF:</b>	HEAD OF PLANNING
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<b>AGENDA ITEM:</b>	12	<b>WARD:</b> Redhill West and Wray Common

<b>APPLICATION NUMBER:</b>	20/01025/HHOLD	<b>VALID:</b>	03/06/2020
<b>APPLICANT:</b>	Mr And Mrs C Webb	<b>AGENT:</b>	Sussex Architectural Services
<b>LOCATION:</b>	<b>18 WINDERMERE WAY, REIGATE, SURREY, RH2 0LW</b>		
<b>DESCRIPTION:</b>	<b>Two storey side extension and single storey rear extension to form annexe and mezzanine deck to existing master bedroom. As amended on 08/09/2020.</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 in accordance with the Constitution as one of the applicants is a member of staff.**

## SUMMARY

This is a Householder planning application for a two-storey front/side extension and single storey rear extension. These extensions and associated alterations would create space for an annexe to the main house, which is intended to be lived in by the applicant's elderly parents. The annexe would provide self-contained living accommodation but with connecting doors into the main house and garden. The principle of an annexe for use by family members as ancillary living accommodation is acceptable.

The existing two-storey detached house was built in the 1960s and is set within a relatively large plot. Windermere Way is a residential cul-de-sac with no particular planning designations. The houses are reasonably well-spaced and set-back from the road by front gardens and driveways.

It is considered that despite the relatively large scale of the extensions and unusual design approach, that the overall result is considered to create an acceptably balanced streetview appearance and compliments the modernist design of the original 1960s house.

The extensions have undergone reductions in scale and been set further away from the boundary with the neighbour at no.16 Windermere Way. The height and positioning of the extension side walls are now such that they would not adversely affect the amenity of the bungalow and garden at no.16. The permission includes boundary fencing and

replacement boundary planting to ensure privacy and to soften the visual impact of the side wall of the front extension.

## **RECOMMENDATION**

Planning permission is GRANTED subject to conditions.

## Consultations:

The Reigate Society: No response.

Tree Officer: *“Attaching a tree protection condition would not appropriate in this case as there are no trees of significance that are likely to be affected. As per my original comments, a landscape condition will be required to compensate for the removal of the line of conifers.”* Replacement planting would also be sought.

## Representations:

Letters were sent to neighbouring properties on 15 June 2020. Neighbours were re-notified on the revised plans for a 14-day period commencing 11 September 2020. Please note that this 14-day re-consultation period had not expired at the time of report writing. Any further comments received shall be included in an addendum.

1no. response has been received to the original consultation from no.16 Windermere Way raising the following issues:

Issue	Response
Consider this application to be in breach of policy DES1, DES2, and TAP1 and Householder extensions SPG.	See various sections in report below.
Out of character	See paras. 6.5 – 6.13
Design does not integrate with the existing house	See paras. 6.5 – 6.13
Cramped	See para. 6.9
Unacceptable outlook onto proposed flank wall from rear of no.16	See 6.17 – 6.18
Overlooking and loss of privacy, particularly from side access to annexe	See 6.19 and 6.21
Overbearing and domination	See para. 6.17
Loss of light and overshadowing	See para. 6.16
Inadequate parking	See para. 6.12
Loss of trees	See para. 6.23 – 6.26
More information of cladding/material finished required	See para. 6.8

## 1.0 Site and Character Appraisal

1.1 The application site consists of a detached, two-storey house built in the 1960s and set within a relatively large plot. The house is slightly raised compared to the road level and is also founded at a higher level than the adjacent chalet bungalow at no.16 Windermere Way, to the east. There are no trees of significance which are likely to be affected by the proposed development, but the scheme does involve the loss of existing conifers alongside the east boundary with no.16.

- 1.2 Windermere Way is characterised by detached 1960s properties with various original house designs, and it is noted that a number of properties have been substantially enlarged and altered. The houses are reasonably well-spaced and set-back from the road by front gardens and driveways. The application site backs onto Wray Common Primary School greenspace/playground area.

## **2.0 Added Value**

- 2.1 Improvements secured at the pre-application stage: The applicant did approach the Local Planning Authority before submitting the application. Concerns were raised by the planning officer regarding the potential for harm to the amenity of no.16, and it was noted that the height of the extension could be reduced on that side and a reasonable boundary treatment should be provided as part of the proposal to mitigate against any material harm from ground floor side facing windows. The initial proposal submitted as a formal application did not sufficiently address these concerns.
- 2.2 Improvements secured during the course of the application: Various amendments to scheme have been made; principally, more separation to side boundary with no.16. The applicant has agreed to provide replacement planting alongside this boundary to give some screening and lessen the visual impact. The fence height has been raised to prevent views over the fence from ground level and from the side doorway.
- 2.3 Further improvements to be secured through conditions or legal agreement:  
Materials  
Landscaping  
Obscured glazing  
Boundary treatment

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

- 3.1 17/00538/HHOLD - Single storey flat roofed family room with roof lanterns and removal of pier between garage doors. APPROVED WITH CONDITIONS.
- 3.2 PAH/19/00472 – Pre-application advice: Annex extension to rear of garage for elderly parents. PRE-APPLICATION ADVICE ONLY.
- 3.3 20/00359/HHOLD - Annex extension for elderly parents and mezzanine deck to existing master bedroom. WITHDRAWN.

## **4.0 Proposal and Design Approach**

- 4.1 The proposal is a two-storey front extension and a single storey rear extension. The existing garage would be converted, and a new garage built to the front. These extensions and alterations would create space for an annexe to the main house, which is intended to be lived in by the applicant's elderly parents. The application also includes partial conversion of the loft space of the main roof to create a mezzanine floor to the master bedroom.

- 4.2 This is a Householder planning application and therefore does not require a design and access statement. This application follows application ref. 20/00359/HHOLD which was a larger version of the current scheme, which was withdrawn by the applicant because it would have been recommended for refusal due to the adverse impact on the neighbour at no.16 Windermere Way. The current scheme seeks to overcome the neighbour amenity issues by reducing the bulk of the extensions closest to the boundary.

## **5.0 Policy Context**

- 5.1 Designation  
Urban Area

- 5.2 Reigate and Banstead Core Strategy  
CS1(Sustainable Development)  
CS4 (Valued Townscapes and Historic Environment)

- 5.3 Reigate and Banstead Development Management Plan  
DES1 (Design of New development)  
TAP1 (Access, Parking and Servicing)  
NHE3 (Protecting trees, woodland areas and natural habitats)

- 5.4 Other Material Considerations

National Planning Policy Framework

National Planning Practice Guidance

Supplementary Planning Guidance

Householder Extensions and  
Alterations SPG 2004

Other

Human Rights Act 1998  
Community Infrastructure Levy  
Regulations 2010

## **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 proposed extensions and alterations are, in the main, designed to create an annexe for the applicant's elderly parents. This would provide self-contained accommodation with its own external door but with connecting doors through to the main house at ground and first floors, and doors onto the back garden.
- 6.3 The principle of an annexe for use by family members as ancillary living accommodation is acceptable. An informative shall be added to the permission to make the applicant aware, that if the use were to change to not being ancillary to the main house, then this would require a 'Full' planning application.

6.4 The main issues to consider are:

- Design and effect on the character of the area
- Neighbour amenity
- Impact upon trees

Design and effect on the character of the area

- 6.5 The proposed two storey front extension would have a front elevation in line with the front elevation of the existing main gable. It would extend from the existing garage wing of the house, with a forward projection of 6.5m approx. from the existing garage doors. Its width would be 6.6m approx.
- 6.6 Mindful of its relatively large scale for a two-storey front extension, it must be recognised that the format of the existing house is quite unusual with its wide front gable, S-shaped footprint and split-level accommodation, and therefore, any extension is also likely to be less conventional. To that end, the proposed scheme does not particularly fit the example extensions in the Council's Householder Extensions and Alterations SPG, and a more individual assessment of the design and character is appropriate.
- 6.7 In terms of the extent of the forward projection, it would be in line with the front elevation of the existing main gable, and as Windermere Way curves southwards, the set-back from the road increases on the extension side of the plot. The adjacent chalet bungalow at no.16 is the closest to the road edge, and the proposed extension would be set-back relative to this extremity of the 'building line'.
- 6.8 It is considered that the proposed extension creates an acceptably balanced streetview appearance; a smaller gable form is used with matching roof pitch to the main gable. The section between the main gable and the extension gable – the atrium – would have a contemporary design and serves to articulate the two gables whilst complimenting the modernist design of the original 1960s house. It is not considered that the intervening section of flat roof with lanterns would be harmful to the character of the locality because there is a variety of house designs in Windermere Way and so no particular uniformity that must be followed. The extension, beyond the atrium link, would be finished in matching brickwork and roof tiles, thus integrating with the existing house.
- 6.9 The east flank wall of the extension is set away from the boundary by 2.1m. I consider this gap is enough to prevent the extension from appearing cramped. Replacement planting alongside this boundary is also important to maintain the relatively spacious and landscaped character of Windermere Way. Soft and hard landscaping, with particular attention to the frontage and east boundary will be secured by condition.
- 6.10 The single storey rear extension would also be relatively large with a depth of 7.8m and a width of 5.5m approximately. It would not be readily visible from the road or other public vantage points and therefore its typical design would be acceptable from a character viewpoint.

- 6.11 The mezzanine deck to the existing master bedroom and associated rooflights could be done under permitted development provisions (without planning permission) and hence, there is no objection to these alterations.
- 6.12 The proposed front extension would reduce the size of the front driveway and the existing double garage would be lost, but there would still be space for two cars on the remaining driveway and space for a car in the new garage (three spaces in total). The minimum standard for a 4+bedroom house in this medium accessibility location would be 2 parking spaces. Taking into account a possible additional car associated with the annexe, I conclude that the off-street parking provision of 3 spaces would be acceptable and comply with policy TAP1.
- 6.13 In summary, the proposed development would be acceptable in terms of its design and impact upon the character of the wider area, and complies with policies DES1 and TAP1.

### Neighbour Amenity

- 6.14 Due to the relative positioning of the extension, the neighbour to the west at no.20 and Wray Common School to the north would not experience any significant change to their amenities. The juxtaposition with the neighbour to the east at no.16 Windermere Way, however, has necessitated amendments to the original scheme, in order not to adversely affect the amenity of no.16.
- 6.15 No.16 is a chalet bungalow, sited downhill from the proposed extension and orientated at right angles such that the rear elevation of no.16 would face the flank walls of the proposed extensions. The rear garden at no.16 is not particularly deep (11.5m shortening to 9.5m approx. where the layout of the bungalow is kinked at its south end). The bungalow has a number of rear-facing windows serving primary habitable rooms.
- 6.16 In terms of light levels, the 25 degree test (see section 4.4, Figure 6 of the Council's SPG) demonstrates that there would be no significant loss of light to any of the rear-facing windows at no.16. The single storey rear extension, whilst quite tall at 3.2m to the flat roof, would be offset from the common boundary by 1.8m and so there would be no significant overshadowing of the rear garden at no.16. The two-storey front extension has been offset from the common boundary by 2.1m and the height to the eaves would be 4.5m approximately. Due to the extension being to the west of the garden at no.16, I acknowledge that there would be some overshadowing of the back of the rear garden at certain times of the day and year, but given the space to the boundary and the low eaves height, I conclude that light levels would not be so affected as to result in harm to the amenity of no.16.
- 6.17 In terms of overbearing and domination, it is considered on balance that the amended scheme overcomes the original concerns in this regard. The flank walls of both the rear and front extensions, plus the existing gable wall of no.18, would have a combined length of 20.0m. This 20.0m length would stretch alongside the majority of the length of the rear boundary of no.16, with the flank walls visible above the fence. Due to the natural land levels, the proposed extensions are also

elevated relative to the levels at no.16. However, the separation to the boundary, the low eaves height and the hipped roof of the front extension are, in combination, felt to reduce the impact of the extensions to a level that would not be overbearing for the occupants of no.16.

- 6.18 The existing conifers alongside the boundary would be removed but replacement planting shall be secured alongside the front extension. This planting is important to soften the appearance of the proposed flank wall and to provide a greater sense of separation and privacy for no.16. This planting will be subject to an ongoing maintenance condition.
- 6.19 The proposed extension would have a new side door and a side window inserted in the existing side gable. Although at ground level, there is some overlook potential due to the increased elevation of the site. To ensure that these openings do not give rise to potential overlooking over the fence, the existing 1.5m tall fence shall be increased to 1.8m and local to the door, it shall be increased to 2.3m. These fence alterations would ensure that there is no loss of privacy to no.16.
- 6.20 It is acknowledged that the side door to the annexe would result in a footpath access alongside the rear boundary of no.16, however, this would not create a level of disturbance that would be harmful, particularly when compared to the existing driveway movements or usual urban environments. The boundary planting would also provide screening and separation to movements along this pathway.
- 6.21 The proposed rooflights in the east elevation of the main gable roof slope would be conditioned as is usual of upper floor windows to prevent any loss of privacy.
- 6.22 In summary, although giving rise to a degree of change in the relationship between no.16 and the application site, the proposed scheme would not adversely affect the amenity of no.16, and complies with policy DES1.

### Impact upon Trees

- 6.23 The Tree officer made the following initial comments:  
*“Whilst the existing vegetation may not be significant feature within the landscape, they do provide an established screen between the site and neighbouring property. Should the existing trees/vegetation be removed, replacement planting will need to be secured and be able to mature and screen the extension.”*
- 6.24 Following amendments to the design, the applicant has opted to remove the existing conifers alongside the east boundary in favour of providing replacement planting. It is considered that boundary planting has a role to play in softening the view of the two-storey front extension from no.16 and in softening the overall appearance of the extended house within the Windermere Way street scene, and so it is necessary to secure replacement planting by condition.
- 6.25 The Tree Officer’s comments on the amended scheme are as follows:  
*“Attaching a tree protection condition would not be appropriate in this case as there are no trees of significance that are likely to be affected. As per my original*

*comments, a landscape condition will be required to compensate for the removal of the line of conifers.”*

- 6.26 A landscaping condition shall be attached as recommended, and the proposed development would thereby comply with policies DES1 and NHE3.

## 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	19-157.1	A	08.09.2020
Existing Plans	19-157-01		26.05.2020
Existing Plans	19-157-02		03.06.2020
Floor Plan	19-157.1 07	A	08.09.2020
Floor Plan	19-157.1 08	A	08.09.2020
Proposed Plans	19-157.1 09	D	08.09.2020
Proposed Plans	19-157.1 10	C	08.09.2020

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.

3. The materials to be used in the construction of the external surfaces of the extension must be of a similar appearance to those used in the construction of the exterior of 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 Development Management Plan 2019 policy DES1.

4. No development shall commence until details of hard and soft landscaping are submitted to and approved in writing by the Local Planning Authority (LPA). These shall include frontage tree and hedge planting and any other existing or proposed, soft or hard, landscaping in the front garden area, or adjacent to boundaries where appropriate. The soft landscape details shall include an establishment maintenance schedule for a minimum of 2 years, full planting specifications, planting sizes & densities. Upon implementation of the approved development all the landscaping works shall be carried out in strict accordance with the landscape details as

approved, and these shall be completed, before building completion, occupation or use of the approved development whichever is the earliest.

If any of the new or existing tree/s or hedge/s, detailed and approved under this condition, are removed, die, or become significantly damaged or diseased within 5 years of completion, it/they shall be replaced before the expiry of one calendar year, to a planting specification agreed in writing by the Local Planning Authority. The hedge or trees detailed along the east side boundary shall be planted at a minimum height of 2.0 metres, and once reaching 2.5 metres, maintained at a minimum of this height thereafter.

Reason: To ensure good landscape practice in the interests of the maintenance of the character and appearance of the area and to comply with policies NHE3 and DES1 of the Reigate and Banstead Development Management Plan 2019.

5. The mezzanine floor rooflights in the east elevation of the development hereby permitted shall be glazed with obscured glass and shall be non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the rooflight is installed, 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 Development Management Plan 2019 policy DES1.

6. Before occupation of the annexe extension hereby approved, the east boundary fence height shall be increased as shown on 'Part Side Elevation 1:50' on drawing 19-157.2 09 D, and the boundary treatment and any future replacement boundary treatment shall be maintained at this height at all times, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the development does not affect the amenity of the neighbouring property by overlooking with regard to Reigate and Banstead Development Management Plan 2019 policy DES1.

## **INFORMATIVES**

1. The development hereby permitted is permitted on the basis that the use of the annexe extension shall be for purposes ancillary to the residential use of the main dwelling occupying the application site. If in future, the owner/occupier wishes to change the use of the annexe extension i.e. create a separate residential unit which is not ancillary to the main dwelling, then this would require planning permission.
2. 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.

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

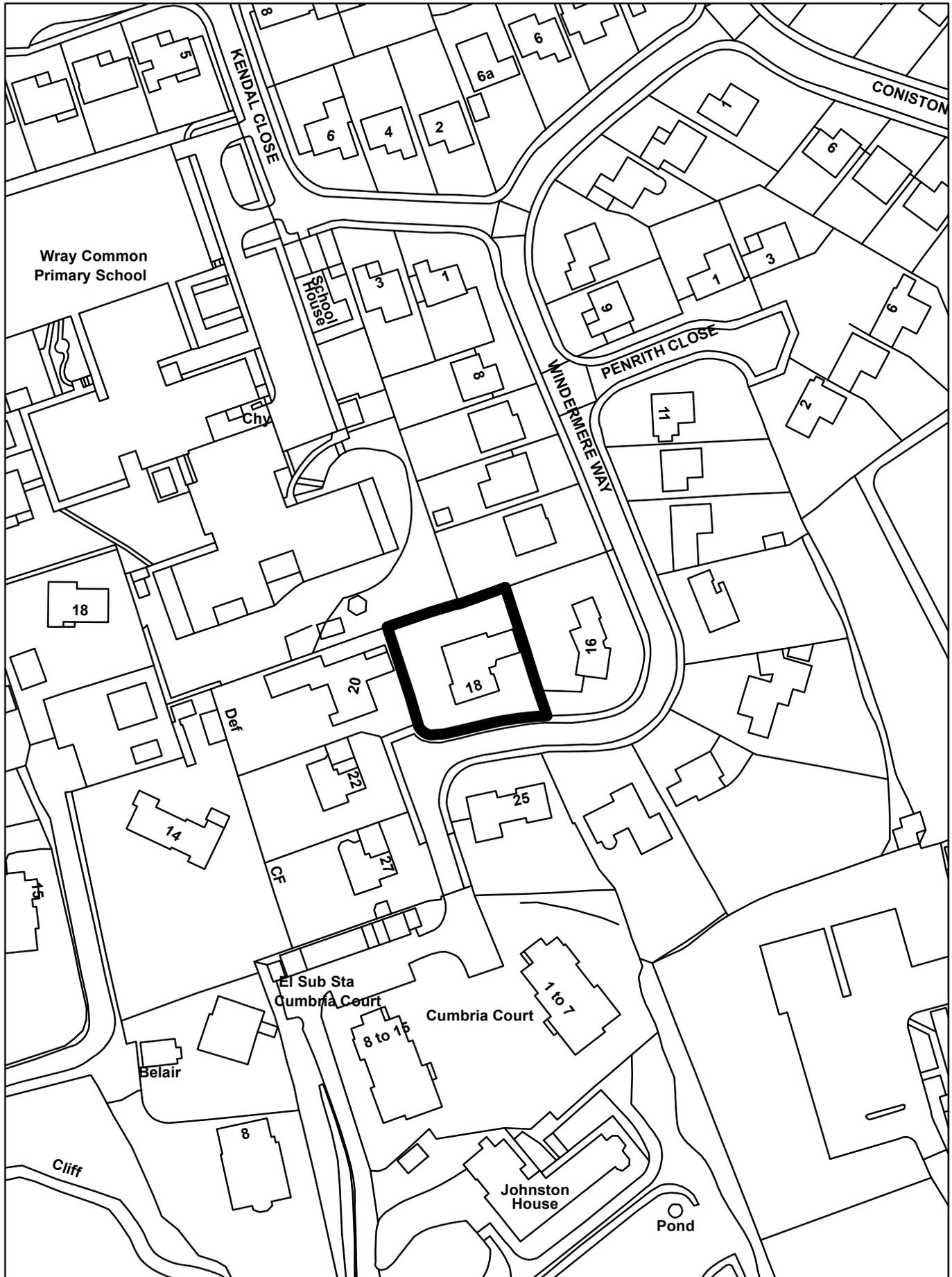
### **REASON FOR PERMISSION**

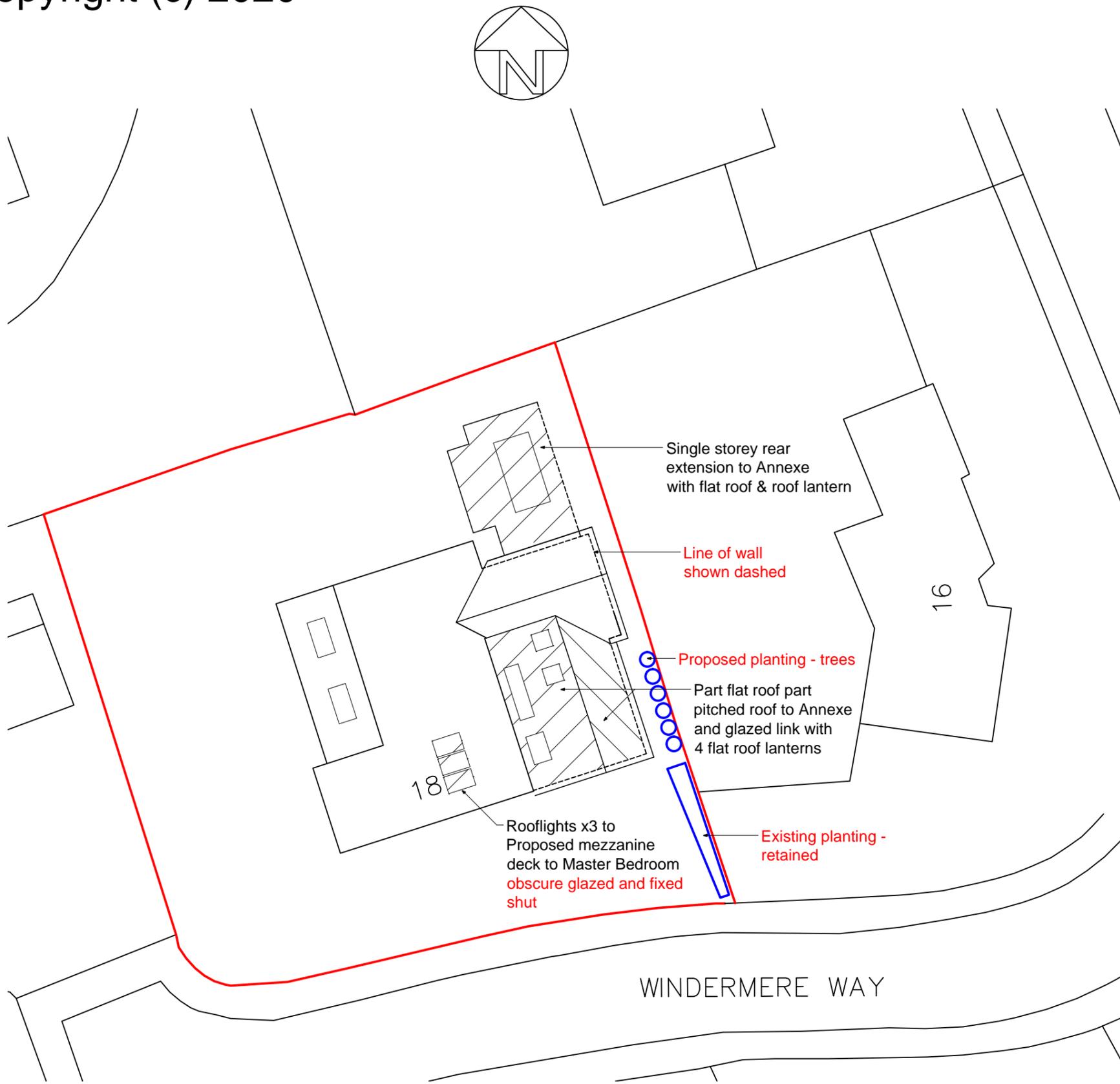
The development hereby permitted has been assessed against development plan policies CS1, CS4, DES1, TAP1, NHE3 and material considerations, including third party representations. It has been concluded that the development is in accordance with the development plan and there are no material considerations that justify refusal in the public interest.

### **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

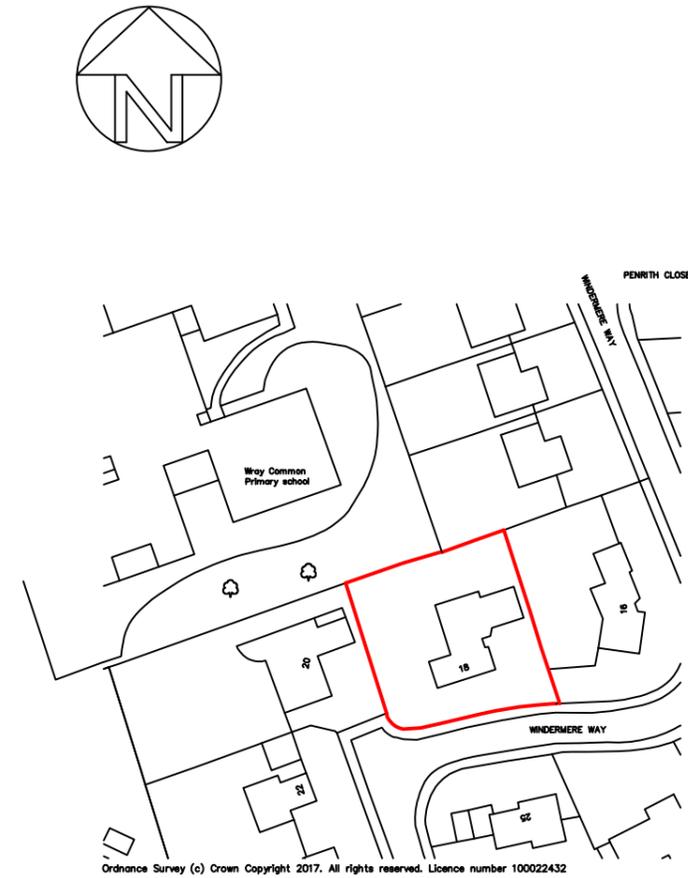
# 20/01025/HHOLD - 18 Windermere Way, Reigate





Block Plan 1:250

**NOTE:**  
 The contractor is to check all site dimensions and levels before work starts and report any discrepancies.  
 This drawing must be read with and checked against all structural and other specialist drawings, specifications and bills of quantities. Report any discrepancies.  
 The contractor is to comply with all current British Standards and Building Regulations whether or not specifically stated on these drawings.



Location Plan 1:1250

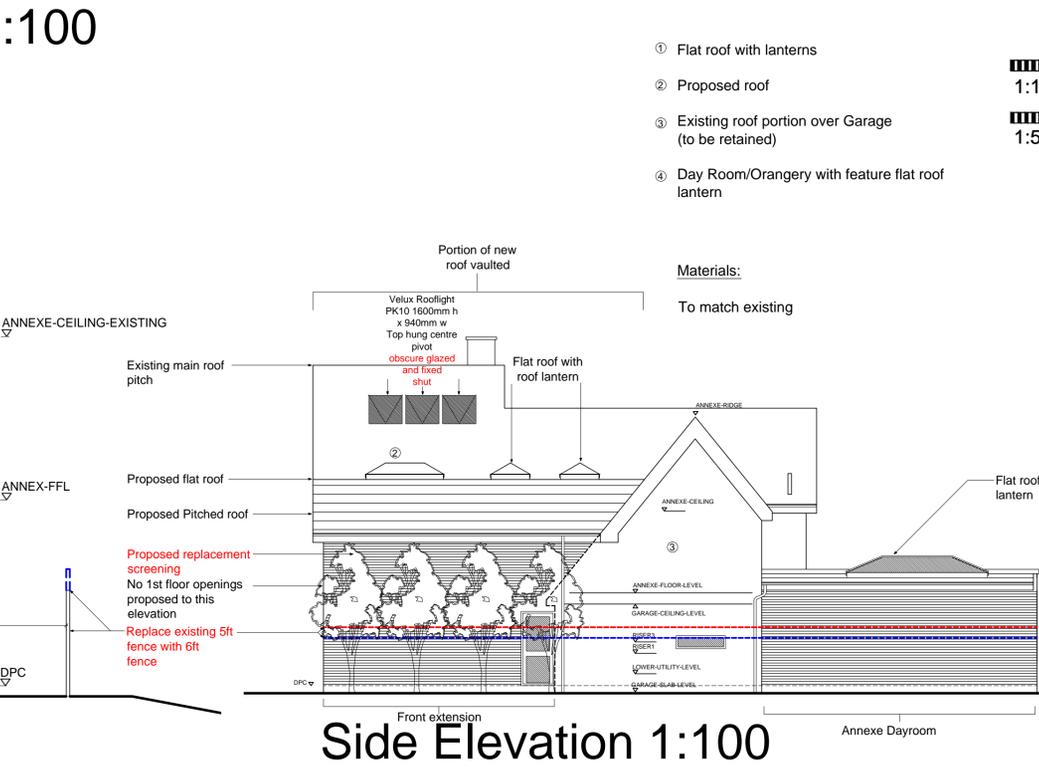
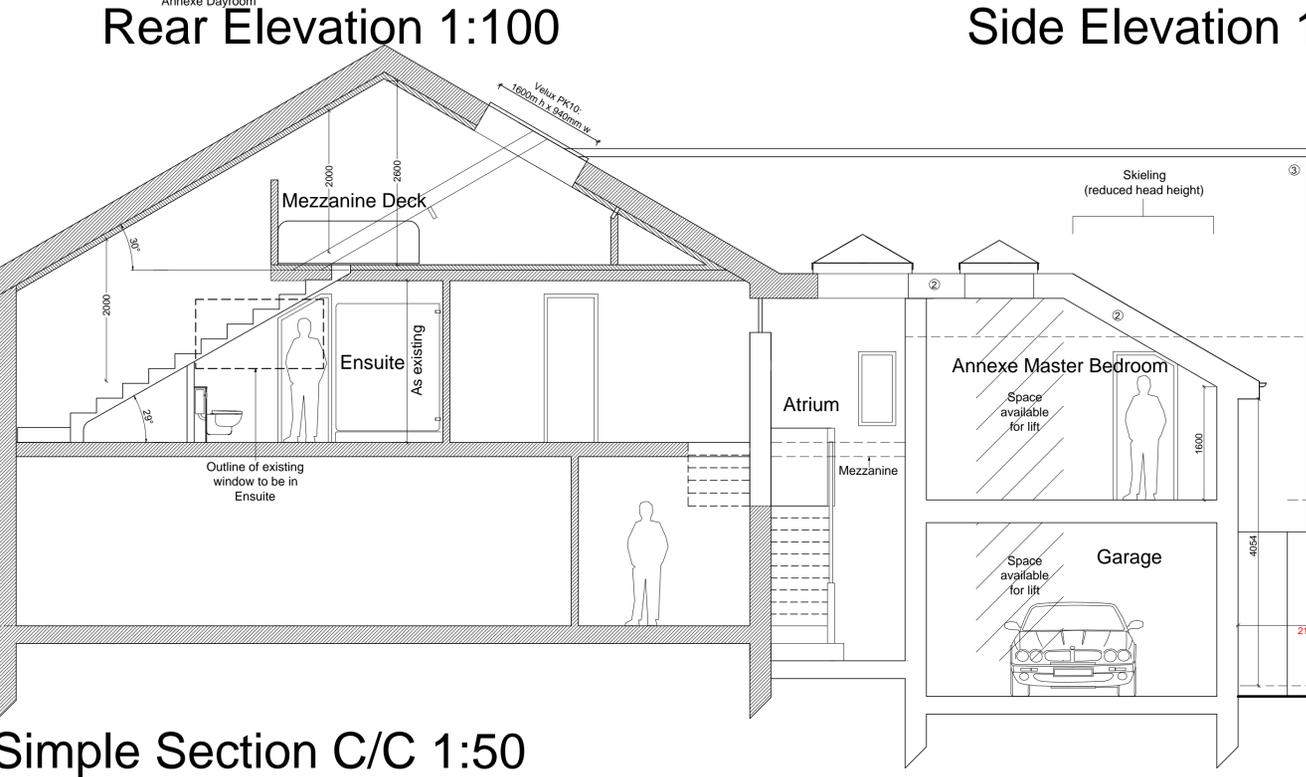
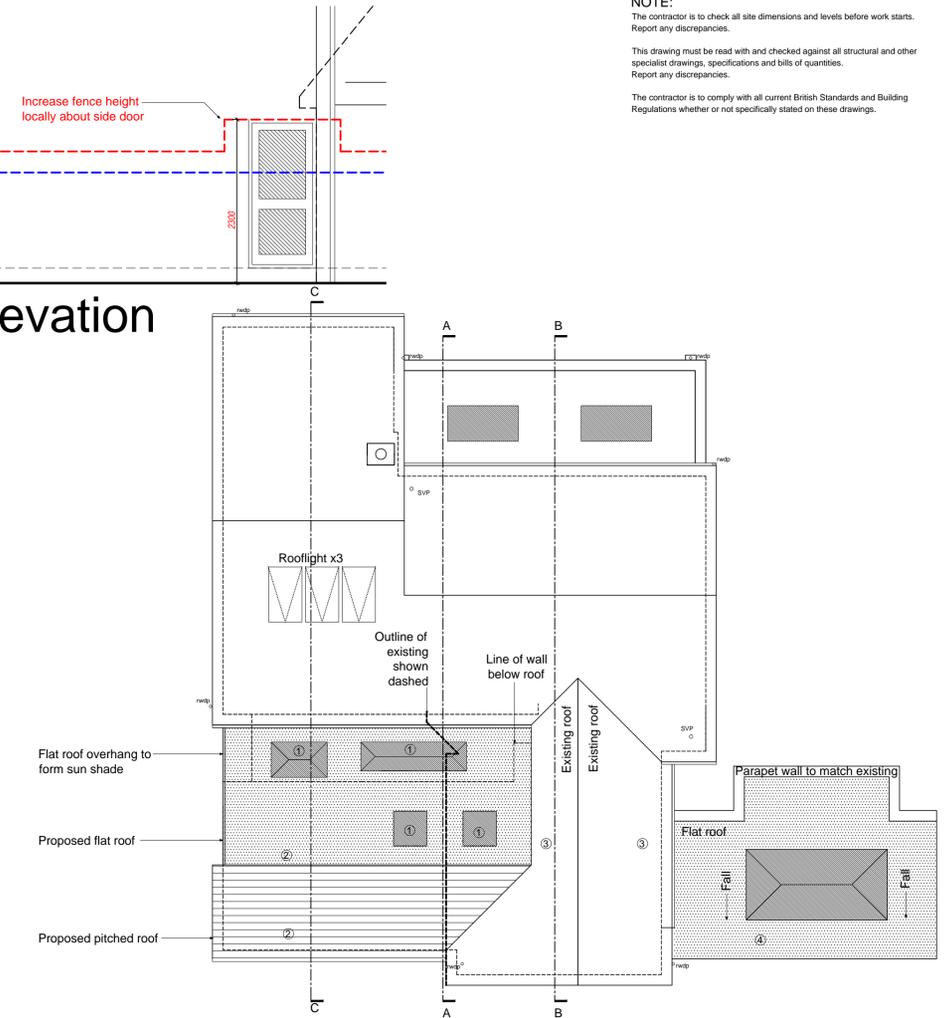
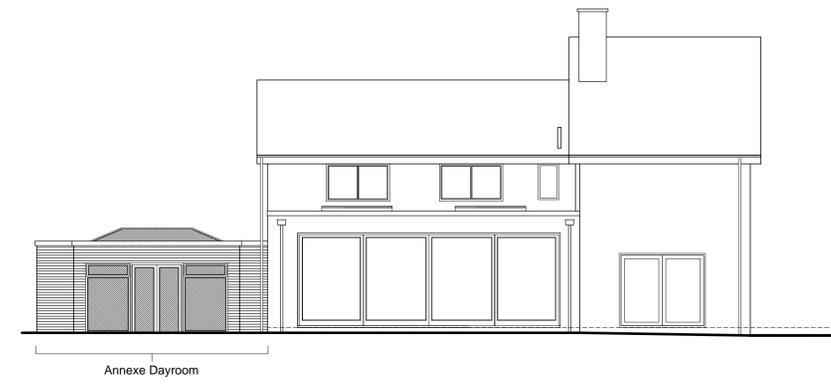
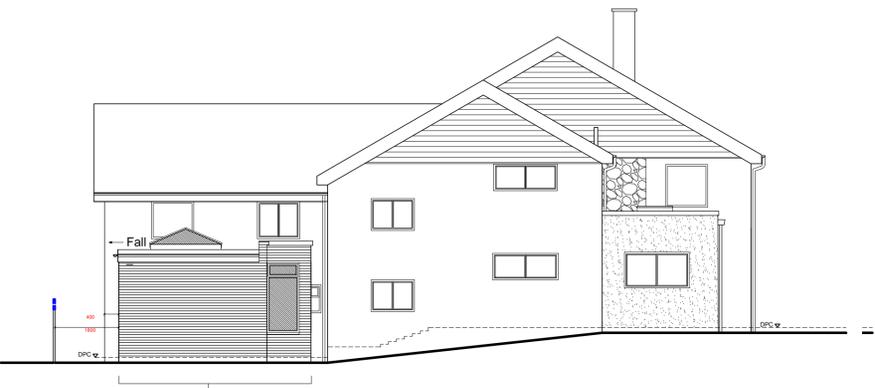
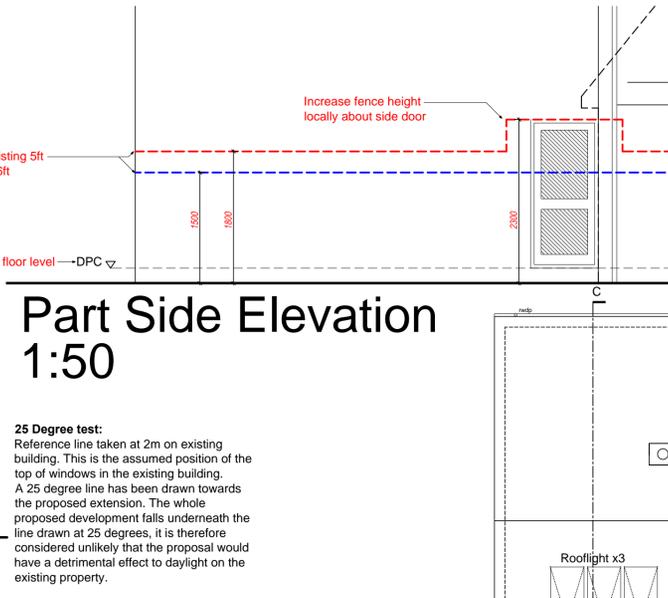
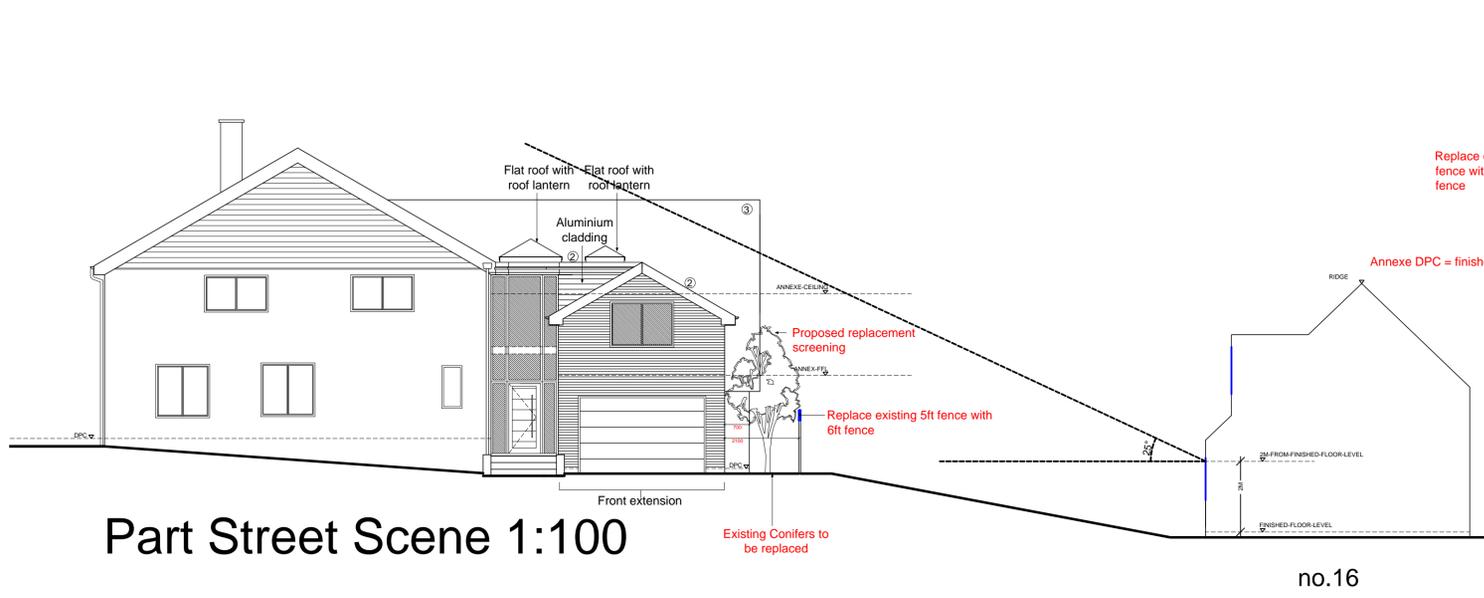


Rev.	Date	Description	By
A	Sep. '20	Revised for Planning	-

Client Mr and Mrs C Webb	Drawing Title <b>Location Plan &amp; Block Plan</b>	Copyright (c) 2020 of: <b>Sussex Architectural Services</b> Wicket View, Cuckfield Lane Warninglid, West Sussex Telephone: (01444) 461355 e: info@sussexarchitecturalservices.co.uk w: www.sussexarchitecturalservices.co.uk	Scale 1:1250 1:250 @ A3	Drawing Number <b>19-157.1</b>
Project 18 Windermere Way Reigate			Date May 2020	<b>Loc A</b>
			Drawn -	

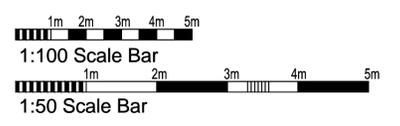


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This drawing must be read with and checked against all structural and other specialist drawings, specifications and bills of quantities. Report any discrepancies.  
The contractor is to comply with all current British Standards and Building Regulations whether or not specifically stated on these drawings.



**Roof Plan 1:100**

- ① Flat roof with lanterns
- ② Proposed roof
- ③ Existing roof portion over Garage (to be retained)
- ④ Day Room/Orangery with feature flat roof lantern



**Materials:**  
To match existing

**FOR PLANNING**

Rev.	Date	Description	By
D	Sep '20	Revised for Planning	
C	Aug '20	Revised for Planning	
B	July '20	Revised for Planning	

Client  
**Mr and Mrs C Webb**

Project  
**Alterations To:  
18 Windermere Way  
Reigate**

Drawing Title  
**Roof Plan and Elevations  
as Proposed**

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**Sussex Architectural Service**  
Wicket View  
Cuckfield Lane  
Warminglid  
West Sussex  
Tel:(01444) 461355  
Email: info@sussexarchitecturalservices.co.uk

Scale  
1:100, 1:50 @ A1

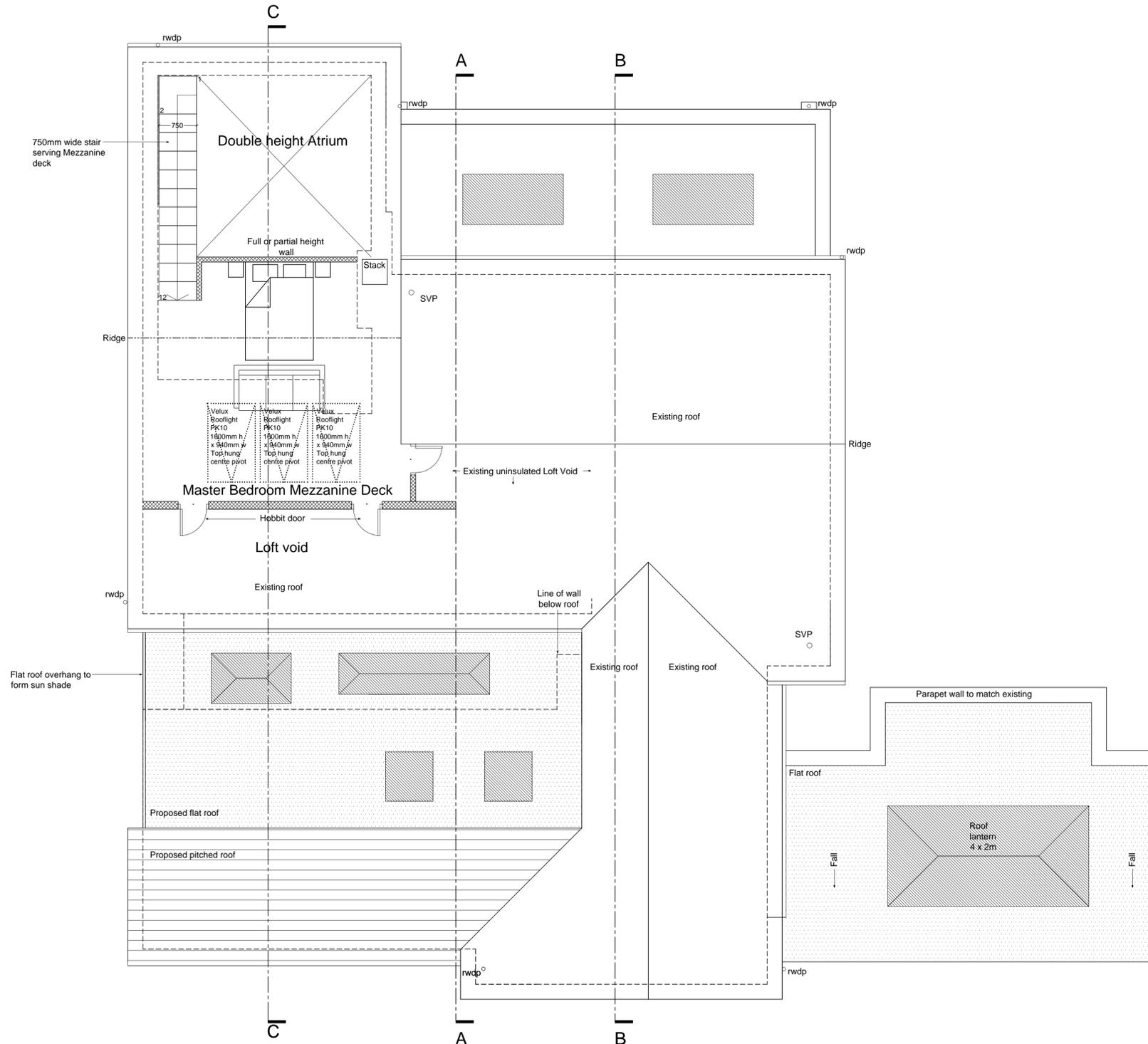
Date  
May 2020

Drawn

Drawing Number  
**19-157.2**

**09 D**

**NOTE:**  
 The contractor is to check all site dimensions and levels before work starts. Report any discrepancies.  
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Mezzanine Plan 1:50

2620 Floor to ceiling spot heights

----- ITEMS SHOWN DASHED TO BE REMOVED

○ 1.5m Dia. Turning circle

..... Flat roof lantern/Velux over

▨ PROPOSED WALLS

1m 2m 3m 4m 5m

1:100 Scale Bar

1m 2m 3m 4m 5m

1:50 Scale Bar

FOR PLANNING

Rev.	Date	Description	By
C	Aug '20	Revised for Planning	-
B	July '20	Revised for Planning	-

Client  
**Mr and Mrs C Webb**

Project  
**Alterations To:  
 18 Windermere Way  
 Reigate**

Drawing Title  
**Mezzanine Deck  
 as Proposed**

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 Wicket View  
 Cuckfield Lane  
 Warminglid  
 West Sussex  
 Tel: (01444) 461355  
 Email: info@sussexarchitecturalservices.co.uk

Scale 1:100, 1:50 @ A1  
 Drawing Number **19-157.2**  
 Date May 2020  
 Drawn **10 C**