 Reigate & Banstead BOROUGH COUNCIL Banstead Horley Redhill Reigate	TO:		PLANNING COMMITTEE
	DATE:		04 July 2018
	REPORT OF:		HEAD OF PLACES AND PLANNING
	AUTHOR:		Matthew Holdsworth
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AGENDA ITEM:	10	WARD:	Kingswood with Burgh Heath

APPLICATION NUMBER:		18/01305/HHOLD	VALID:	14 June 2018
APPLICANT:		Mr & Mrs Parnall	AGENT:	
LOCATION:		LANGDALE HOUSE, KINGSWOOD WARREN PARK, WOODLAND WAY, KINGSWOOD		
DESCRIPTION:		Addition of a log cabin garden room and garden shed (revised), both to the side of the house.		
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 a Councillor

SUMMARY

The proposed development seeks permission for two outbuildings ancillary to the main dwelling house to the side of the property. The proposal is a material amendment to the recently approved scheme as approved under (18/00823/HHOLD) and required a revised application. Whilst the log cabin would remain as previously approved, the proposed garden shed would be longer and wider than that previously approved.

The outbuildings would be similar in design to other sheds that are typically found within residential curtilages. They are of a relatively small scale and bulk and would not be readily visible from the urban open land to the front of the site.

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 and the Residential Area of Special Character would be respected. The proposal is therefore considered acceptable.

RECOMMENDATION

Subject to the expiry of the Consultation period and the consideration of any additional representations, in consultation with the Vice Chairman of the Planning Committee planning permission is **GRANTED** subject to conditions.

Consultations:

Kingswood Residents' Association: No comments received

Representations:

Letters were sent to neighbouring properties on 15 June 2018. No representations have been received at the date of writing this committee report. Any comments received will be reported to the committee via an addendum item.

1.0 Site and Character Appraisal

- 1.1 The application site comprises a detached property within a spacious plot constructed around six years ago. The property is set within a plot commensurate with other plots in the locality. The site is within the Warren and the Glade Residential Area of Special Character (RASC).
- 1.2 The surrounding area is characterised by large detached properties of varying styles, generally set within spacious grounds with a variety of boundary treatments to the side. Kingswood Warren mansion is to the north-west (front) of the application site and is a large locally listed 19th century mansion set within a historic garden and designated Urban Open Land.

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: Materials as specified within the application.

3.0 Relevant Planning and Enforcement History

- | | | | |
|-----|------------|--|---|
| 3.1 | 09/00777/F | Change of use of Kingswood Warren from offices to residential through the conversion of the existing mansion into 8 apartments (1, 2 & 3 bed) and the erection of 14 new dwellings, following the demolition of all other buildings. Provision of associated parking, landscaping, footpaths, refuse areas, cycleways and open spaces; together with use of the existing access and retention of TPO woodland. | Refused – allowed on appeal
14 June 2010 |
|-----|------------|--|---|

- | | | | |
|-----|----------------|--|--|
| 3.2 | 10/00179/F | Change of use of Kingswood Warren from offices to residential through the conversion of the existing mansion into 8 apartments (1, 2 & 3 bed) and the erection of 14 new dwellings, following the demolition of all other buildings. Provision of associated parking, landscaping, footpaths, refuse areas, cycleways and open spaces; together with use of the existing access and retention of TPO woodland. | Approved with conditions
07 May 2010 |
| 3.3 | 10/01835/F | Change of use of Kingswood Warren from offices to residential through conversion of the mansion into 8 dwellings and the erection of 14 new dwellings. Application for variation of condition 2 of planning permission 09/00777/F. Amendments to the design of plot number 18, parking and internal road layout and house types on plots 6 and 7 and removal of their garages. | Approved with conditions
23 February 2011 |
| 3.4 | 18/00823/HHOLD | Addition of a log cabin garden room and garden shed, both to the side of the house. | Approved with conditions
08 June 2018 |

4.0 Proposal and Design Approach

- 4.1 This is a full application for the erection of a log cabin garden room to the side of the house. This would measure 5.9m by 5.9m and would have an eaves height of 2.34m and a ridge height of 3.75m. It would have wooden walls and rubber roof tiles.
- 4.2 It is also proposed to construct a garden shed measuring 5.6 in length and 3.2m in depth. It would have a mono-pitched roof with one side having an eaves height of 2.16m and the front having an eaves height of 2.43m.
- 4.3 The two outbuildings would be situated to the side of the property, between the existing attached garage and the boundary with Mayfield House. Both outbuildings would be situated approximately 2.75m away from the boundary.
- 4.4 It is noted that these outbuildings would normally be permitted development under Class E of Part II of the GPDO (England) 2015. However, condition 23

of 10/01835/F, amongst other aspects, removed permitted development rights for outbuildings, hence the requirement for planning permission.

4.5 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.

4.6 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, Residential Area of Special Character

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

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

Impact on local character

6.3 The proposal would be for two traditionally designed outbuildings to the side of the property. The scale of these buildings is relatively small and would not cause a loss of visual amenity to the area. The views from the urban open land to the front of the property would be limited as Langdale House has a relatively substantial boundary to the front of the property that would minimise the impact of the buildings on the street scene.

6.4 It is considered that the proposal would retain a reasonable separation to the boundary with Mayfield House and the spacious and verdant surroundings within the RASC would be maintained by this development.

6.5 There would be additional hard landscaping surrounding the outbuildings in order to allow access to the buildings and round the side of the dwelling. This landscaping would follow the existing landscaping on site and is not considered to cause material harm to the design and character of the area.

Neighbour amenity

6.6 The proposed outbuildings would be constructed in proximity to the boundary with Mayfield House. However, there is a 1.8m close boarded fence along the boundary as well as semi-mature planting which would largely obscure the new outbuildings from Mayfield House. There would be no material loss of light from these buildings to that property.

6.7 Due to the distances involved, and the location of the outbuildings, it is not considered that the amenity of any other properties would be materially affected by the proposal.

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
Combined Plan	01		14/06/2018
Combined Plan	01		14/06/2018
Combined Plan	UNUNMBERED		14/06/2018

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 bowzers 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.

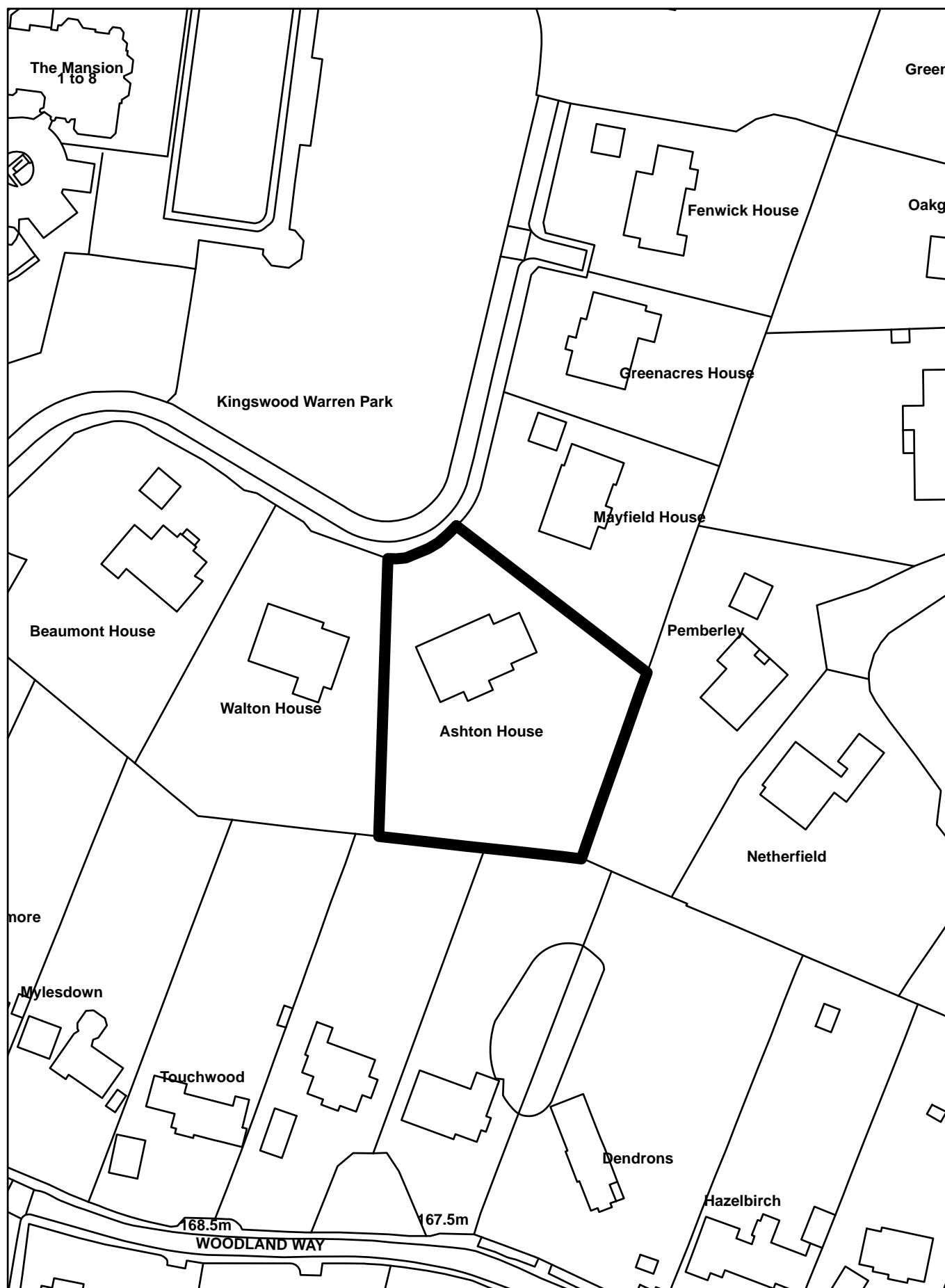
In order to meet these requirements and to promote good neighbourliness, the Council recommends that this site is registered with the Considerate Constructors Scheme - www.ccscheme.org.uk/index.php/site-registration.

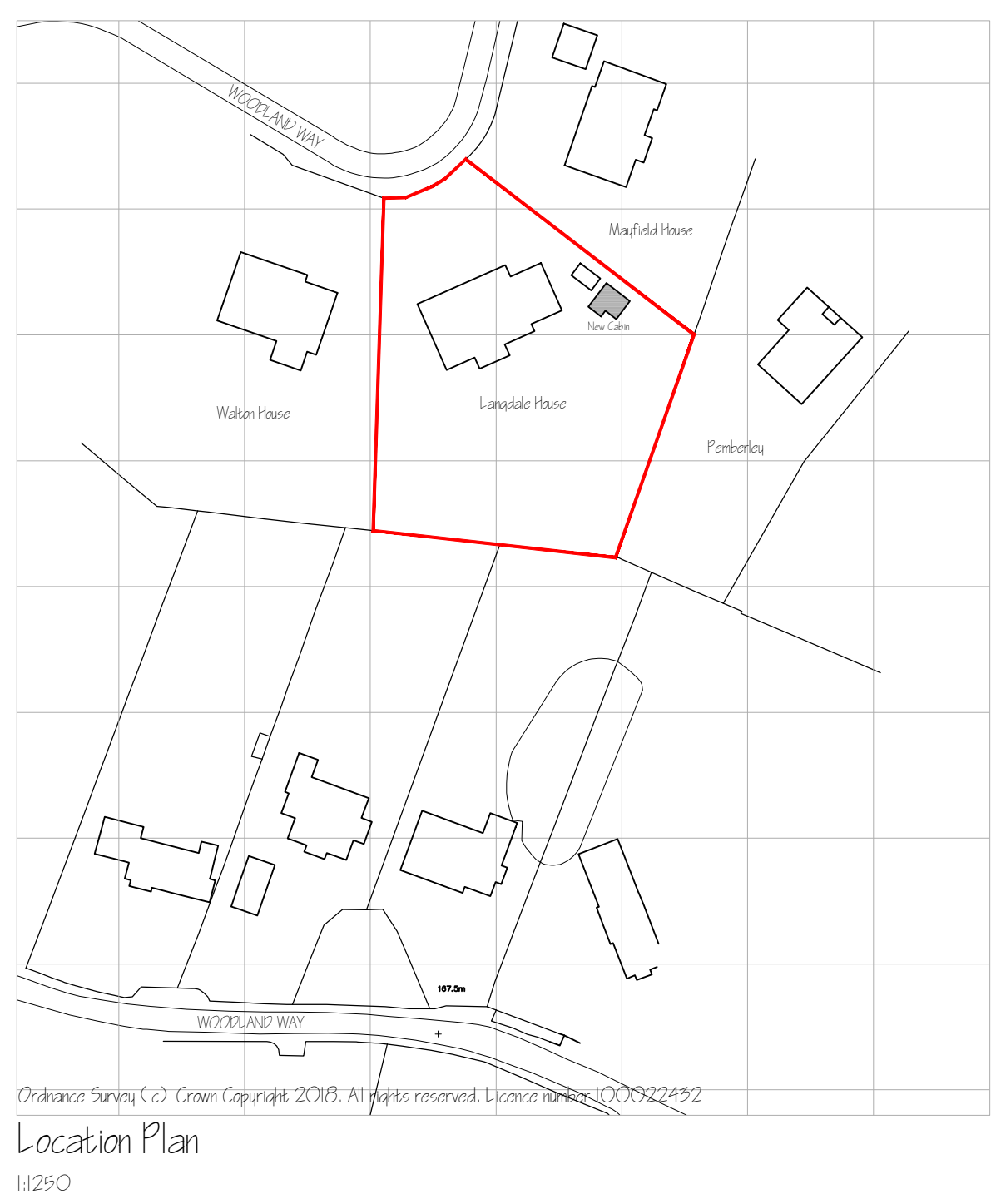
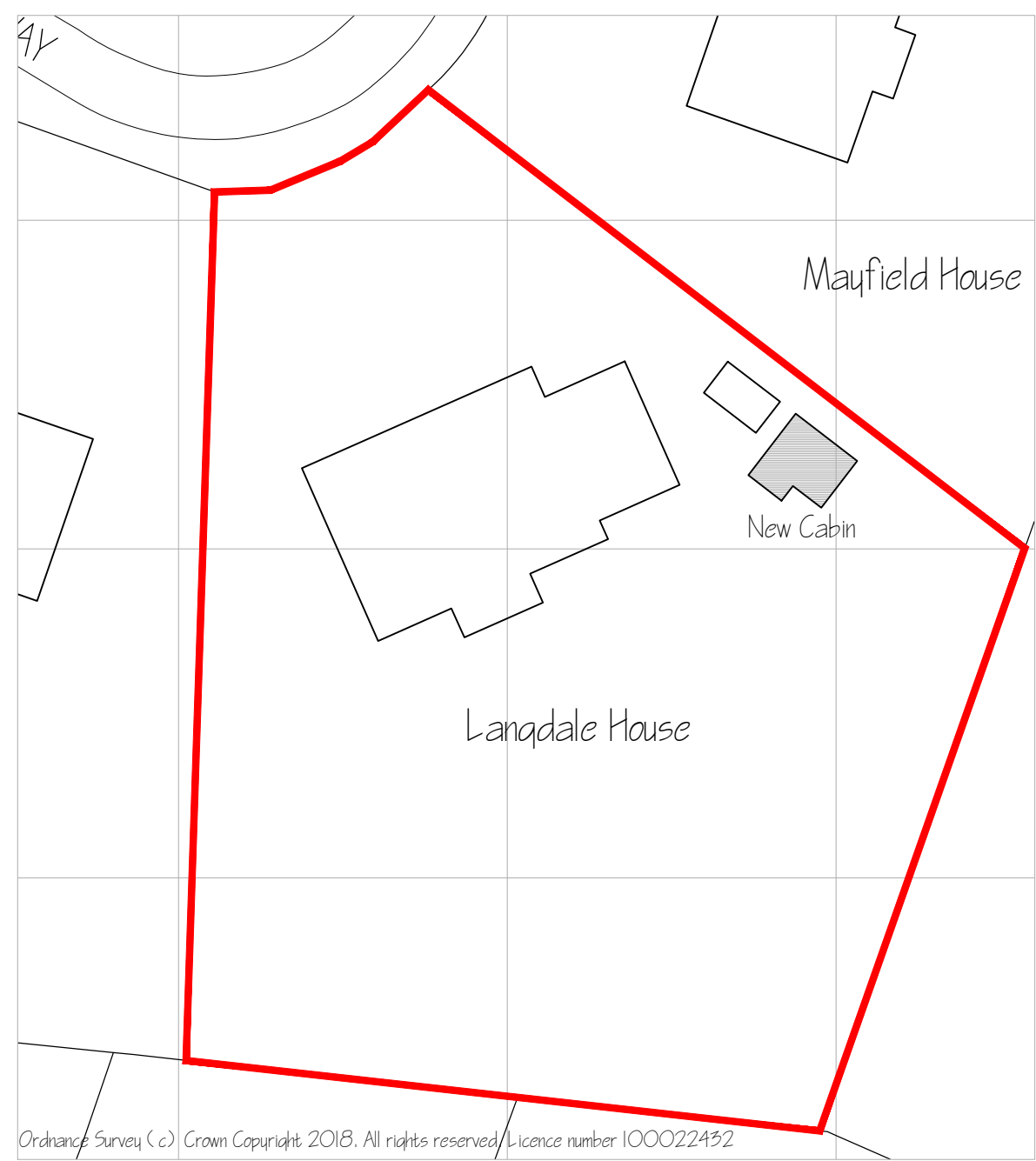
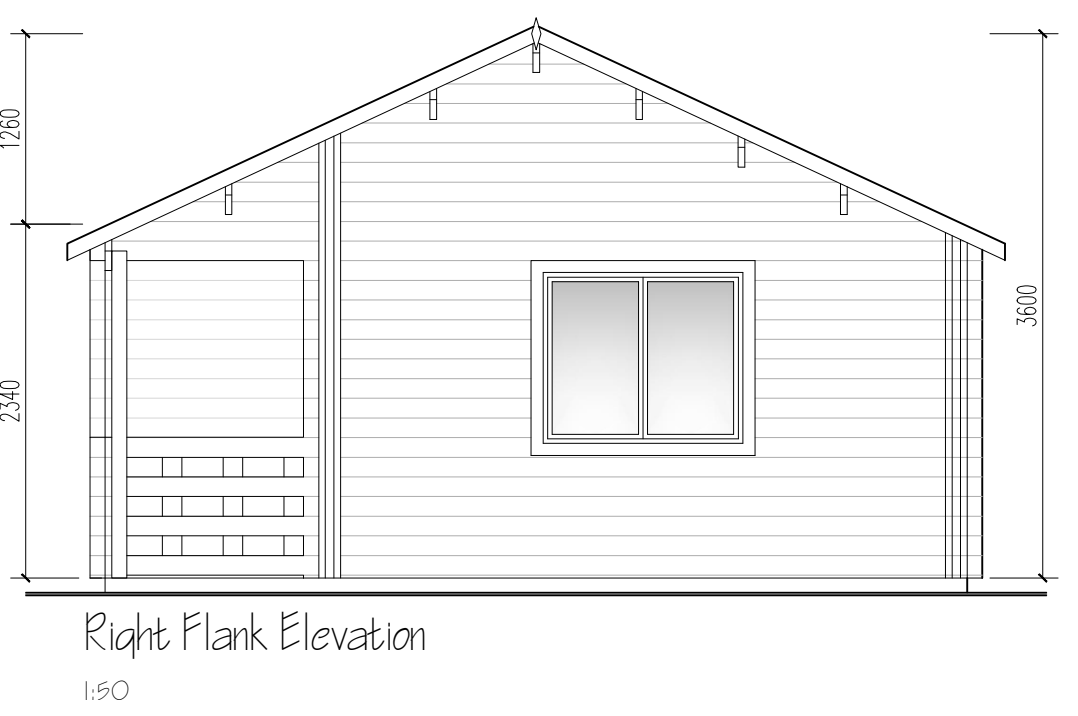
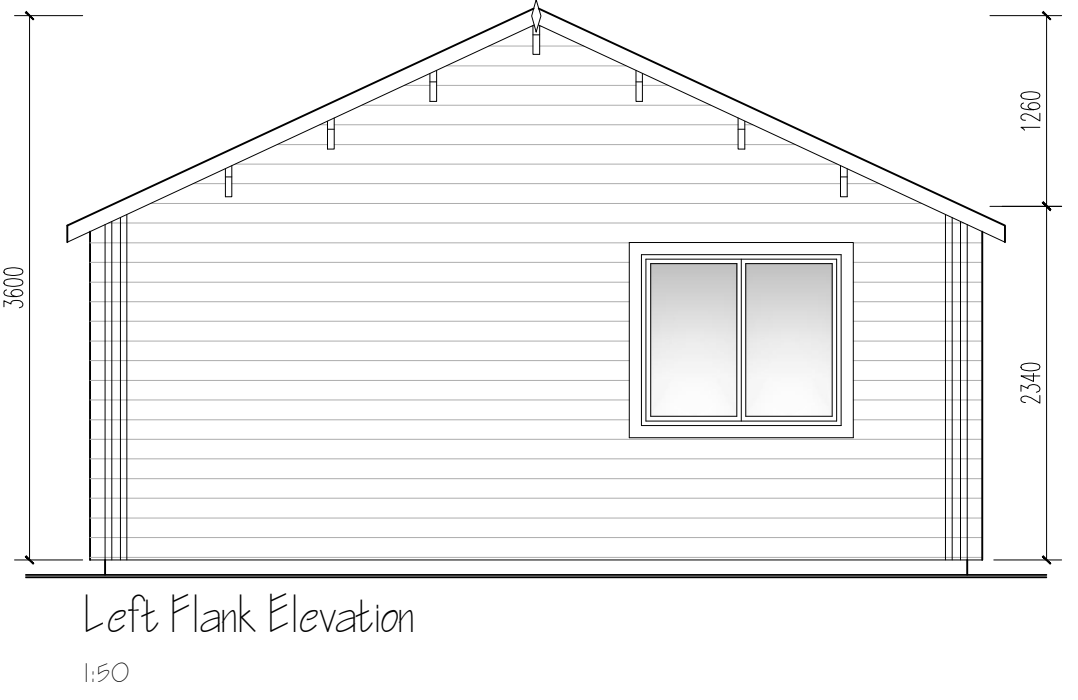
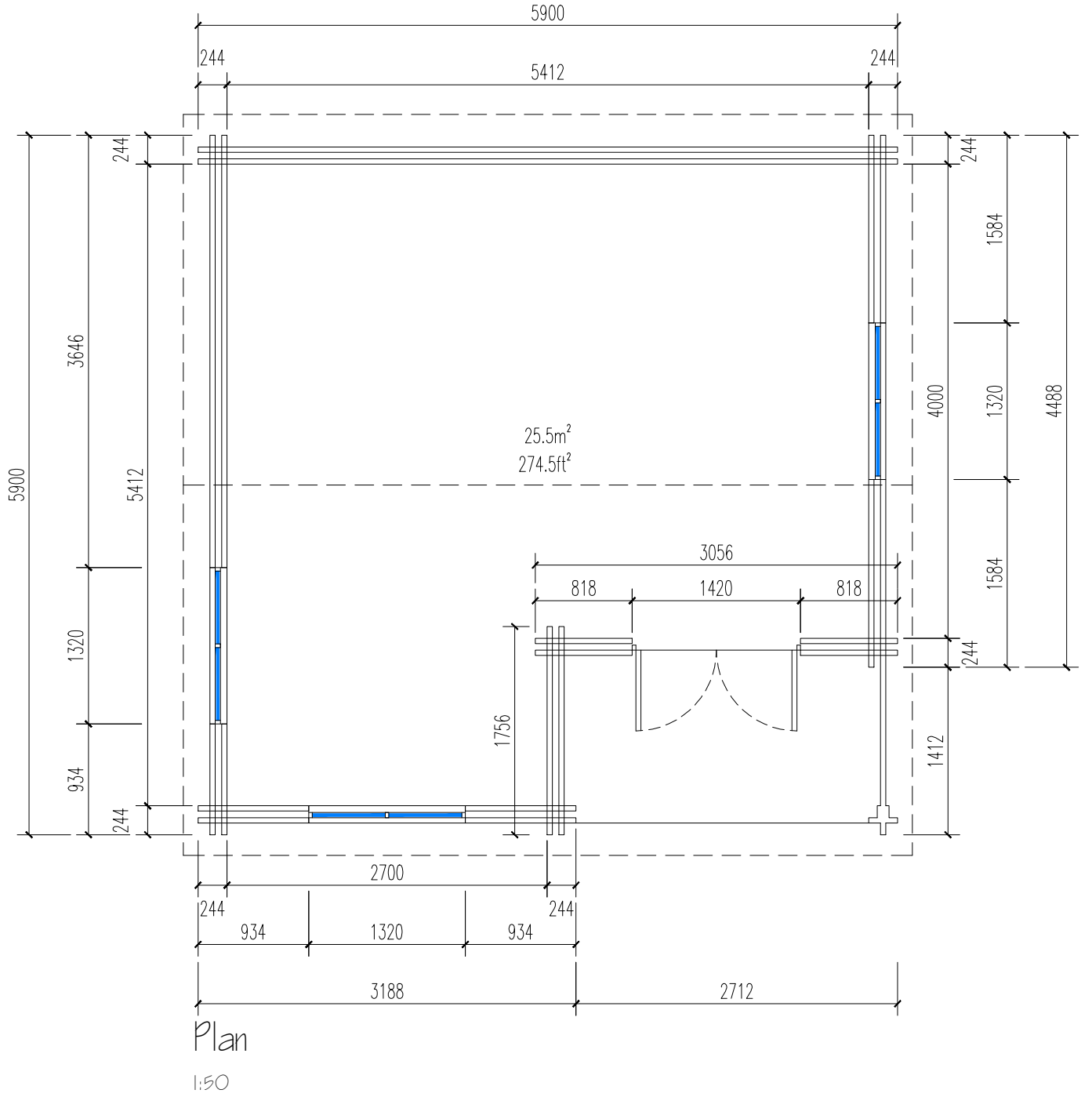
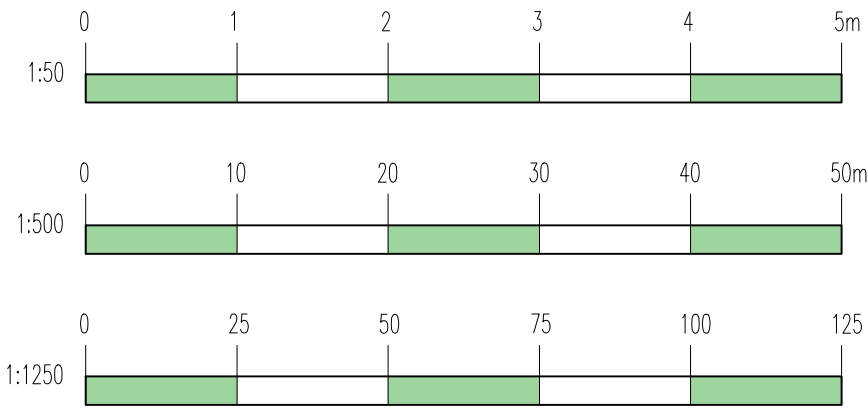
REASON FOR PERMISSION

The development hereby permitted has been assessed against development plan policies Ho9, Ho13, 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.

18/01305/HHOLD - Langdale House, Kingswood Warren Park, Woodland Way, Kingswood





All cabins can be dismantled and constructed at a new location.

Although PDF files provide accurate printouts of what is on screen, small discrepancies can occur which may affect the sizes of scale drawings; check the size against the scale below and contact Creative Living if you require a paper original.

millimetres

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Revisions

Job title

Bespoke Cabin
45 + 45mm 5.9 x 5.9m
with Double Glazing

for
Parnall

Drawing title

Cabin Scheme

floor, site & location plans
& elevations



log cabin specialists

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Woodstock Lane North,
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KT6 5HN

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Date 11.04.2018

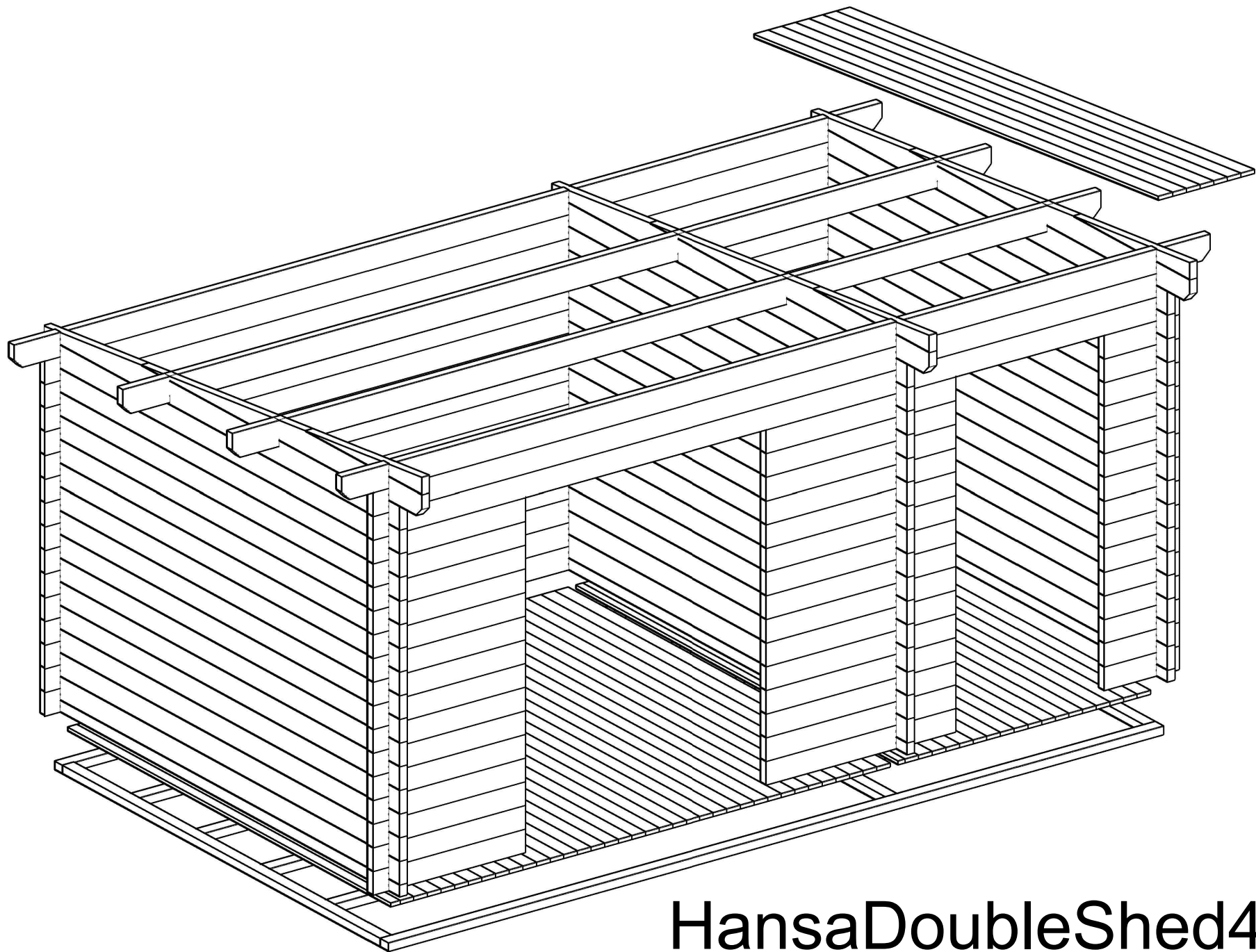
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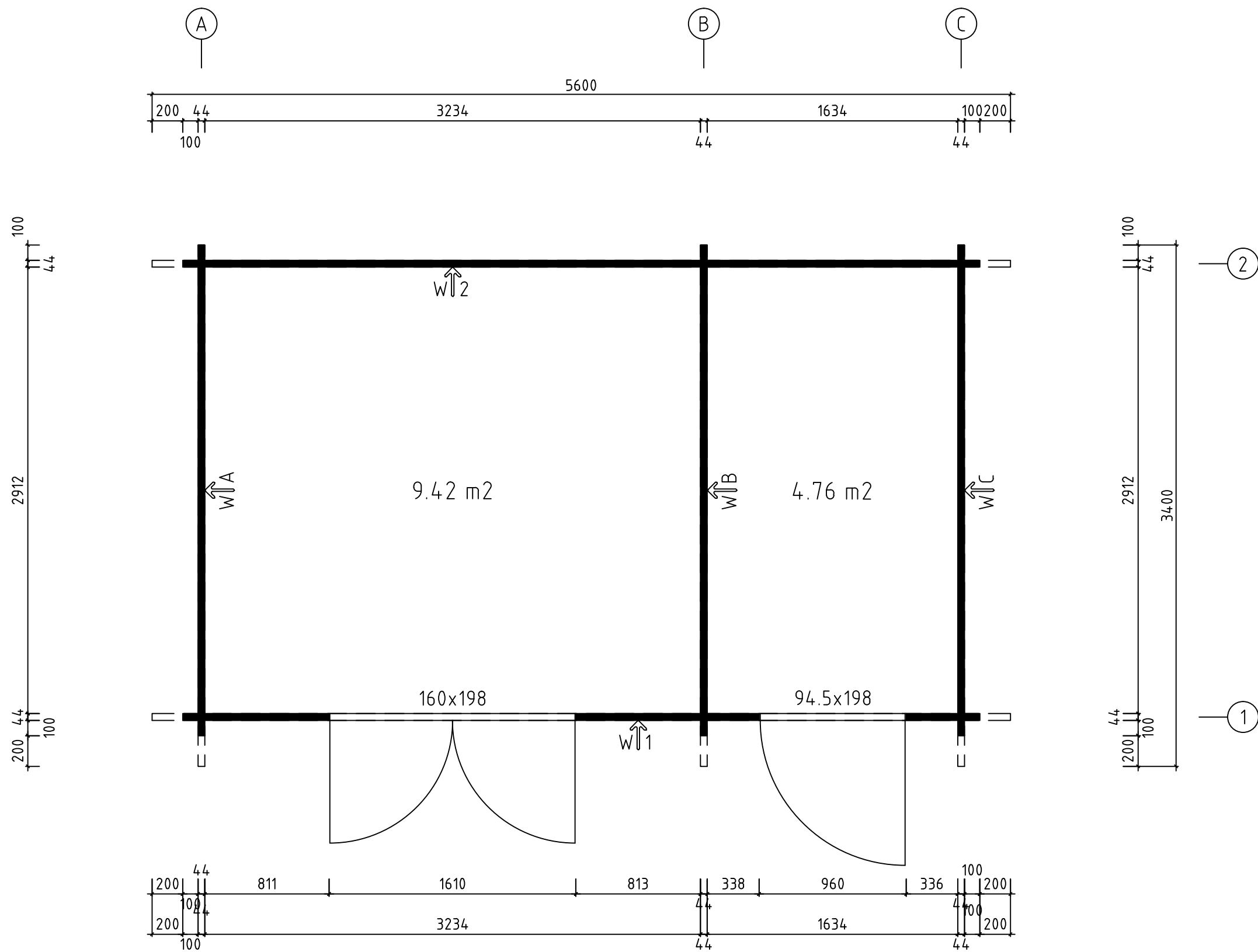
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Rev.

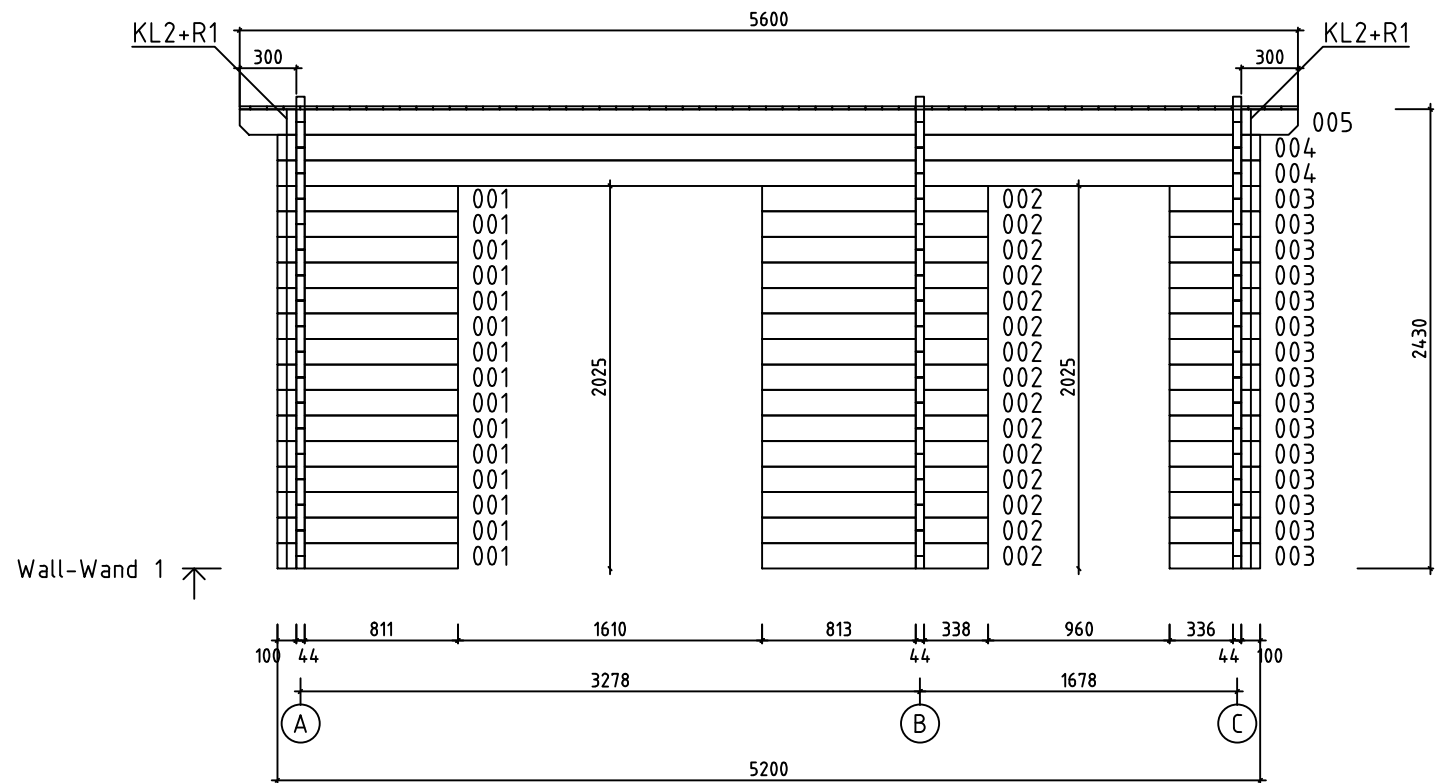
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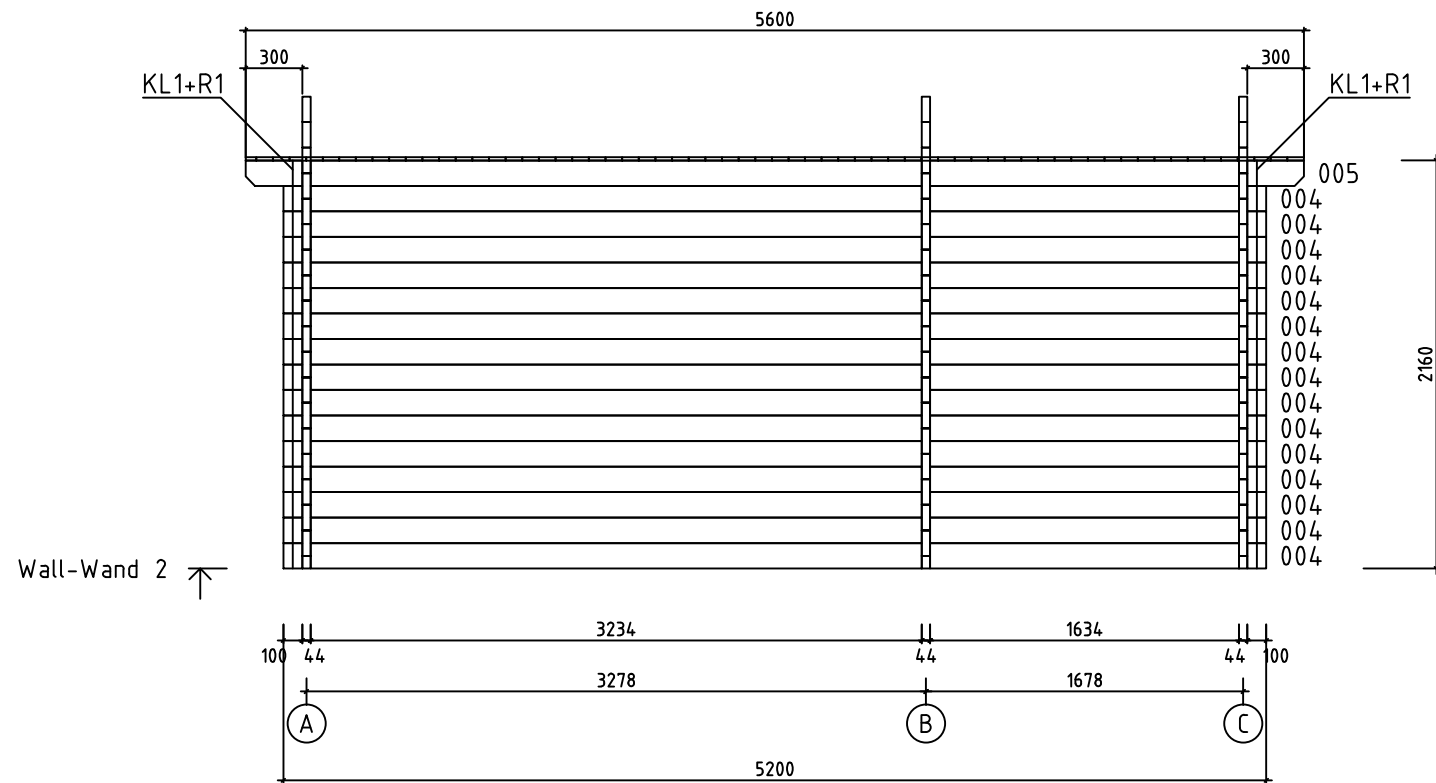
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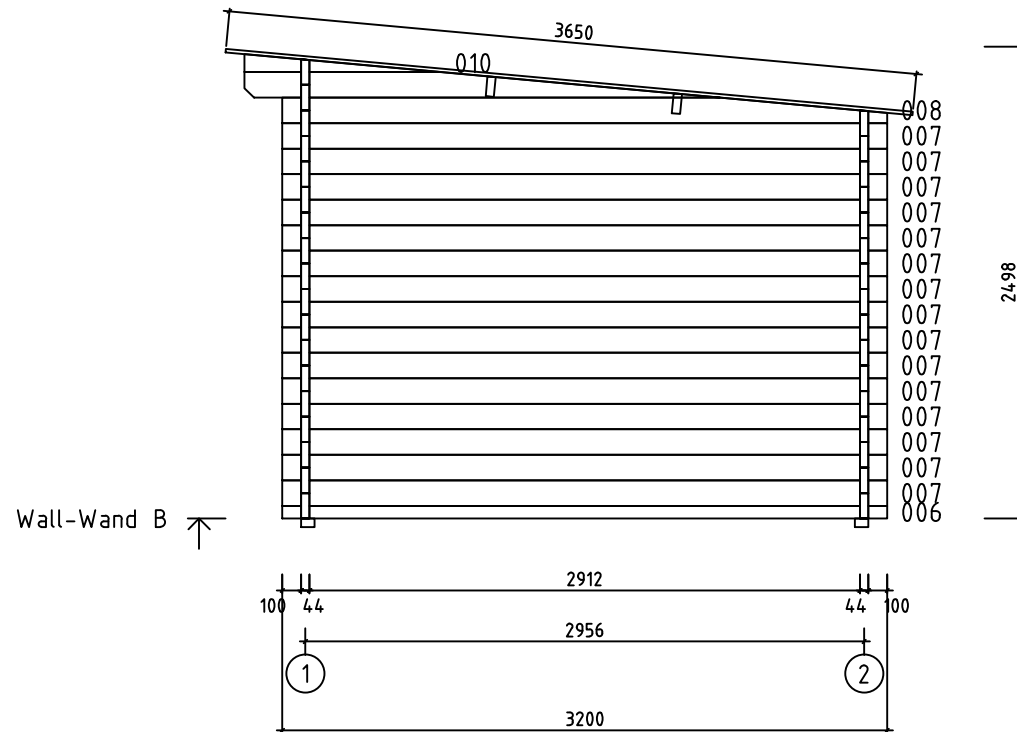
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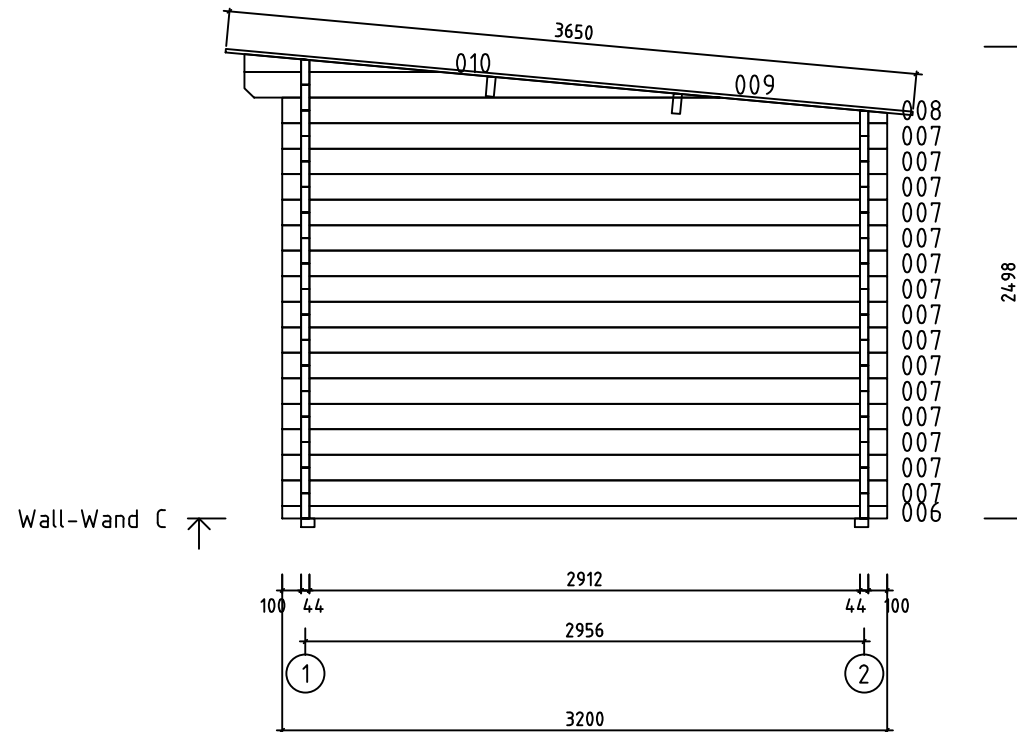
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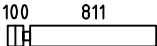
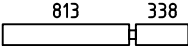

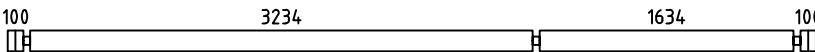
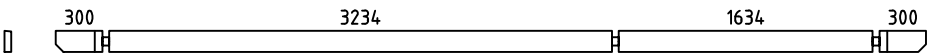
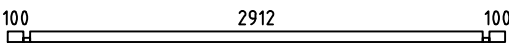
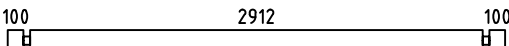
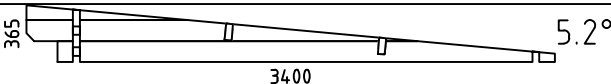
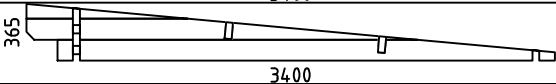
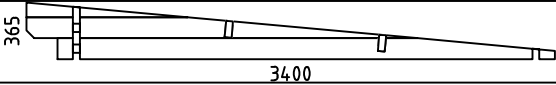



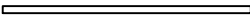
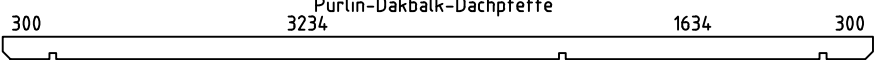
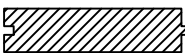









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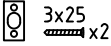
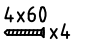
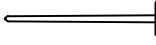

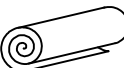


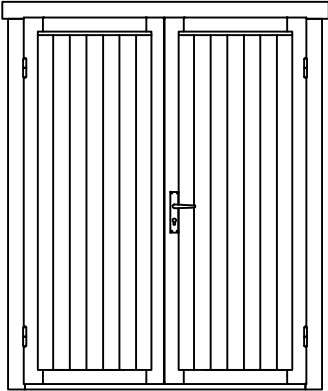
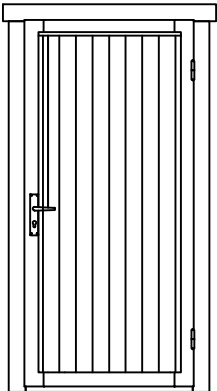


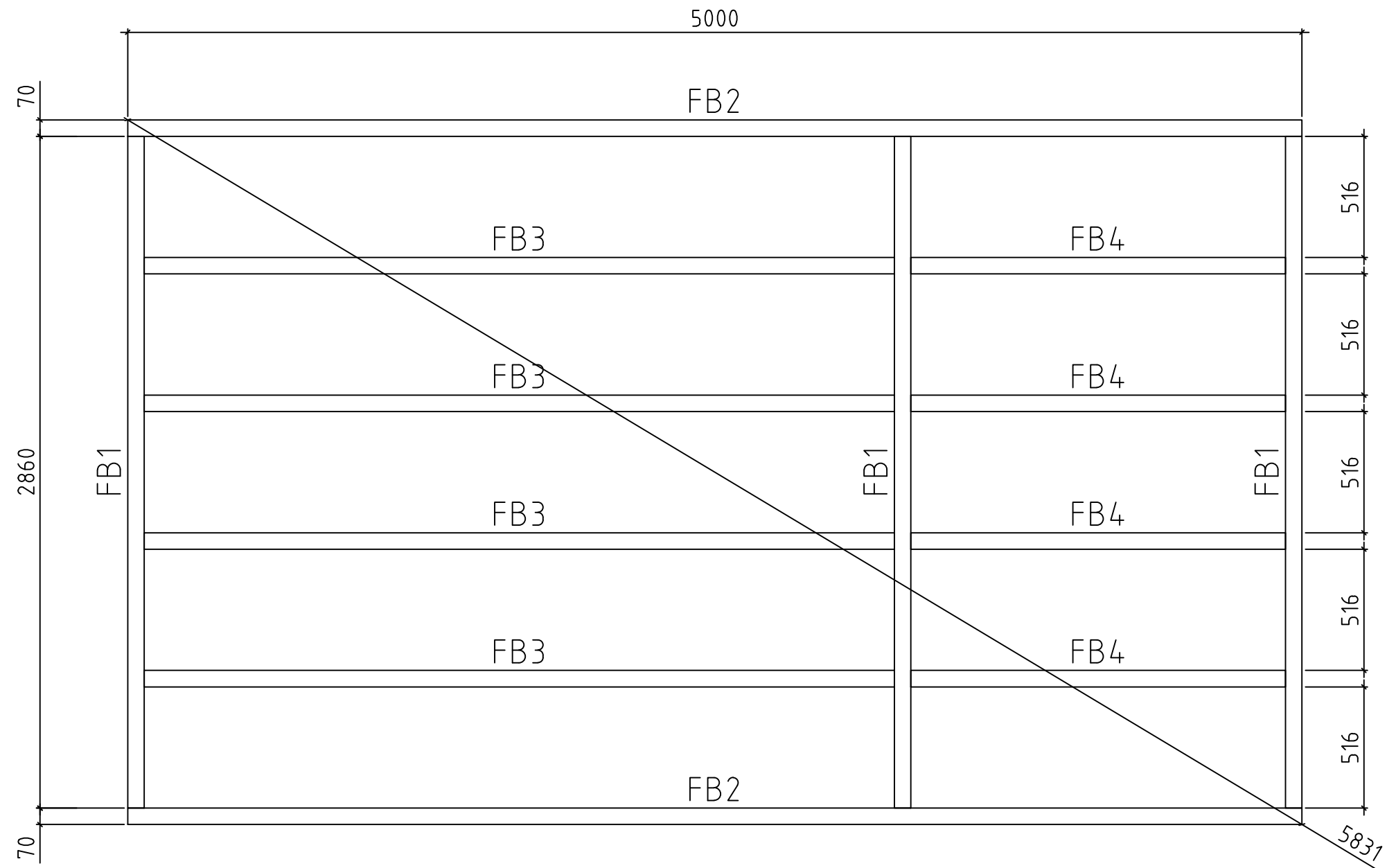
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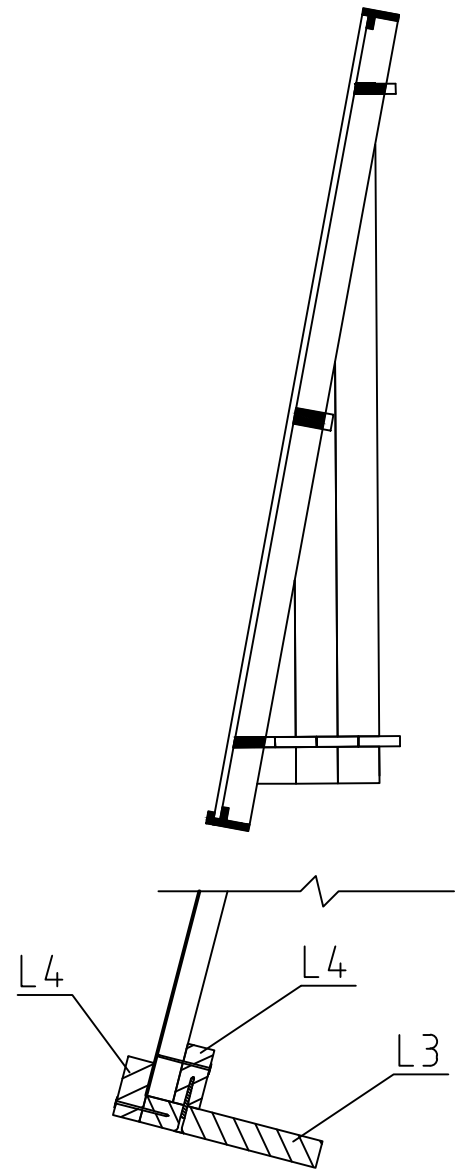
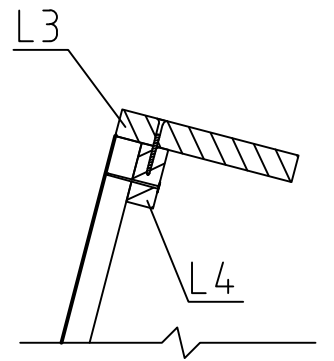
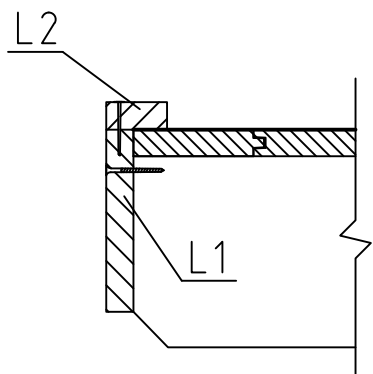
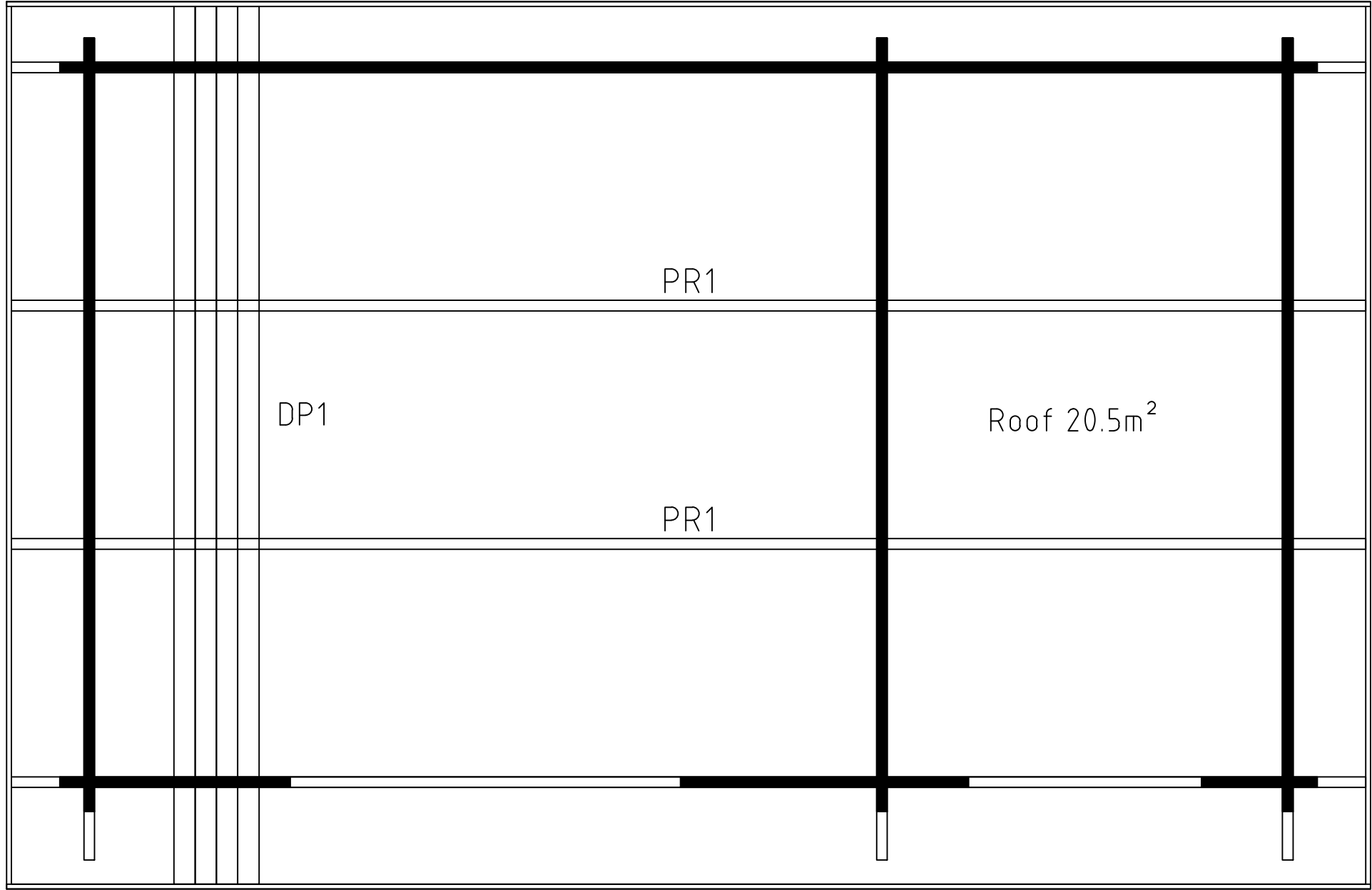
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003		15	44x135	480
004		17	44x135	5200
005		2	44x135	5600
006		3	44x68	3200
007		45	44x135	3200
WA-1		1		
WB-1		1		
WC-1		1		
FB2	FOUNDATION BEAM-FUND.BALKEN-FUND.BALK 	2	70x45	5000
FB3	FOUNDATION BEAM-FUND.BALKEN-FUND.BALK 	4	70x45	3195
FB1	FOUNDATION BEAM-FUND.BALKEN-FUND.BALK 	3	70x45	2860
FB4	FOUNDATION BEAM-FUND.BALKEN-FUND.BALK 	4	70x45	1595
PR1	Purlin-Dakbalk-Dachpfette 	2	44x14.4	5600
	Floor board-Fussbodenbrett-Vloerplank 	44	114x28	2902
DP1	Roof board-Dachbrett-Dakplank 	64	88x18	3650
	Base Board-Fussbleiste-Plinten 	2	18x40	1634
	Base Board-Fussbleiste-Plinten 	4	18x40	2912
	Base Board-Fussbleiste-Plinten 	2	18x40	3234
L1	Eave Board-Traufenblende-Afdekplank 	2	18x120	3690
L2	Eave Slat-Traufenteiste-Afdeklijst 	2	40x18	3650
L3	Facia Board-Giebelblende-Gevelplank 	4	18x120	2188
L4	Facia Slat-Giebelleiste-Gevellijst 	6	40x18	2800
R1	Pipe-Rohr-Buizen 	8		1000
Kood	Materjal	File	HansaDoubleShed44C.dwg	Leht 1/2

Pos	Specification-Spezifikation-Specificatie	St.	Profile (mm)	Length (mm)
KL1	Threaded rod Set-Gewindestange Satz-Draadstang Set 2 	2		2200
KL2	Threaded rod Set-Gewindestange Satz-Draadstang Set 2 	2		2450
	Door Set-Tür Satz-Deur Set 	1		
	Double Door Set-Doppeltür Satz-Dubbele Deur Set   	1		
	Nail-Nagel-Spijker 	650		
	Roofing Felt Nail-Dachpappe Nagel-Dakleer Spijker 	350		
	Roofing Felt-Dachpappe-Dakleer 	2		20.5m ²
	Screw-Schraube-Schroef 4x50 	40		
	Screw-Schraube-Schroef 6x120 	25		
DDL 1 60x198	DOOR 1600x1980 	1		
SDL 94.5 X198 R	DOOR 945x1980 	1		
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