

 Reigate & Banstead BOROUGH COUNCIL Banstead Horley Redhill Reigate	TO:	PLANNING COMMITTEE
	DATE:	4 th July 2018
	REPORT OF:	HEAD OF PLACES & PLANNING
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AGENDA ITEM:	10	WARD: Reigate Central

APPLICATION NUMBER:	18/00956/F	VALID:	23/05/2018
APPLICANT:	Sir Peter Harrison	AGENT:	HW Planning Ltd
LOCATION:	GEOFFREY KNIGHT PLAYING FIELDS, PARK LANE, REIGATE		
DESCRIPTION:	Erection of a side extension to provide essential storage at ground floor level and a storm porch 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.			

SUMMARY

This is a full application for the erection of a side extension to the existing clubhouse at Old Reigatians Rugby Club to provide additional storage space at the ground floor with a storm porch at the first floor.

The site is located to the west side of Park Lane in Reigate, to the south of Reigate Town Centre, in an area that is predominantly residential in character, being defined by large detached dwelling houses set within generous plots. The site is contained entirely within the Metropolitan Green Belt, and is also designated as being within an Area of Great Landscape Value (AGLV).

The purpose of the extension is to replace three existing storage containers which have been present on the site for in excess of 18 months. These have been used for storage purposed associated with the use of the rugby club and its' multiple teams. A retrospective application was submitted for the retention of these containers; however this application was refused on the grounds that they would result in a significant level of visual harm inappropriate to the openness of the Metropolitan Green Belt. Enforcement action was subsequently taken, with an Enforcement Notice issued on 6th December 2017 requiring the removal of these containers from the land within an 8 month period of compliance.

The proposed extension seeks to replace these containers by providing storage space internally within the fabric of the existing clubhouse. It would have a flat roof design, incorporating brick and flint detailing that would mirror that of the front elevation of the existing clubhouse. Sitting atop the extension would be a small

storm porch with a pitched roof that would be of a matching dark timber. It is considered that the design and scale of the extension would be proportionate to the existing building to a degree that would be appropriate within the setting of the Metropolitan Green Belt, not impacting on its' openness.

The extension would be sited a significant distance from neighbouring residential properties ensuring that there would not be adverse impact on the amenity of these properties. Additional landscaping in the form of an extended hedge would screen a considerable amount of the extension from view.

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 subject to conditions.

Park lane Residents Association: No objections, welcome the expansion of the Clubhouse to facilitate additional storage space and the removal of all containers on the site.

Environment Agency: No objection is raised on the grounds that the proposed location of the extension falls within Flood Zone 1.

AONB Officer: No objection is raised.

Representations:

Letters were sent to neighbouring properties on 25th May 2018. A site notice was posted on 29th May 2018. 7 responses have been received, 6 of which were supportive and the other of which raised no objections provided the existing containers were removed.

1.0 Site and Character Appraisal

- 1.1 The site of the rugby club is located on an area of open land to the west of residential properties located along Park Lane to the south west of Reigate. The entire site is located within the Metropolitan Green Belt. The site is accessed via an access to the south of The Meadows on the end of Park Lane leading to a car parking area associated with the club, which is sited some 130m from the existing clubhouse. The clubhouse was granted planning permission in 2008 and had to be partially rebuilt due to a fire in 2014. Prior to this permission was granted for the construction of a new clubhouse in 2003. The clubhouse is a two storey building in a barn style design. It is timber clad to its main body with brick and flint projections. The roof is of plain tiles.
- 1.2 To the south of the clubhouse are two storage structures, one is a small timber structure used for machinery. The other is a more secure steel container set behind a fence on the eastern side of the access path from the car park to the clubhouse which acts as a tool shed and work area. To the west of the clubhouse are sited three rugby pitches. The clubhouse and pitches are set at a lower ground level than the houses to the east.
- 1.3 The surrounding area is predominantly residential in character, being typified by large detached dwelling houses set within very large elongated plots sited to the east of the application site. An exception to this is Wesley Court, a

small 1980s housing development consisting of 10 detached properties set within smaller more irregular shaped plots.

2.0 Added Value

- 2.1 Improvements secured at the pre-application stage: The local planning authority was approached for formal advice prior to the submission of this application.
- 2.2 Improvements secured during the course of the application: amended plans were sought during the course of the application to include additional flint detailing to the principal elevation.
- 2.3 Further improvements could be secured: further improvements can be sought by way of suitably worded conditions.

3.0 Relevant Planning and Enforcement History

- | | | | |
|-----|-------------|--|--|
| 3.1 | 08/01270/F | New replacement clubhouse at existing sports ground with supporting car park, service access and landscaping | Granted
2nd October 2008 |
| 3.2 | 09/01753/F | Installation of plant associated with the new clubhouse, including a Glass reinforced plastic (GRP) kiosk containing a cold water storage tank and air handling units | Granted
18 th January 2010 |
| 3.3 | 09/01814/F | Fell one field maple to ground level | Granted
5th November
2010 |
| 3.4 | 10/01497/CU | Change of use of land to west of approved car park (under planning permission 08/01270/F) to an overflow parking area and improvements to vehicular access. (Drwg no: REI-0811-CL00-C) | Granted
8th October 2012 |
| 3.6 | 14/00379/CU | Change of use from pastureland to playing pitches comprising 3 rugby pitches & associated works, which include the siting of 3 pairs of rugby goal posts & the provision of means of access to allow an emergency vehicle (ambulance) to access the pitches only in cases of emergency. Additional information Submitted via | Granted 6th
August 2014 |

planning portal 08/04/14 and email 02/05/14 regarding the use of the pitches. Amended via the planning portal 20/06/14.

- | | | | |
|-----|--------------|--|--|
| 3.7 | 15/00766/F | Installation of 6no. - 15m high galvanised steel columns supporting a total of 8 no. Philips Lighting Low Glare floodlights complete with 2kw MHN-FC Lamps (white Light) to an existing grass rugby football pitch | Granted 24 th November 2016 |
| 3.8 | 16/01755/RET | Retention of containers and enclosure | Refused 6 th March 2017 |
| 3.9 | 16/00148/UA3 | Alleged temporary containers have become permanent - enforcement notice issued November 2017 giving 8 months for compliance. | |

4.0 Proposal and Design Approach

- 4.1 This is a full application for the erection of a side extension to the existing clubhouse to provide storage for ancillary equipment associated with the operations of the rugby club and its various teams. It is of a flat roof design measuring 3.3m in height with a width of 6.5m. It would be approximately 18.8m in length from front to rear. Two outward opening doors would feature to the principal elevation allowing access to the first area of storage. Five sets of similar door would feature to the side elevation allowing additional access to both the front and rear storage areas. A final set of doors provides access to a fire escape. A narrow link 1.3m in wide would provide pedestrian access from the main clubhouse through to the area of hardstanding beyond the extension. A fire escape would feature to the rear, contained internally within the fabric of the building. Regarding materials, the extension would utilise brickwork to match the existing building, along with elements of flint detailing to the principal elevation. The storm porch would be of timber boarding to match the existing upper floor of the clubhouse.
- 4.2 The size of the extension would create an additional floor area of approximately 126 sq. m in regards to footprint. Additionally it is proposed to incorporate a storm porch above the extension. It would have a pitched roof that would match that of the main building.
- 4.3 The intention of the extension is to replace three storage containers currently located to the north of the clubhouse. These containers were placed on the land and used for temporary storage of equipment related to the operations of the rugby club. These structures were deemed to be unlawful and subsequently the club were advised that the containers should be removed from site or a retrospective planning application be submitted for their

permanent retention. An application was submitted however this was refused on the grounds that the containers would have resulted on an unacceptable level of harm to the openness of the Green Belt and the character of the AGLV by virtue of their bulk, harsh appearance and ad hoc nature representing an incongruous and unsightly feature in this locality.

- 4.4 Following the failure to remove the containers an Enforcement Notice (EN) was issued in respect of the on-going breach of planning permission, which came into effect on the 6th December 2017. This required the containers to be removed from the land with an 8 month period of compliance.
- 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 statement does not include an assessment of the local character of the area.
	No site features worthy of retention were identified.
Involvement	No community consultation took place.
Evaluation	<p>The design statement explains that a number of options were considered in regards to the location of the extension, particularly the northern, eastern and southern. It was concluded that the northern side of the building would be the most appropriate. A number of design solutions were considered, including a dual pitched roof and rounded green roof. The flat roof design was considered most appropriate, taking the lead from the existing single storey projection to the front of the building.</p> <p>A separate detached structure was considered, however this was rejected on the grounds that this would have resulted in the spread of development on the site, resulting in adverse impact on the openness of the Green Belt. Extensions to the south or the rear of the club would require works, adding to the level of development within the site.</p>
Design	The design statement clarifies that the character of the existing clubhouse in respect of scale, location and

	choice of materials.
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5.0 Policy Context

5.1 Designation

Metropolitan Green Belt
TPO Order No RE934
Area of Great Landscape Value

5.2 Reigate and Banstead Core Strategy

CS1(Sustainable Development)
CS3 (Metropolitan Green Belt)
CS4 (Valued Townscapes and Historic Environment)

5.3 Reigate & Banstead Borough Local Plan 2005

Landscape & Nature Conservation	Pc4
Countryside	Co1
Recreation	Re1, Re2, Re8

5.4 Other Material Considerations

National Planning Policy Framework	
National Planning Practice Guidance	
Supplementary Planning Guidance	
Other	Human Rights Act 1998 Community Infrastructure Levy Regulations 2010

6.0 Assessment

6.1 The proposal seeks permission for the erection of a side extension to provide essential storage at ground floor level and storm porch at the first floor level.

6.2 The main issues to consider are:

- Impact on the openness of the Metropolitan Green Belt;
- Design and Impact on the character of the area;
- Impact on neighbouring residential amenity;
- Landscaping

Impact on the openness of the Metropolitan Green Belt

6.3 Policy Co1 of the Local Plan states that planning permission will not normally be granted for development that is inappropriate to the Green Belt unless justified by very special circumstances, which emphasises that which

is stated in the National Planning Policy Framework (NPPF). Permission will be granted for the extension of a building within the Green Belt provided it does not result in an addition that is disproportionate over and above the size of the original building. Additionally the provision of appropriate facilities for outdoor sport and recreation are not considered inappropriate provided such facilities preserve the openness of the Green Belt and does not conflict with the purposes of including land within it.

- 6.4 The existing clubhouse has a total floor area of approximately 1069.5 sq. m. The total floor area of the clubhouse coupled with that of the three existing containers on site amounts to 1142.1 sq. m. The current arrangement represents a 6.7% increase over and above the original building. The proposed extension would result in a total floor area of 1193.1 sq. m. This would represent an 11.5 % increase. This is considered to be a modest increase over and above the original building. The extension is single storey, ensuring the scale is proportionate to the size of the clubhouse. The storm porch, whilst adding height, does not add a significant level of bulk and mass to the building by virtue of its modest size, sitting significantly below the ridge of the roof of the clubhouse. The extension would represent a sympathetic form of development by virtue of its design and appearance, which would be appropriate within the context of the Metropolitan Green Belt and is considered necessary for the outdoor sporting use and also not disproportionate to the original building meaning it would be appropriate within the green belt. Its siting to the north side of the building would also minimise views from the wider area.

Design and impact on the character of the area

- 6.5 The proposed design would be relatively low scale, set back from the principal elevation giving it a subservient appearance. The use of brickwork and flint detailing to the principal elevation would match that of the frontage of the building, as would the black painted timber doors, which would match those to the front. As well as being sited within the Green Belt the site is within an Area of Great Landscape Value. As such the proposal is subject to assessment against Policy Pc1 of the Borough Local Plan 2005. This policy requires special care to be afforded to the siting, scale, impact and design of any development to ensure that it is in keeping with the surrounding landscape. It is considered that the design and siting to the north side of the building would be sympathetic to this location by virtue of its being in keeping with the existing building, which is itself sympathetic to the more rural setting of the area. The site is to the rear of residential dwellings fronting Park Lane where, whilst the extension may be visible from a number of surrounding properties, it is considered that the design is such that the extension would not be significantly harmful to the character of the wider surrounding area, and in compliance with Policy Re2 of the Borough Local Plan. Comment has been made that the development has the potential to result in harm to the Reigate Town Centre Conservation Area. The siting of the proposed extension is some 100m from the Conservation Area boundary, which is significant enough to ensure that there would be little harm in this respect.

Impact on neighbouring residential amenity

- 6.6 The nearest residential properties to the proposed location of the extension are located on Wesley Court, approximately 60m from the clubhouse. The rear boundaries of these properties and those along Park Lane are lined with trees and other vegetation which would serve to obscure much of the extension from view. It is considered that the scale coupled with the separation distance would be sufficient to ensure that the extension would not result in a significant level of harm to residential amenity and would therefore comply with Policy Re2 of the Borough Local Plan 2005.

CONDITIONS

1. The development hereby permitted shall be completed 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:

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

Plan Type	Reference	Version	Date Received
Elevation Plan	1534-10	P03	17.07.2018
Roof Plan	1534-11	P03	17.07.2018
Floor Plan	1534-07	P03	17.07.2018
Location Plan	1534-12	P02	16.05.2018
Roof Plan	1534-09	P02	01.05.2018
Location Plan	1534-01	P02	01.05.2018
Floor Plan	1534-08	P02	01.05.2018
Elevation Plan	1534-06	P02	01.05.2018
Elevation Plan	1534-05	P02	01.05.2018
Roof Plan	1534-04	P02	01.05.2018
Floor Plan	1534-3	P02	01.05.2018
Floor Plan	1534-02	P02	01.05.2018

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. The materials to be used in the construction of the external surfaces of the extension hereby permitted shall match those used in 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 Borough Local Plan 2005 policies Ho9 and Ho13.

4. The development hereby permitted shall be used for ancillary storage purposes associated with the clubhouse only and for no other purpose without the prior approval in writing of the Local Planning Authority.

Reason: To ensure that the development hereby permitted is occupied as storage use only in accordance with Reigate and Banstead Borough Local Plan 2005 policies Co1, Re1, Re2, and Re8 of the Borough Local Plan 2005.

5. Within the first planting season following the completion of the development hereby permitted the hedge and contouring works to the north and east of the extension shall be completed in accordance with Drawing 1534-07 P03. The hedge shall comprise the same mixed species, and maintained to the same specification, as the existing hedge and thereafter maintained.

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.

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:
 - (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 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 Applicants attention is brought to the requirement of the Planning Enforcement notice that required the corrective works to be completed within eight months of the date the Enforcement Notice became effective. The Enforcement Notice is extant and the Council will expect, to avoid prosecution proceedings, the works to the clubhouse to be completed within 3 months of the date of this permission.

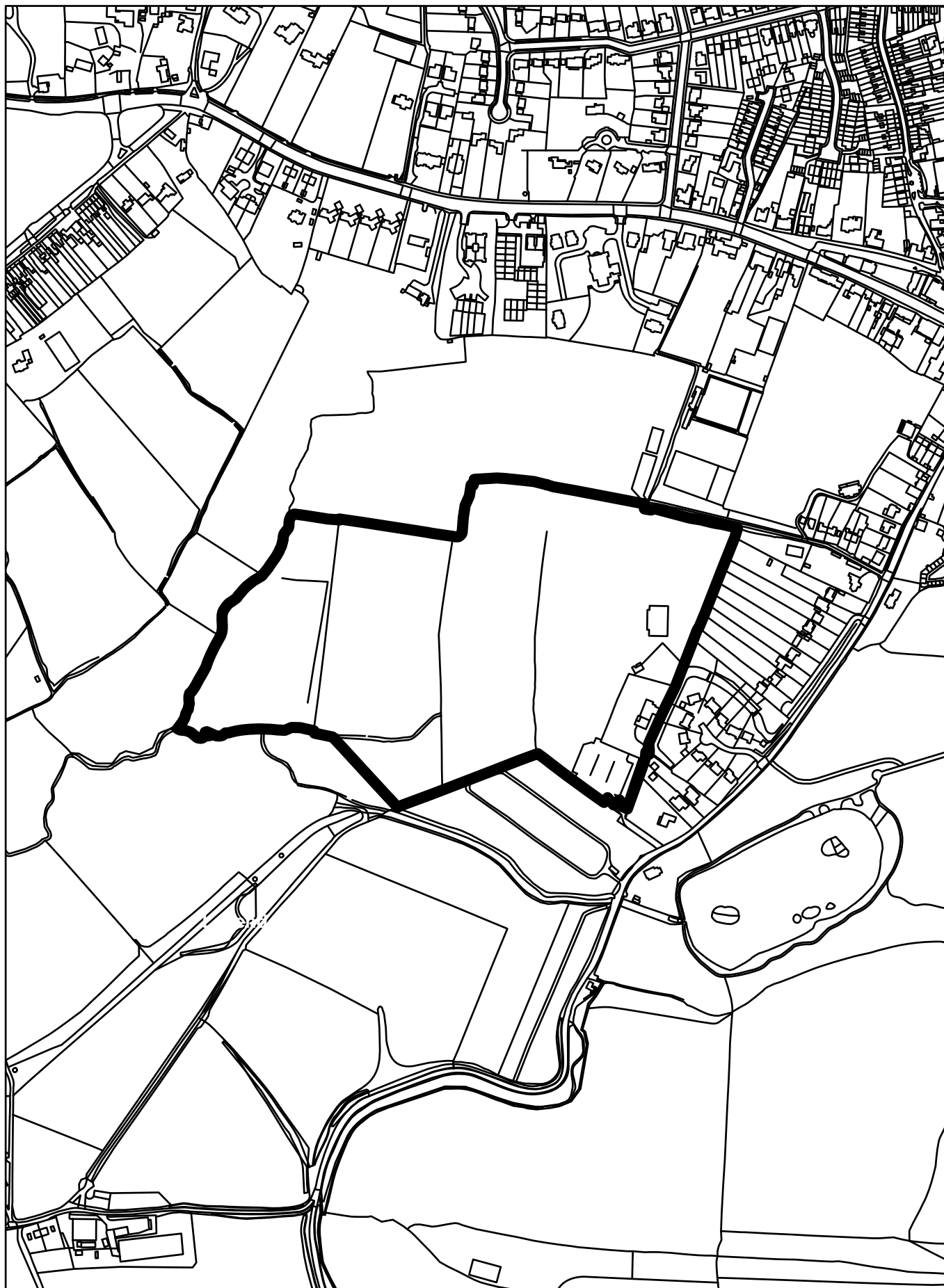
REASON FOR PERMISSION

The development hereby permitted has been assessed against development plan policies Pc4, Co1, Re1, Re2, Re8, and other 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

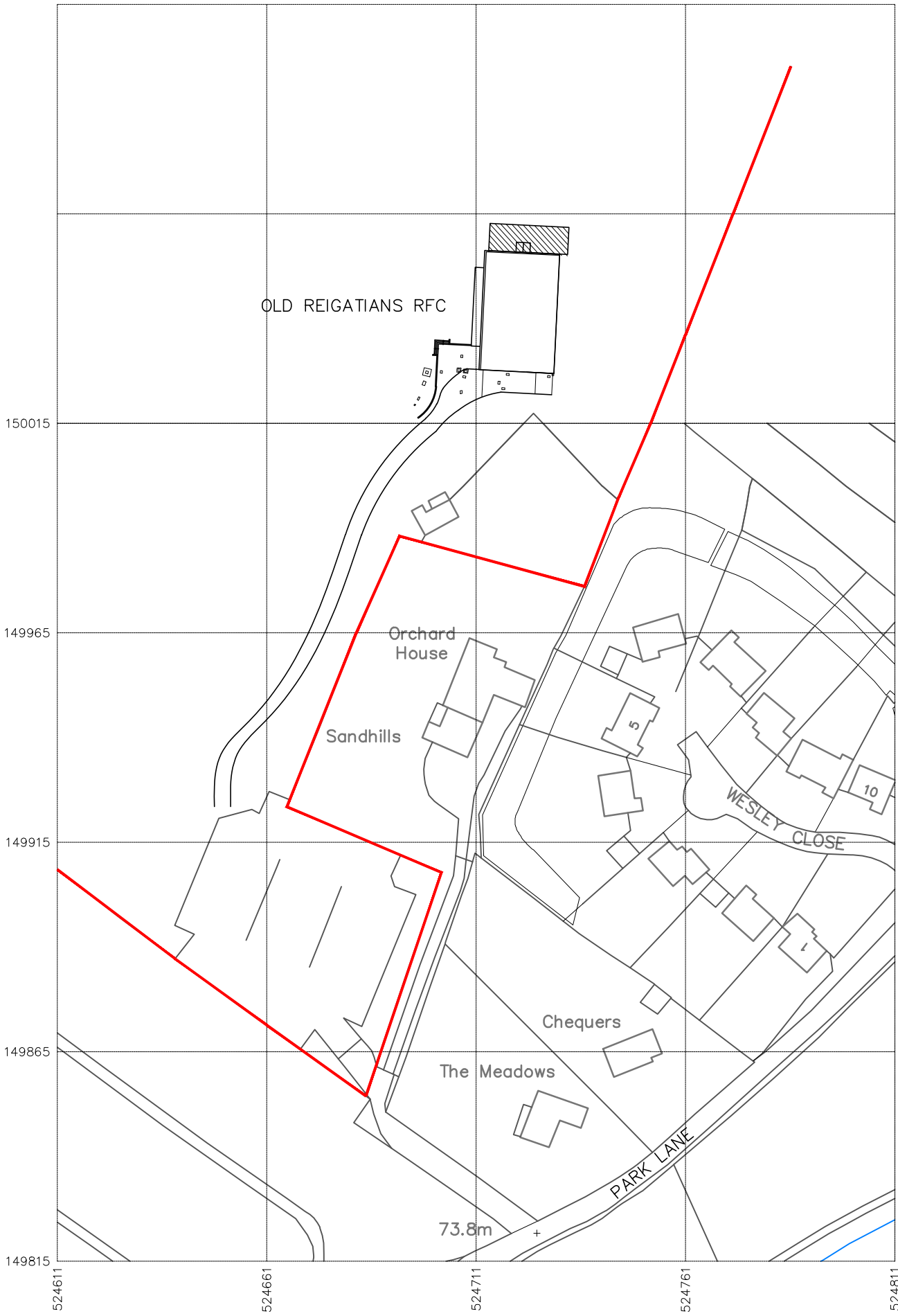
The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development where possible, as set out within the National Planning Policy Framework.

18/00956/F - Geoffrey Knight Playing Fields, Park Lane, Reigate

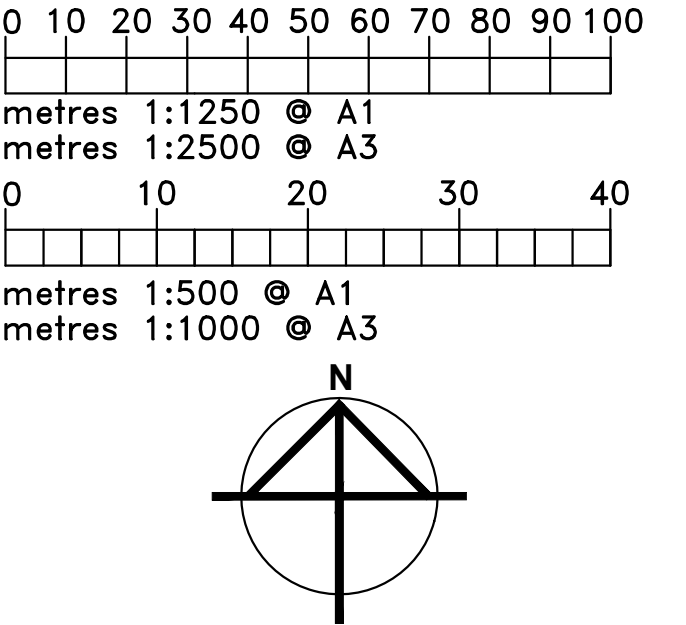




BLOCK PLAN
SCALE 1:500



LOCATION PLAN
SCALE 1:1250



NOTES

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P02	26/04/18	Planning Submission	CL	RC



59 NUTLEY LANE REIGATE SURREY
RH2 9HP 01737 222099

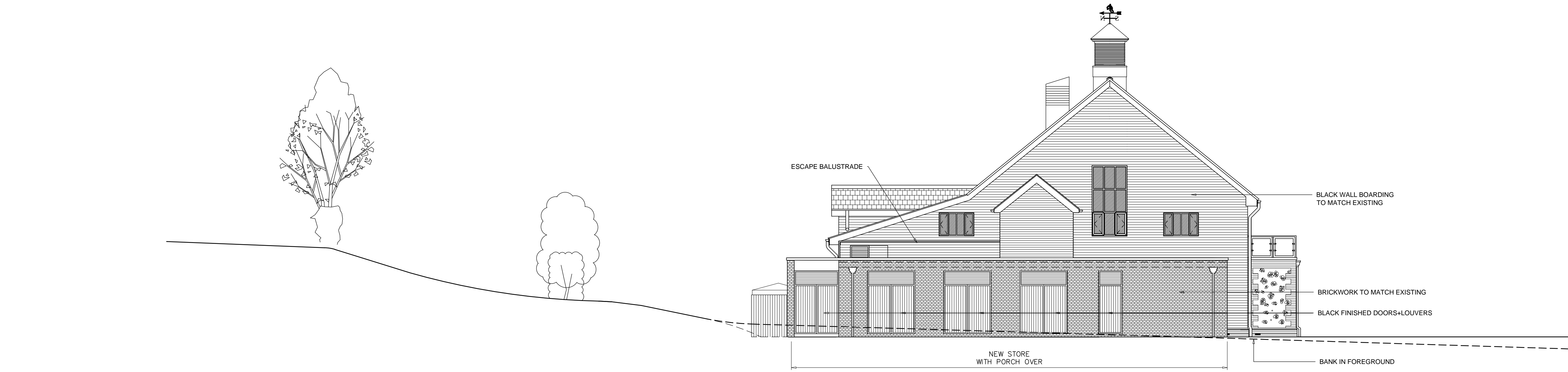
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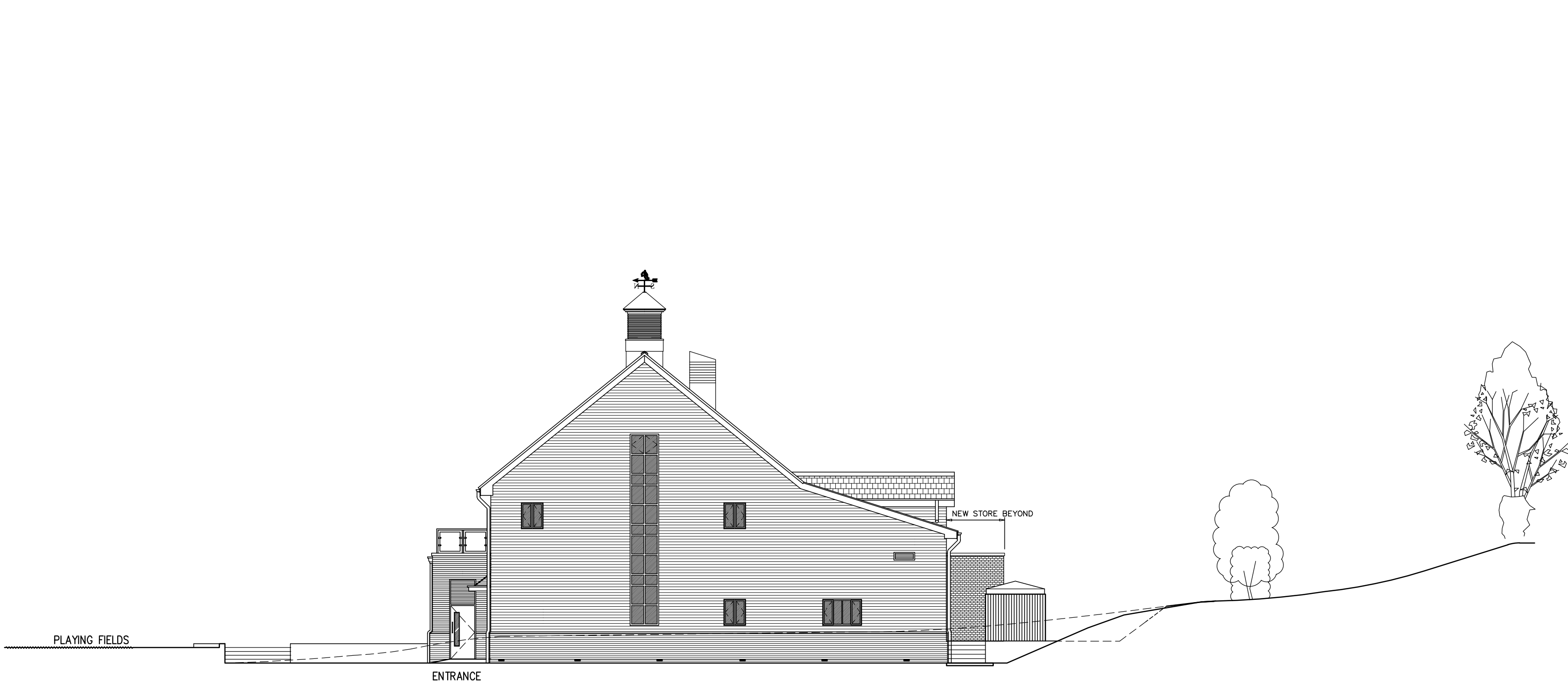
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GEOFFREY KNIGHT FIELDS
PARK LANE RH2 8JX

TITLE
LOCATION AND BLOCK
PLANS

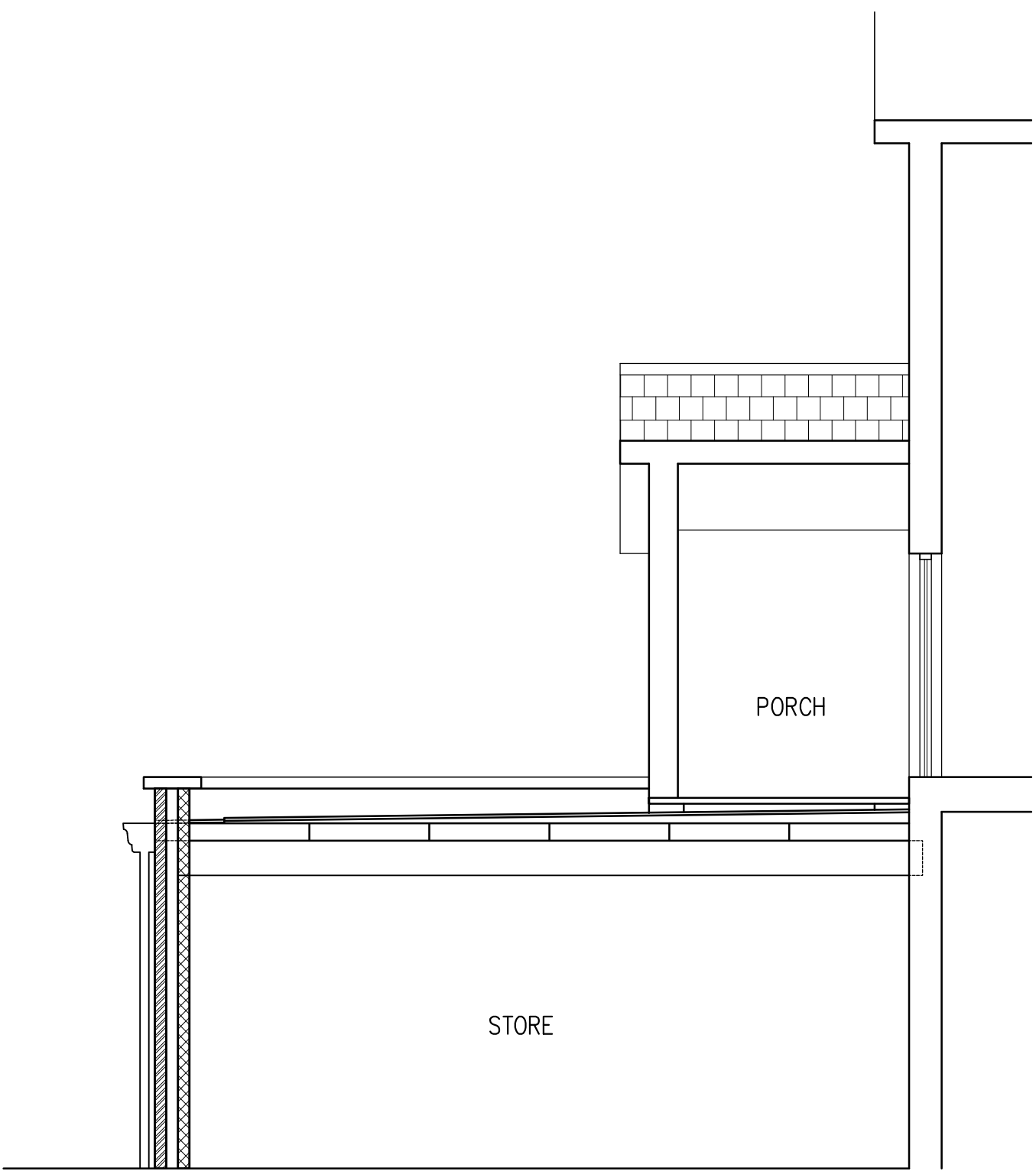
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1:500@A1 1:1250@A1 DATE 26/04/2018 STATUS	1534-01	P02



SIDE (NORTH) ELEVATION



SIDE (SOUTH) ELEVATION



SECTION A-A
SCALE 1:50 @ A1

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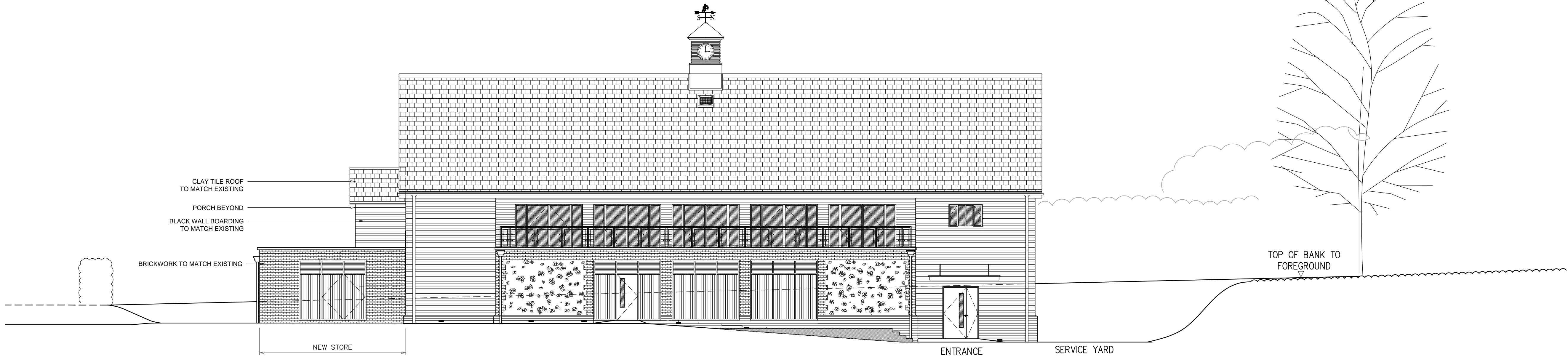
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TITLE
PROPOSED STORE
ELEVATIONS (2) & SECTION

SCALE 1:100@A1 1:200@A3 DATE 26/04/2018 STATUS	DRAWING NO. 1534-11	REV P02
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FRONT(WEST) ELEVATION



REAR (EAST) ELEVATION

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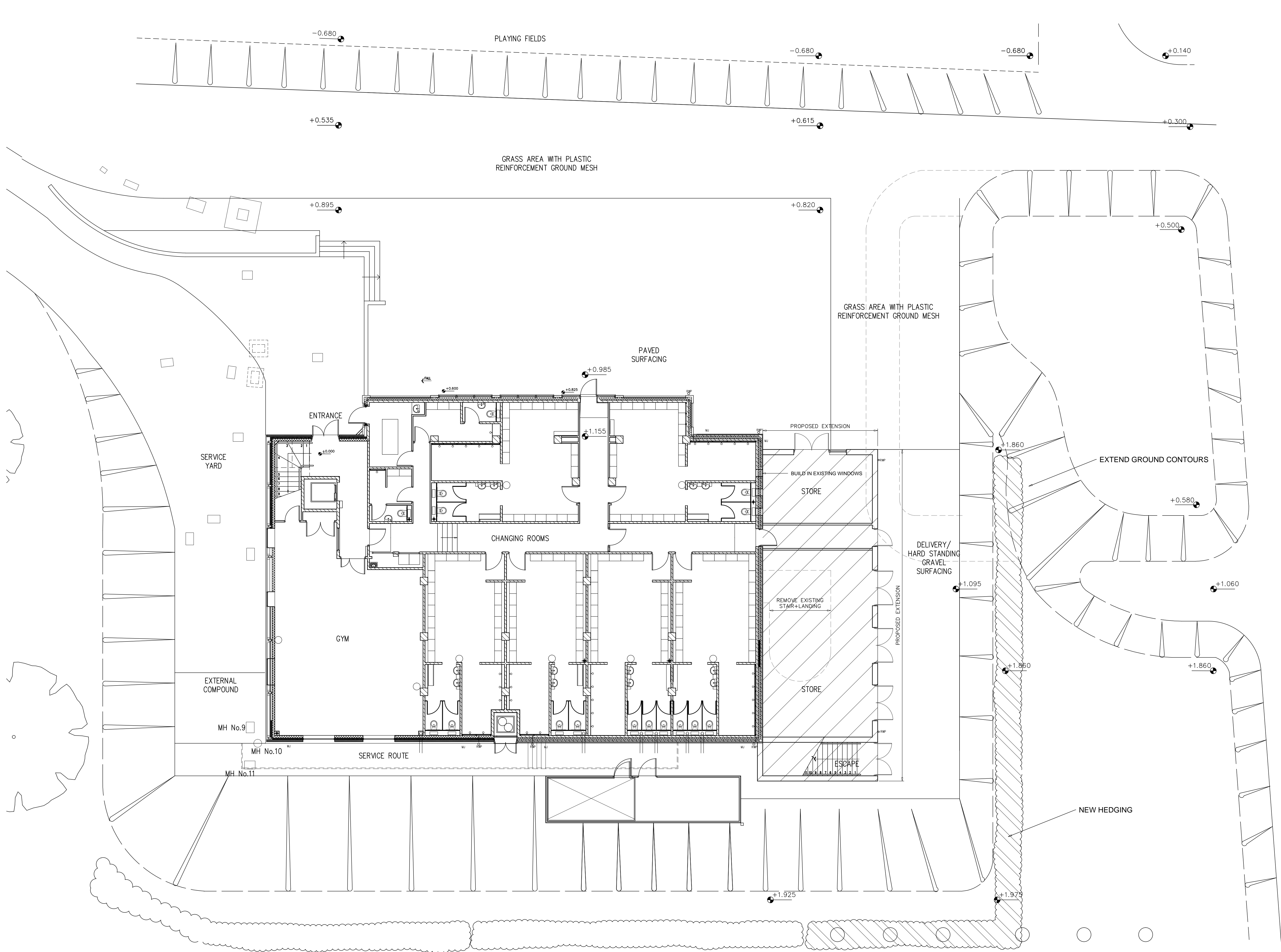


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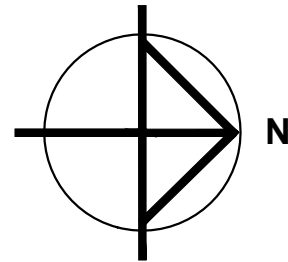
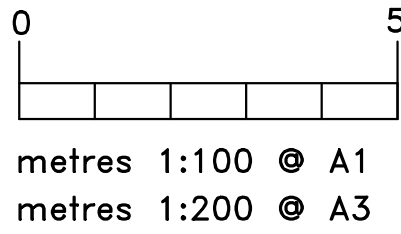
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TITLE
PROPOSED STORE
ELEVATIONS (1)

SCALE	DRAWING NO.	REV
1:100@A1 1:200@A3 DATE 26/04/2018 STATUS	1534-10	P02



GROUND FLOOR PLAN



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PROPOSED EXTENSION

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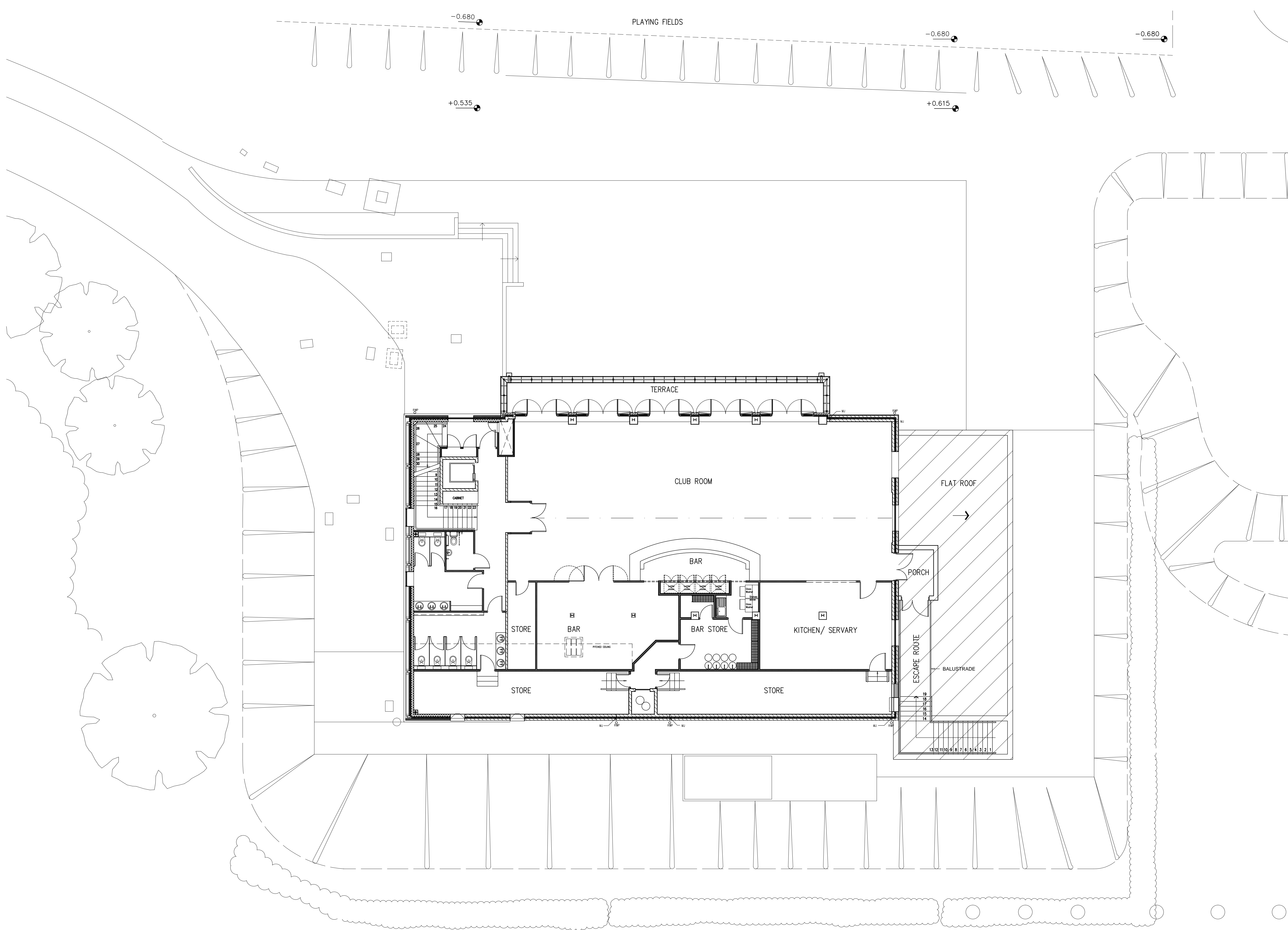
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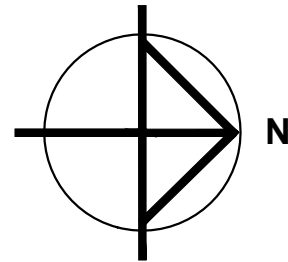
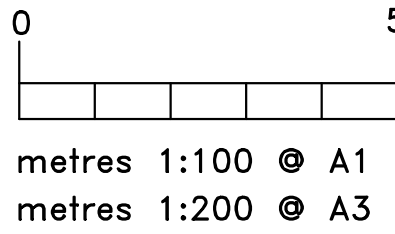
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TITLE
PROPOSED STORE
GROUND FLOOR PLAN

SCALE	DRAWING NO.	REV
1:100@A1 1:200@A3 DATE 26/04/2018 STATUS	1534-07	P02



FIRST FLOOR PLAN



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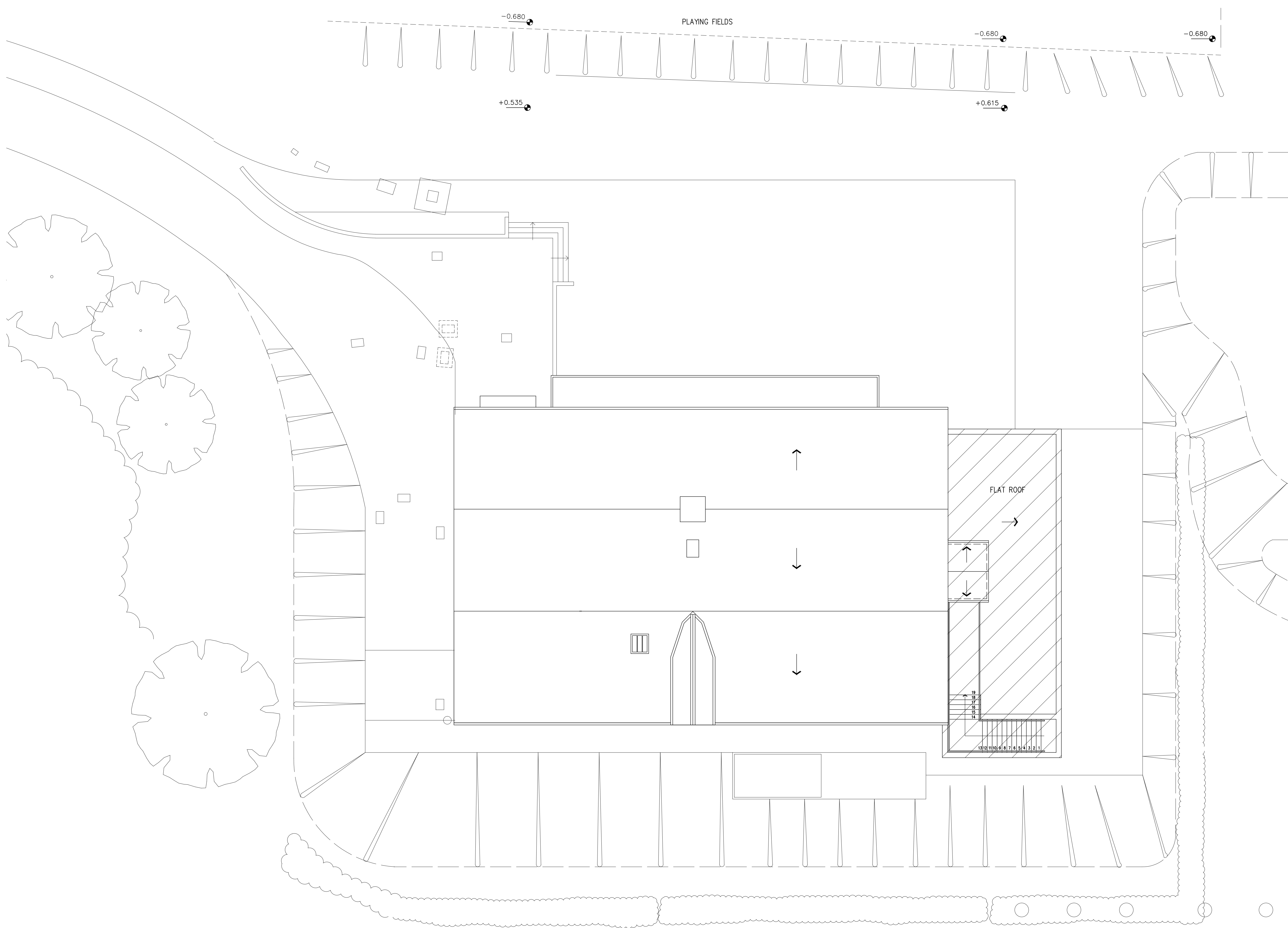


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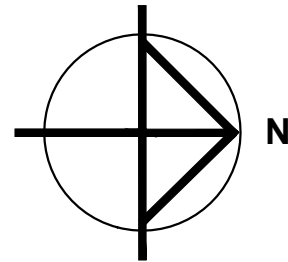
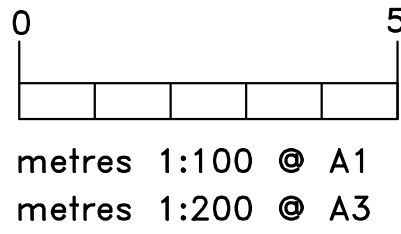
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TITLE
PROPOSED STORE
FIRST FLOOR PLAN

SCALE	DRAWING NO.	REV
1:100@A1 1:200@A3 DATE 26/04/2018 STATUS	1534-08	P02



ROOF PLAN



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TITLE

PROPOSED STORE
ROOF PLAN

SCALE	DRAWING NO.	REV
1:100@A1 1:200@A3 DATE 26/04/2018 STATUS	1534-09	P02