

 Reigate & Banstead BOROUGH COUNCIL Banstead Horley Redhill Reigate	TO:	PLANNING COMMITTEE
	DATE:	14 April 2021
	REPORT OF:	HEAD OF PLANNING
	AUTHOR:	Matthew Lambert
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AGENDA ITEM:	11	WARD: Horley Central and South

APPLICATION NUMBER:	21/00388/HHOLD	VALID:	02 March 2021
APPLICANT:	Mrs Joanna Shipton	AGENT:	No details submitted
LOCATION:	20 CHEYNE WALK, HORLEY, RH6 7PF		
DESCRIPTION:	Single storey flat roof extension onto detached bungalow, extension will span the whole width of the property and extend out to a maximum of 4 metres.		
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 Borough Councillor.

SUMMARY

The proposal seeks planning permission for the erection of a single-storey extension to the rear of the existing bungalow

The context of the area is residential, comprising wide, detached bungalows, set within rectangular plots. Some of these have benefitted from rear extensions, similar to the proposed.

The addition would be constructed out of red brickwork to match the existing brick type. It would have an insulated flat roof, which would adjoin the eaves of the roof pitch of the house, and it would feature UPVC fenestration to the rear. It would span the complete width of the rear of the bungalow. Owing to narrow boundaries of 0.9m on either side, there would very limited overall visibility of the proposal from the streetscene of Cheyne Walk. The proposed depth from the rear wall would measure 4m. This is 0.5m greater than the Council's recommendation for this type of proposal, as set out within the Householder Extensions and Alterations Supplementary Planning Guidance. However, owing to the complementary design approach, limited visibility, and negligible impact upon the amenity of either neighbouring property, the proposal is considered to be acceptable.

Planning Committee
17th March 2021

Agenda Item: 11
20/02840/HHOLD

RECOMMENDATION

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

Consultations:

Environmental Protection Officer: Recommends an informative owing to potential historic ground contamination

Horley Town Council: Raise no objections

Representations:

Letters were sent to neighbouring properties on 04 March 2021. No representations have been received.

1.0 Site and Character Appraisal

- 1.1 The application site is a detached bungalow built in approximately the early 1960s. It is set in a rectangular shaped plot that is fairly flat throughout. There are no trees likely to be affected by the proposal.
- 1.2 The surrounding area consists of residential properties of a similar age and slightly varying styles; a number of properties have been extended, to the typically to the roof, and the rear.

2.0 Added Value

- 2.1 Improvements secured at the pre-application stage: None sought.
- 2.2 Further improvements could be secured: Materials to match existing.

3.0 Relevant Planning and Enforcement History

- 3.1 93/12390/F Single storey rear extension and conservatory Granted 29/12/1993
(Permission not implemented)

4.0 Proposal and Design Approach

- 4.1 This is a full application for a single-storey rear extension to the dwelling. The addition would span the width of the existing dwelling. Internally, it would accommodate increased living space and additional bedrooms.
- 4.2 The proposed extension would be built out of matching materials and would be provided with a flat roof.

5.0 Policy Context

5.1 Designation

Urban Area

5.2 Reigate and Banstead Core Strategy

CS1 (Presumption in favour of sustainable development)

5.2 Reigate & Banstead Development Management Plan 2019

DES1 (Design of new development)

5.3 Other Material Considerations

National Planning Policy Framework

National Planning Policy Guidance

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 on local character
- Neighbour amenity

Impact on local character

6.3 The Council's Development Management Plan Policy DES1 expects proposals to have due regard to the layout, density, plot sizes, building siting, scale, massing, height, and roofscapes of the surrounding area, the relationship to neighbouring buildings, and important views into and out of the site. The Householder Extensions and Alterations Supplementary Planning Guidance (SPG) 2004 states that single storey rear extensions should be proportionate to the size of the property and garden, they should comply with the depth guidance recommended for the property, type, and they should use the same roof design and where possible the same roof pitch as the main property,

6.4 The proposal is considered acceptable in terms of design. Owing to its positioning wholly to the rear of the dwelling, it would be highly concealed from the streetscene, with only partial visibility of either side flank visible from the narrow boundaries either side. This level of visibility would be acceptable, given the context of the area, where many neighbours have undertaken similar extensions. This is the case at the neighbour to the north, no.18 Cheyne Walk. Given the nature of the existing dwelling, and the plot in which it is situated, the proposal is also considered proportionate in size.

- 6.5 The proposal would not feature a roof of the same pitch of the dwelling, it would also fail to accord with the recommended depth guidelines for this type of proposal, exceeding them by 0.5m. However, given the overall low visibility as discussed in the section above, these aspects are not considered to result in harm to the broader character of the locality. Following the materials condition worded in the next section of this report, the proposal is considered to be acceptable with regard to design and character.

Neighbour amenity

- 6.6 Both the council's Householder Extensions and Alterations SPG in addition to Policy DES1 of the Development Management Plan expect any proposal to have due regard to the amenity of neighbouring properties. The key residential amenity to consider in this instance would be the detached neighbours to the north, and to the south. These are no.18 Cheyne Walk, and no.22 Cheyne Walk respectively.
- 6.7 The front building line of no.18 is set roughly 0.70m forward of that of no.20. This neighbour has benefitted from a similar flat-roof single-storey rear extension, approved under application 88/17410/F. This extension has a depth of 3.65m. Taking this into account, the proposal at no.20 would project a distance of around 1.05m beyond the rear extension at no.18. Whilst this would give rise to a change in relationship between the two sites, there is not considered to be an onset of an overbearing impact, nor any loss of light or outlook to this neighbour as a direct result of the proposal. The proposal, nor the extension at no.18 on its southern side feature side facing windows. As such, there is neither considered to be any overlooking or loss of privacy impact.
- 6.8 The impact toward no.22 has the potential to be greater. The Council's Householder Extensions and Alterations SPG under section 5.2.2 recommends that single storey rear extensions situated astride a boundary should not exceed 3.5m in depth. As previously noted, the extension would not lie directly astride the boundary; with a spacing of 0.9m, but the overall depth of 4.0m would be considerable. Section 4.4 of the SPG recommends that in cases when the affected property is to the side of a new building, the 45° assessment should be undertaken. If the relevant 45° line were to intersect the centre of any rear windows serving a primary outlook to no.22, the impact on this side would be overbearing. On the north-eastern side of no.22; the closest to the proposal, lies a glazed conservatory, with no planning history available. The horizontal 45° line when taken from the north-westernmost corner of the proposed extension would directly intersect this conservatory, however the intersection would not occur to the centre. Therefore, in this instance the impact would not be overbearing. The proposal would not feature any side-facing windows, facing no.22. As such, there is neither considered to be any overlooking or loss of privacy impact on this side.
- 6.9 It is not considered that the proposal, owing to spacing of 34m, would have any impact on the neighbours to the rear. In light of this, the development

would be acceptable with regard to residential amenity, in line with policy DES1 and the Householder Extensions and Alterations SPG.

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
Site Plan	TQRQM21028214327212		17.02.2021
Proposed Development Plan	TQRQM21028214327212		02.03.2021
Existing Floor Plan	4631 01		17.02.2021
Existing Elevations	4631 02		17.02.2021
Site Plan Showing Tree Locations	TQRQM21028214327212		17.02.2021
Location Plan	TQRQM21028220320478		17.02.2021
Proposed Floor Plans	4631 03		17.02.2021
Proposed Elevations	4631 04		17.02.2021

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 (other than materials used in the construction of a conservatory) must be of similar appearance to those used in the 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.

INFORMATIVES

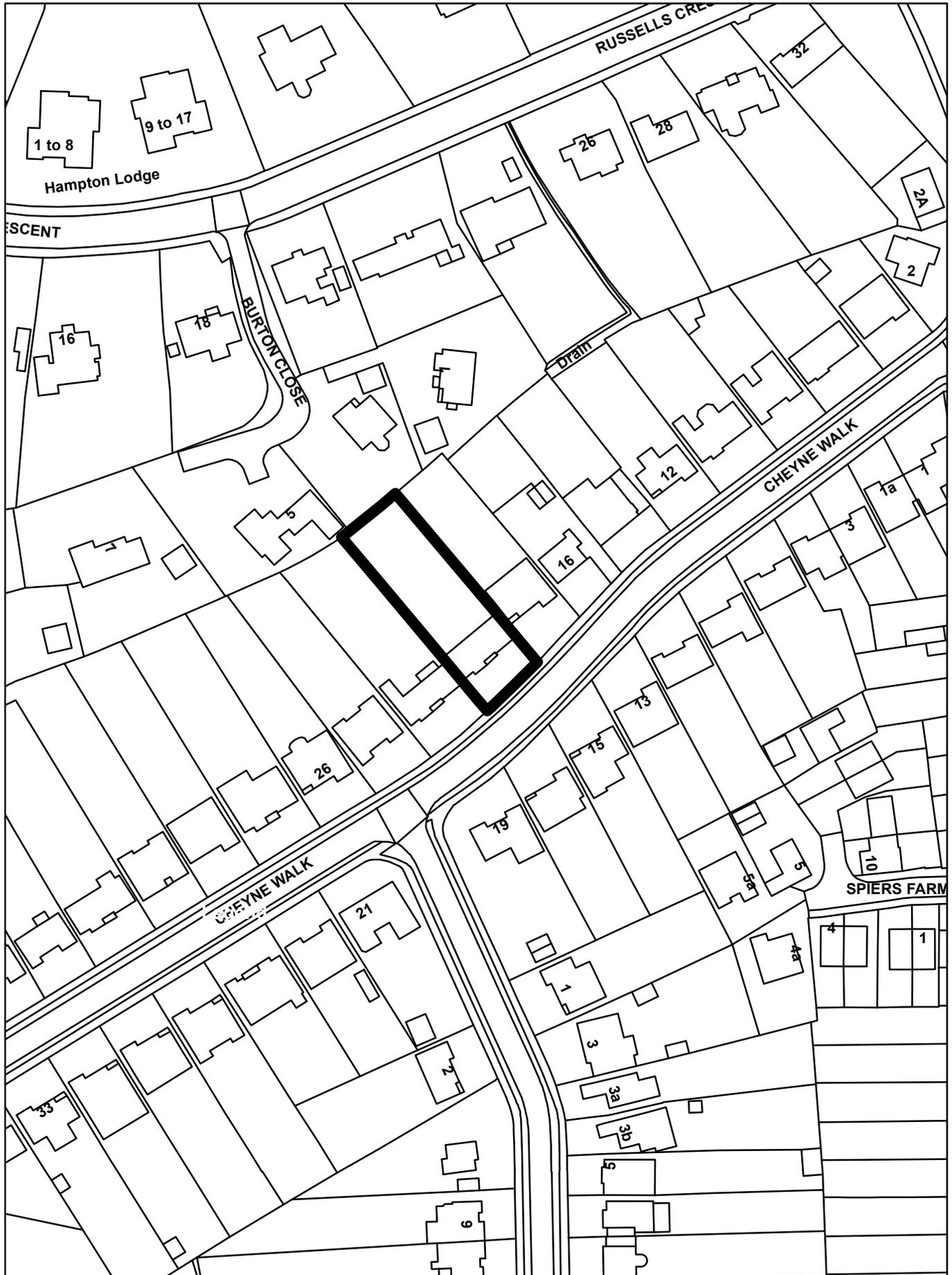
1. Your attention is drawn to the safety benefits of installing sprinkler systems as an integral part of new development. Further information is available at www.firesprinklers.org.uk.
2. The applicant is encouraged to provide renewable technology within the development hereby permitted in order to reduce greenhouse gas emissions. Further information can be found on the Council website at : [Climate Change Information](#).

REASON FOR PERMISSION

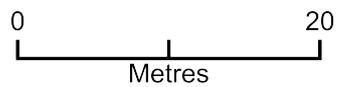
The development hereby permitted has been assessed against development plan policy DES1 and material considerations, including third party representations. It has been concluded that the development is in accordance with the development plan and there are no material considerations that justify refusal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

21/00388/HHOLD - 20 Cheyne Walk, Horley



Proposed Development Plan 20 Cheyne Walk RH6 7PF



Plan Produced for: Joanna Shipton

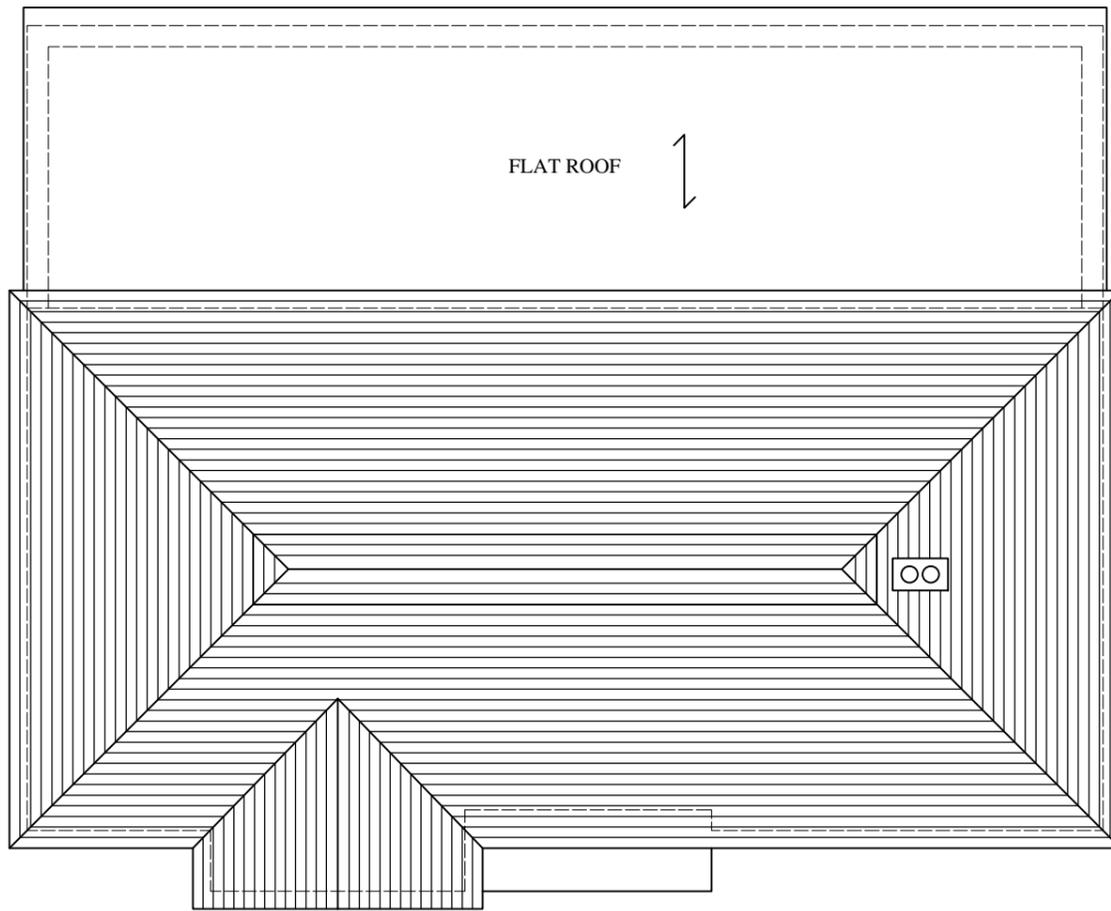
Date Produced: 28 Jan 2021

Plan Reference Number: TQRQM21028214327212

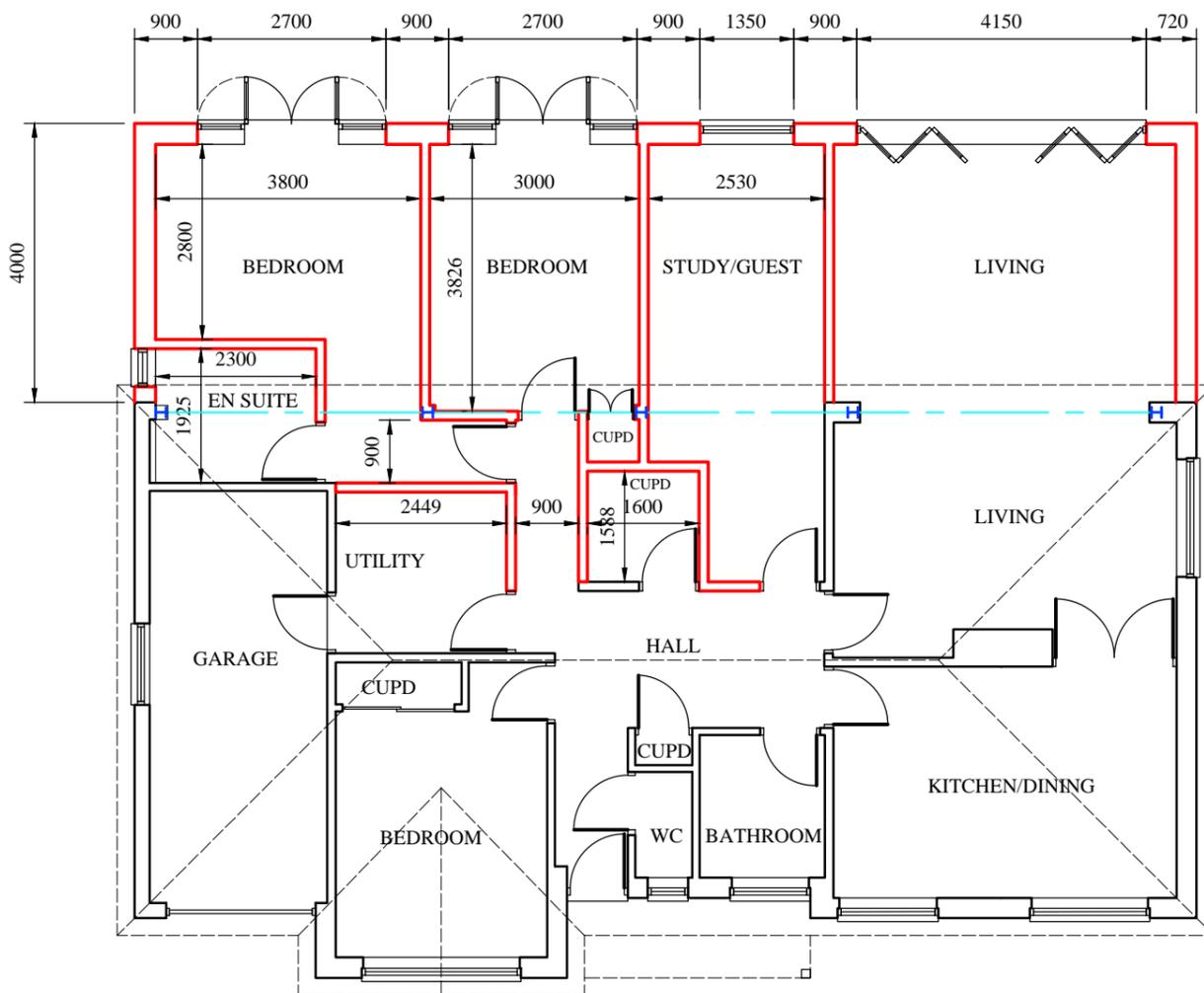
Scale: 1:500 @ A4

General Notes.

1. All concrete to have a minimum cube crushing strength of:
Mass Concrete = 25 N/mm². at 28 days.
Reinforced Concrete = 35 N/mm². at 28 days.
Nominal Aggregate size is to be 20mm.
2. All dimensions to be checked on site by the Contractor prior to construction and the Engineer to be informed of any discrepancies.
3. All new steelwork is to comply with B.S.449, 1969 and later amendments, or B.S.5950 1985 and later amendments as directed.
4. All new timber is to comply with B.S.5268, 1985, Grade SC4 and be treated.
5. All dimensions are in millimetres unless otherwise stated.
6. Fire casing to steelwork is to be two layers of 12.5mm Gypsum fireline board with joints taped & staggered. Finished with skim coat of gypsum plaster on Gypsum steel encasement system to achieve 1 hour fire resistance.
7. All welds are to be continuous 6mm fillet welds unless otherwise stated.
8. This drawing is to be read in conjunction with all relevant Architects and other specialists drawings.
9. All work to be carried out to the approval of the local Authority District Surveyor or Building Inspector.



ROOF PLAN



ALTERNATIVE No5 GROUND FLOOR PLAN



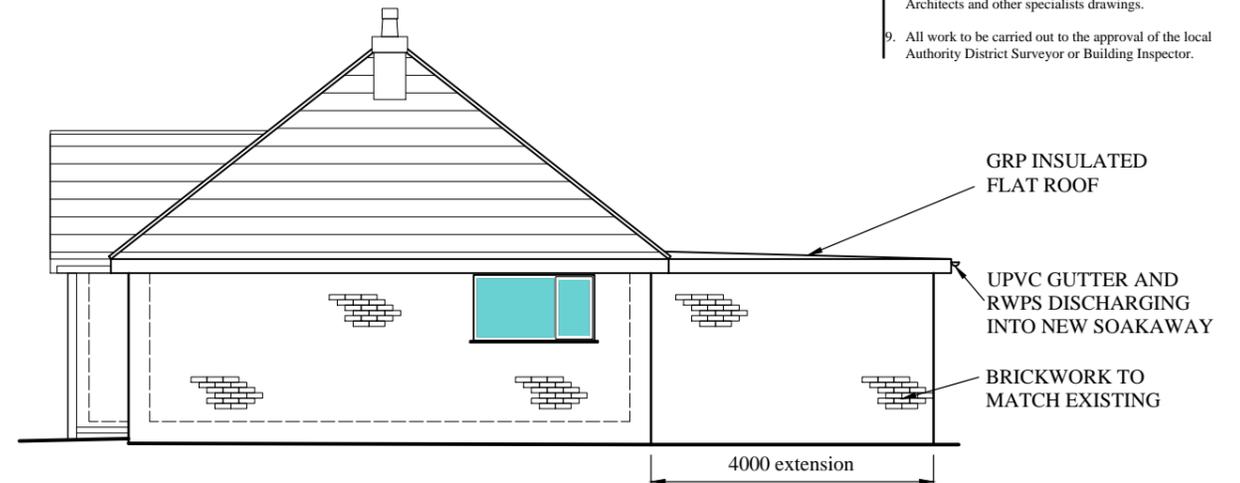
REV	DATE	DESCRIPTION
A	12/02/21	REAR OPENINGS TO EXTENSION ALTERED
Drawing		
PROPOSED FLOOR PLANS		
Project		
20 CHEYNE WALK HORLEY		
Client		
MR & MRS SHIPTON		
Architect		
Michael Blacker Partnership		
<small>Michael S. Blacker C.Eng. F.I.Struct.E. Andrew Blacker B.Sc.(Hons) C.Eng. M.I.C.E.</small>		
CONSULTING STRUCTURAL & CIVIL ENGINEERS		
<small>No1 MARK STREET, REKATE, SURREY RH2 0BL. E - MAIL eng@blacker.co.uk TELEPHONE 01737 244886 FACSIMILE 01737 224556</small>		
<small>THE COPYRIGHT IN THIS DRAWING IS THE PROPERTY OF THE MICHAEL BLACKER PARTNERSHIP AND NEITHER THE DRAWING NOR ANY PART OF IT, NOR ANY INFORMATION CONTAINED THEREIN, SHALL BE REPRODUCED OR DISCLOSED TO ANY THIRD PARTY WITHOUT PRIOR CONSENT OF THE MICHAEL BLACKER PARTNERSHIP.</small>		
Scale	1:100 @ A3	Drawn GRC Checked -
Date	NOV 2020	Job No. 4631 Drg. No. 03 Rev. A

General Notes.

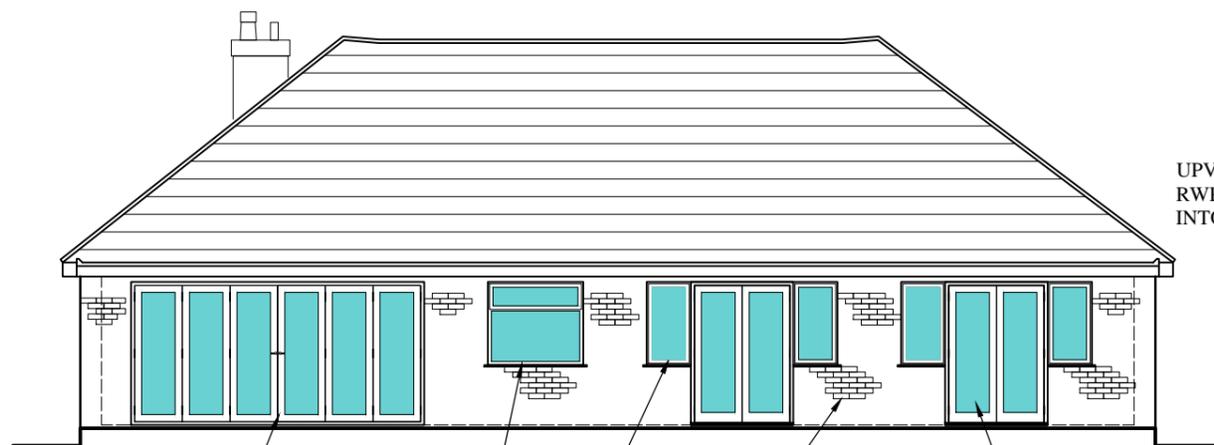
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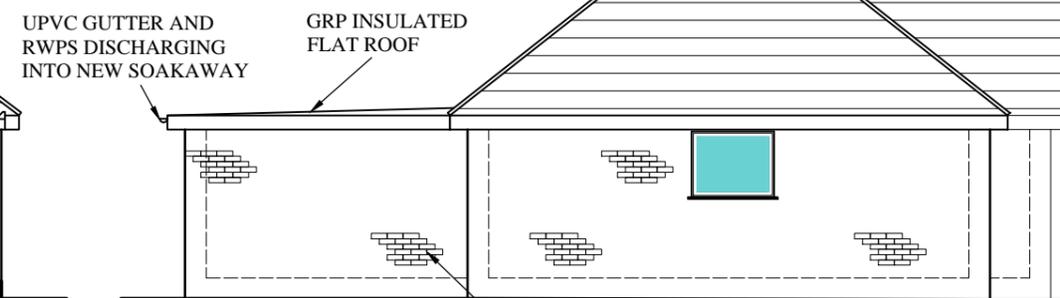
**FRONT ELEVATION
UNALTERED**



RIGHT HAND SIDE ELEVATION



REAR ELEVATION



LEFT HAND SIDE ELEVATION



REV	DATE	DESCRIPTION
A	12:02:21	OPENINGS IN REAR ELEVATION ALTERED
PROPOSED ELEVATIONS		
Project	20 CHEYNE WALK HORLEY	
Client	MR & MRS SHIPTON	
Architect	Michael Blacker Partnership CONSULTING STRUCTURAL & CIVIL ENGINEERS No 1 MARK STREET, REIGATE, SURREY RH2 0BL E - MAIL eng@blacker.co.uk TELEPHONE 01737 244886 FACSIMILE 01737 224556	
Scale	1:100 @ A3	Drawn: GRC, Checked: -
Date	NOV 2020	Job No: 4631, Dwg. No: 04, Rev: A