

 <b>Reigate &amp; Banstead</b> <b>BOROUGH COUNCIL</b> Banstead   Horley   Redhill   Reigate	<b>TO:</b>	PLANNING COMMITTEE
	<b>DATE:</b>	29 September 2021
	<b>REPORT OF:</b>	HEAD OF PLANNING
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<b>AGENDA ITEM:</b>	7	<b>WARD:</b> Meadvale & St. Johns

<b>APPLICATION NUMBER:</b>	21/01992/HHOLD	<b>VALID:</b>	02 August 2021
<b>APPLICANT:</b>	Mr & Mrs Cook	<b>AGENT:</b>	The Michael Blacker Partnership
<b>LOCATION:</b>	<b>7 ARBUTUS CLOSE, RH1 6NP</b>		
<b>DESCRIPTION:</b>	<b>Proposed single storey rear extension and first floor side extension above an existing single storey side extension and front porch.</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 the planning agent is a Borough Councillor.**

## **SUMMARY**

The proposed development seeks permission for the erection of a first-floor side extension, a single storey rear extension and a front porch.

The proposal seeks consent for three main additions to the dwelling. These would all be constructed using matching materials and would all be subservient in size and scale to the dwelling, reflecting its original design approach.

The porch addition would carry the most visibility from the streetscene. However, it would conform with The Council's design guidance for this type of addition. There is also some variation of the sizes and designs of porches in the road. It would therefore be acceptable.

To the rear of the site, it is proposed to erect a single storey rear extension. This addition would have a flat roof, and glazed doors and windows both rear facing. It would comply with the SPG guidance in terms of depth, and would not be visible from the streetscene. It is therefore not objectionable with regard to design nor amenity.

To the side, the existing single storey extension would be increased to two-storey height. Internally, an additional bedroom and bathroom would be provided. The footprint would not change. The design and pitch of the roof has been amended during the course of the application following initial concerns raised by officers. Initially a 'dummy pitch' was proposed which was considered out of keeping with the character of the dwelling but this has been changed to a hipped roof. Whilst this would not match the gable it adjoins, it would also be set-back and so would not appear harmful.

In summary, it is considered that the change to the dwelling would be appropriate given the context of the site and its surroundings, and the addition would not harm the character and appearance of the area.

No material harm to the neighbouring properties would occur as a result of the proposed development and the proposal is therefore considered acceptable in this regard.

## **RECOMMENDATION**

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

## **Representations:**

Letters were sent to neighbouring properties on 24 August 2021. No representations have been received.

### **1.0 Site and Character Appraisal**

1.1 The application site lies within a residential cul-de-sac in Redhill, and is occupied by a mid-twentieth century semi-detached dwelling house. An area of Ancient Woodland lies to the east and north of the site. No significant trees would appear to be impacted by the proposal. The site levels rise from south to north and from east to west.

1.2 The surrounding area consists of residential properties of a similar age and slightly varying styles; a number of properties have been extended, typically to the side, front, loft and the rear.

### **2.0 Added Value**

2.1 Improvements secured at the pre-application stage: It was recommended that the roof pitch of the first floor side extension be amended.

2.2 Improvements secured during the course of the application: Amendments to the roof pitch of the first-floor side extension.

2.3 Further improvements to be secured: Materials as specified

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

3.1 None

### **4.0 Proposal and Design Approach**

4.1 This is a householder planning application for first floor side, single storey rear and front porch extensions to the dwelling.

4.2 The proposed additions would be built out of matching materials and would be designed to match the existing form and appearance of the dwelling.

### **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.

6.4 The Householder Extensions and Alterations Supplementary Planning Guidance (SPG) 2004 states that two-storey side extensions should employ a suitable design approach, in order to harmonise with the character and appearance of the host property and appear suitably subservient when viewed from the streetscene.

6.5 The first-floor extension is considered acceptable in terms of design. It would occupy the same footprint as the existing single storey side element, 7.4m (d) x 2.8m (w) and would be set-back from the front building line of the dwelling by 2.8m. During the course of the application, amended plans were requested and received, replacing the initially proposed false-pitch roof with a roof that is fully dual-pitched, yet set-down and therefore subservient to the main form of the dwelling. The walls, windows and roof tiles proposed would match those of the existing dwelling, and this would be further secured by condition. The Council's SPG recommends that this type of addition should demonstrate a set-in of 1m from the boundary with the neighbouring side.

Spacing of 2m would be provided at the frontage, but this would reduce to 0.3m at nearest, as the site boundary tapers inward, away from the neighbouring dwelling no.8. Given that this neighbour is positioned away from the application site, and for the most part, the separation distance remains over 1m, there would not be any introduction of a terracing effect, and on balance it is acceptable in this instance for exception to be made.

- 6.6 Considering the design approach, the modest size and variation of other first floor additions in the immediate locality, this part of the scheme would be appropriate given the context of the street and would accord with the requirements of policy DES1 of The Council's Development Management Plan.
- 6.7 From a design viewpoint, the proposed single storey rear extension is also acceptable. It would be of an unconventional shape; in that it would follow the staggered boundary on the south side of the site. It would also have a flat roof, which is generally discouraged by The Council's design guidance. Notwithstanding this, it would fall below the maximum recommended depth limit of 3.3m, and given a suitably modest height, it would appear subservient. Furthermore, given the positioning of the dwelling, and the side addition considered above, it would have very little visibility from the highway. As such, its overall impact upon the character and appearance of the area would be negligible and no objection to this part of the scheme is therefore raised.
- 6.8 Thirdly, it is proposed to add a front porch to the dwelling. In terms of dimensions, this addition would measure 2.18m (w), 3.30m (h), 1.12m (d). Given the location of this addition, it would carry high levels of visibility from the streetscene. The Council's Householder Extensions and Alterations SPG recommends that porches should reflect the appearance of the existing property, especially in style, proportions, and materials. The size of the porch should also reflect the size of the property, and should use the same roof design and, where possible, the same roof pitch as the main property.
- 6.9 Proportionally, the porch would appear suitably subservient to the overall scale of the dwelling. As noted above, the materials would match those of the existing dwelling. Whilst the roof design would not be a direct match with the gable roof of the dwelling, it is acknowledged that such an approach to this type of addition would likely appear overly bulky and out of character with other similar development in the road. Given that many properties in the cul-de-sac have benefitted from front porch additions, and there is no particular uniformity with regard to design, no objection is raised in terms of design with regard to this element.
- 6.10 In summary, the proposal is acceptable with regard to its impact upon the design and character of the dwelling and wider locality. It would comply with the requirements of policy DES1 of the Council's Development Management Plan and no objection is raised.

Neighbour amenity

- 6.11 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 neighbour to the north-west, no.8 Arbutus Close, and the adjoining neighbour to the south, no.6. Each element of the scheme will be considered in turn.
- 6.12 The single storey rear extension would project to a maximum depth of 3.10m when measured from the rear building line. It would span the width of the dwelling, reaching a maximum height of 2.75m. Given that it would lie inside the maximum depth recommendation as set out within the SPG for this property type, the impact upon both neighbours is acceptable. The rear windows of no.6 the adjoining property would not be intersected at their central points by the relevant vertically and horizontally measured 45-degree lines. In the absence of any side-facing windows, this part of the scheme would also not give rise to any overlooking or privacy concerns. As such, whilst the existing relationship would be subject to some change by virtue of the increased massing and built form, the result would not be harmful and no objection on amenity grounds is raised with regard to the rear extension.
- 6.13 The first-floor addition would occupy the same footprint as the ground floor addition currently in-situ. It would be set-away from the boundary with no.8, although this distance would decrease throughout the depth of both plots. This addition would project modestly beyond the rear building line, and as such would be visible from the adjoining neighbour no.6. However, it would be set a reasonable distance away, and would not therefore give rise to any overbearing impact or overlooking. The impact toward no.8 would be greater. This property features a similar single storey side extension to the existing addition at no.7. This was approved under 02/02235/F. A 25° (as outlined in the adopted SPG) assessment was undertaken and in the case of a twin-casement side-facing window to the ground floor of no.8, the 25-degree line of sight from these windows would be breached. There would therefore be some loss of light to this room.
- 6.14 Despite this, following a visit to this room within no.8, it is apparent that it is served by three aspects; double casement windows to the front and rear, alongside the side. The front and rear windows are east and west facing, allowing for sunlight to enter this room throughout the day. Consequently, the overall loss of light to this room would be within the limits of acceptability, and there would not be reasonable grounds to recommend refusal on this basis. It is not proposed to add additional side-facing fenestration to either side. As such, there would not be any additional overlooking or privacy issues on this side.
- 6.15 The dimensions and positioning of the porch toward the centre of the front elevation of the dwelling would be such that no undue loss of light, overshadowing, nor privacy issues would be generated from this part of the scheme.

- 6.16 In summary, the proposal would therefore accord with policy DES1 of The Council's Development Management Plan and the Householder Extensions and Alterations SPG with regard to residential amenity.

## CONDITIONS

1. 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

2. 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.

<b>Plan Type</b>	<b>Reference</b>	<b>Version</b>	<b>Date Received</b>
Location Plan	4654-SK01		22.07.2021
Block Plan	4654-SK02		22.07.2021
Existing Elevations	4654-PL02		22.07.2021
Existing Floor Plan	4654-PL01		22.07.2021
Proposed Floor Plan	4654-PL03A		23.08.2021
Proposed Combined Plan	4654-PL04A		23.08.2021
Proposed Elevations	4654-PL05A		23.08.2021

3. The materials to be used in the construction of the external surfaces of the extension must be as specified within the application or as approved in writing by 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 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](http://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](#).
3. Should any development be proposed on or near the boundary then a party wall notice may be required under the Party Wall Act etc 1996.
4. 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](http://www.ccscheme.org.uk/index.php/site-registration).

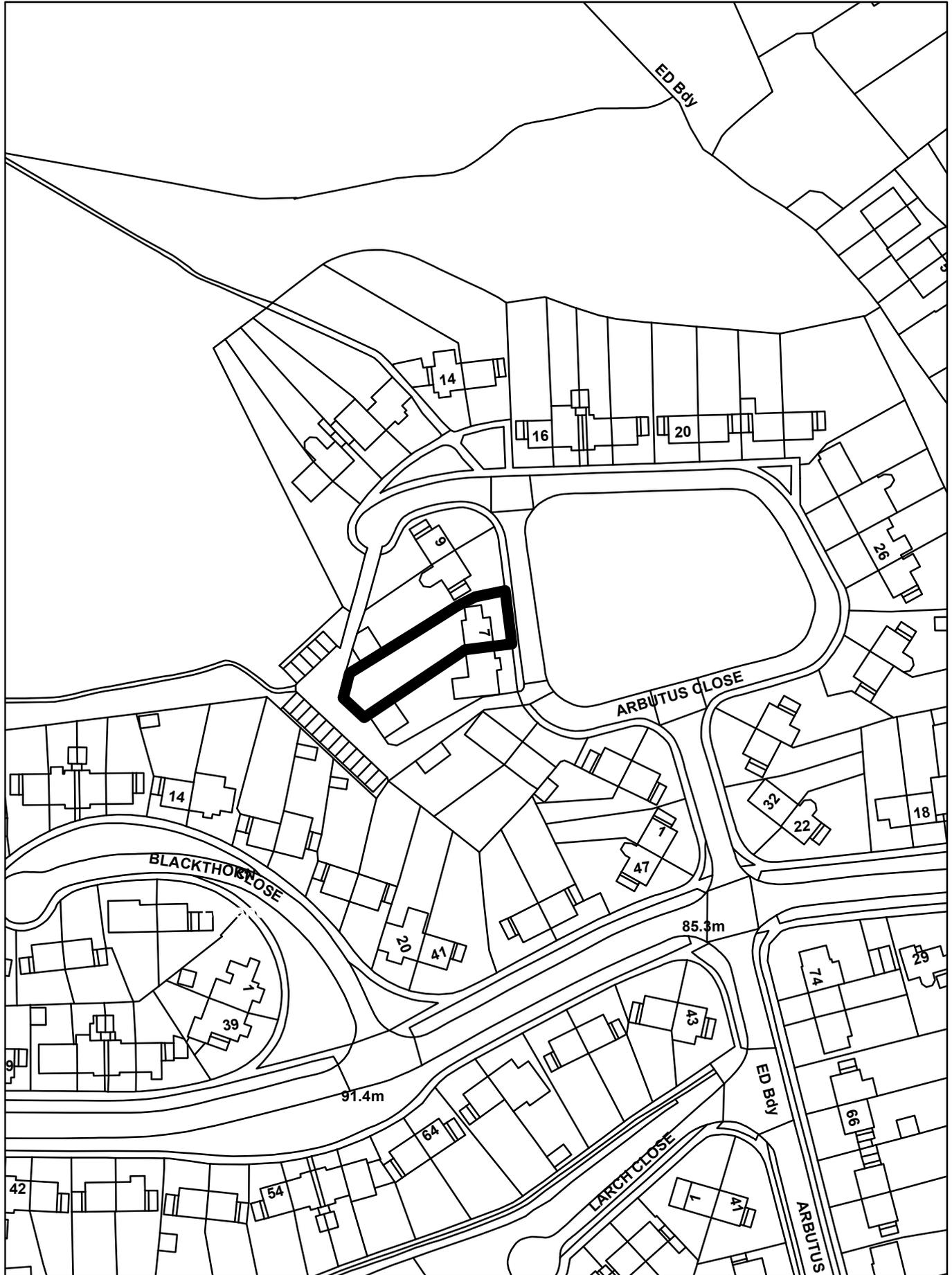
## REASON FOR PERMISSION

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.

21/01992/HHOLD - 7 Arbutus Close, Redhill



**Michael Blacker** Partnership

Michael S. Blacker C.Eng. F.I.Struct.E. Andrew Blacker B.Sc.(Hons) C.Eng. M.I.C.E.  
CONSULTING STRUCTURAL & CIVIL ENGINEERS

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TELEPHONE 01737 244886 FACSIMILE 01737 224556

PROJECT 7 ARBUTUS CLOSE REDHILL  
SURREY RH1 6NP

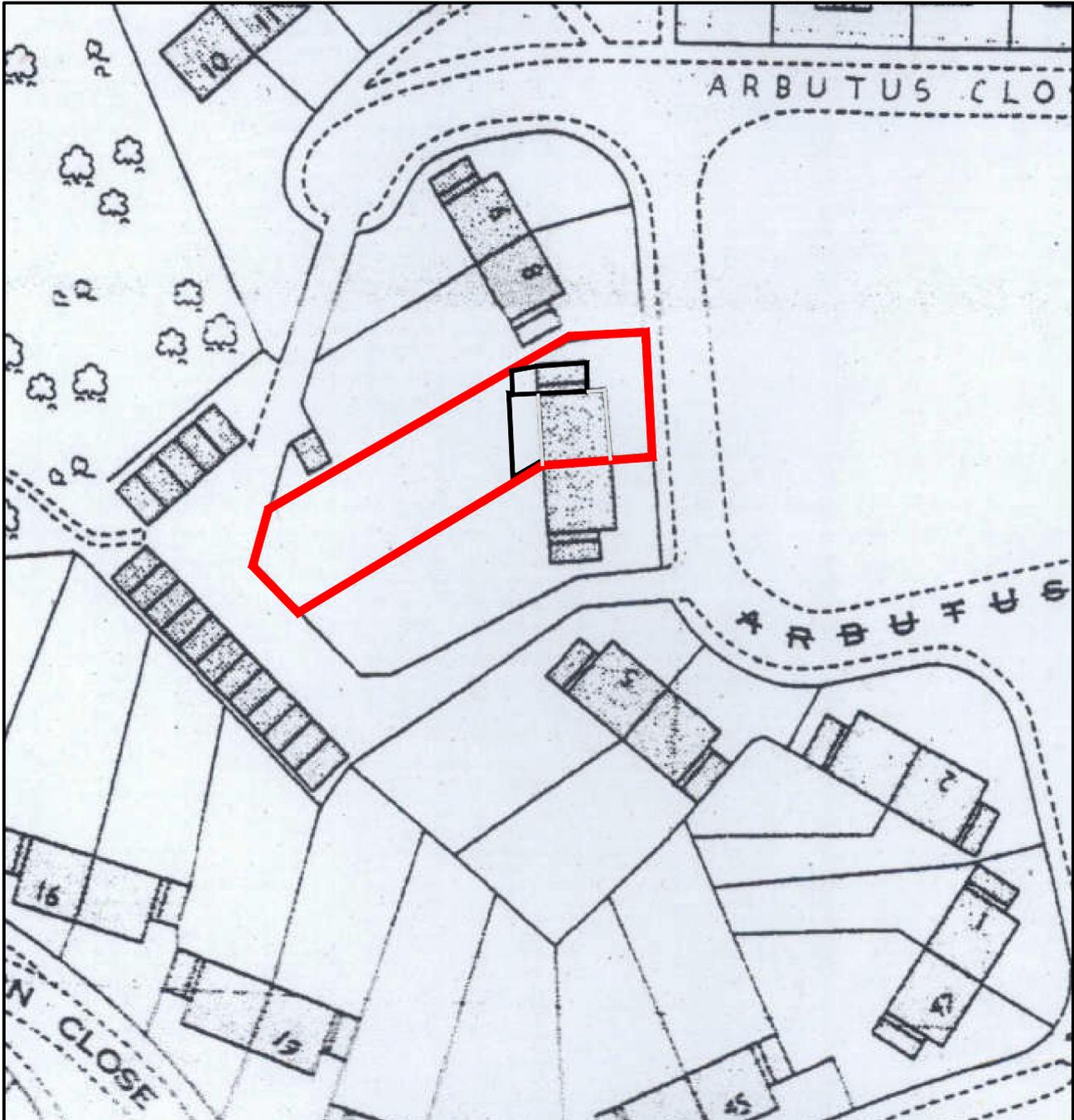
DRG TITLE BLOCK PLAN

DRG No. 4654 / SK02

SHT No.  
SK02

JOB No.  
4654

DATE  
APR 21



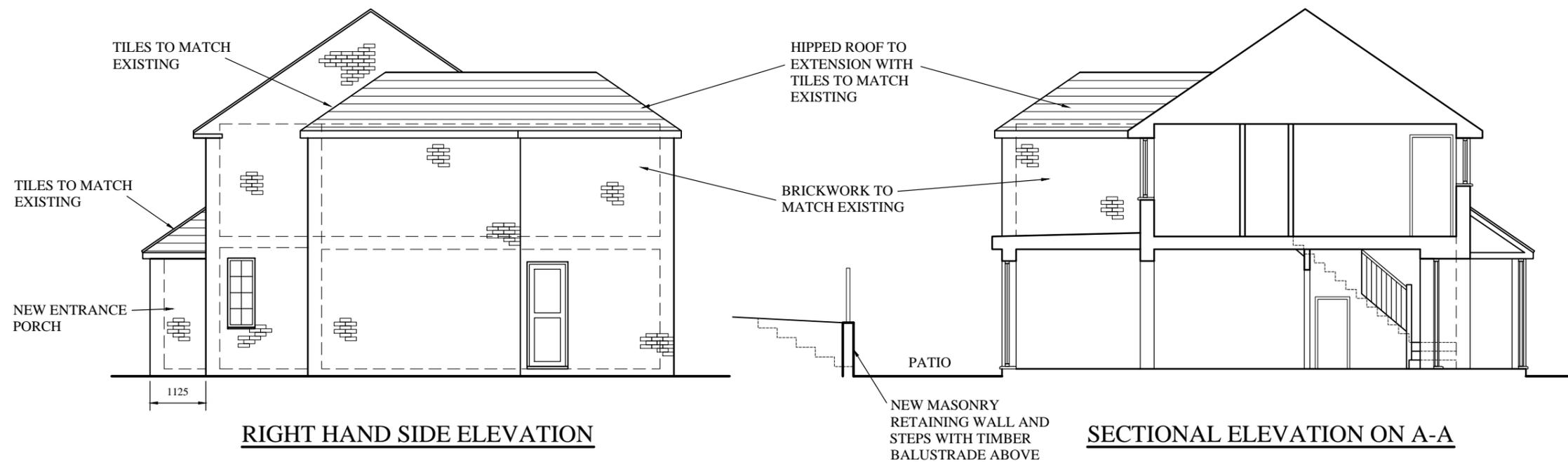
BLOCK PLAN  
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REAR ELEVATION

FRONT ELEVATION

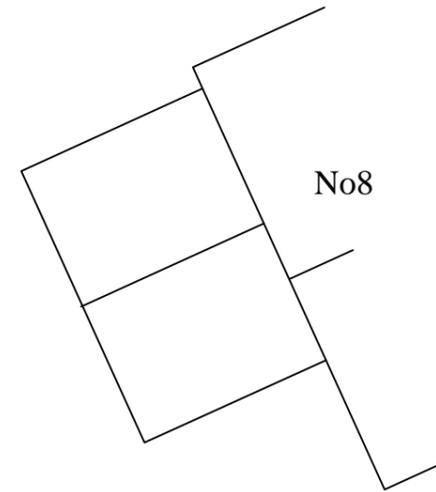
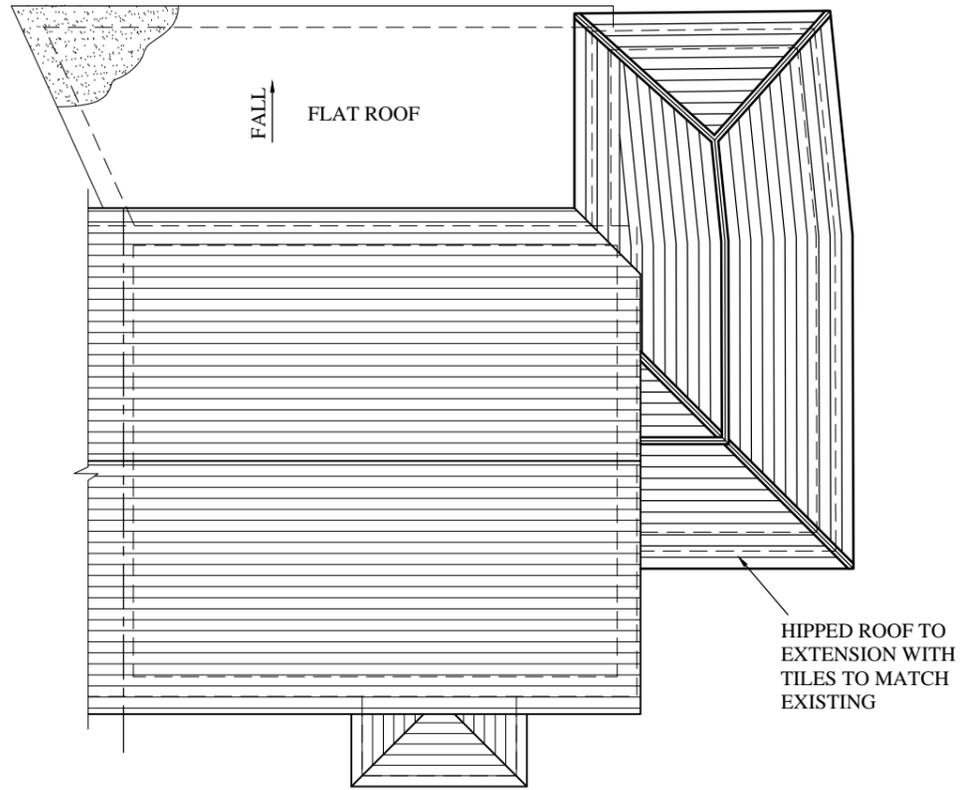


RIGHT HAND SIDE ELEVATION

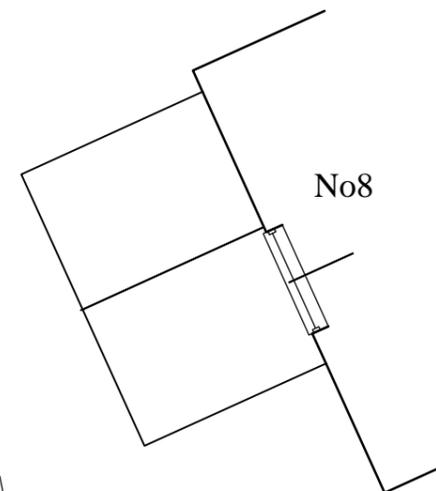
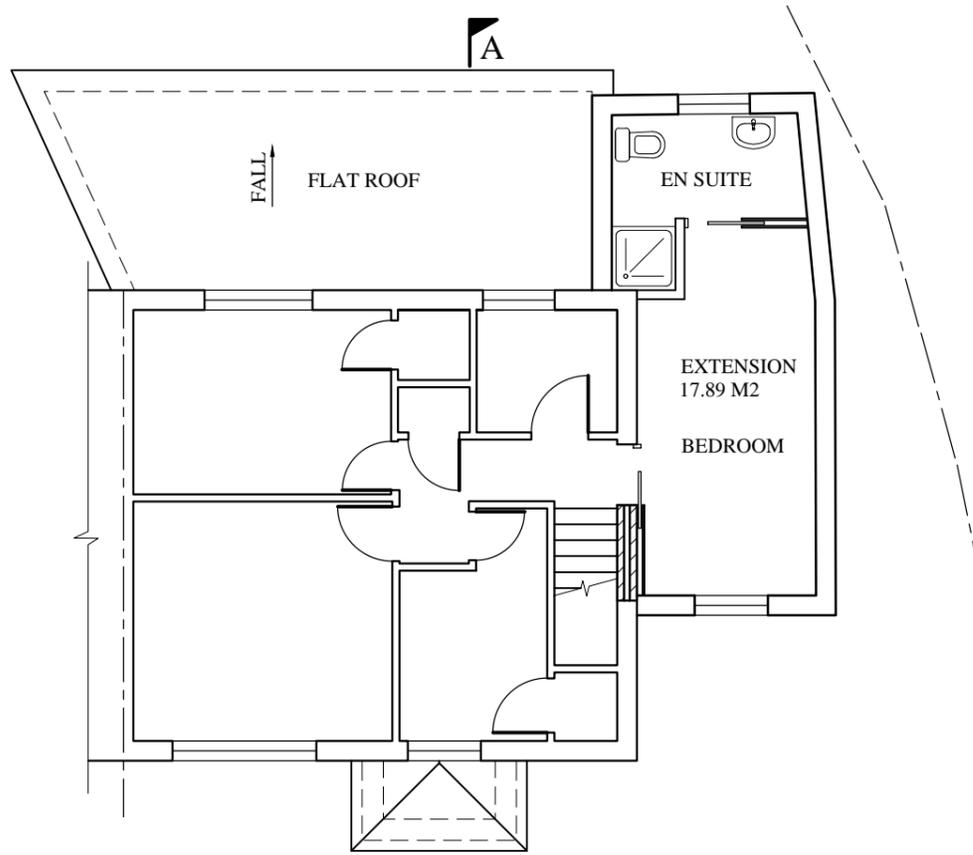
SECTIONAL ELEVATION ON A-A



REVISION	DATE	DESCRIPTION
A	12.08.21	EXTENSION ROOF ALTERED.
Drawing		
<u>PROPOSED ELEVATIONS</u>		
Project		
<b>7 ARBUTUS CLOSE REDHILL SURREY</b>		
Client		
<u>MR. &amp; MRS. COOK</u>		
Architect		
<b>Michael Blacker Partnership</b>		
<small>Michael S. Blacker C.Eng. P.Eng. E. Andrew Blacker B.Sc.(Hons) C.Eng. M.I.C.E.</small>		
<b>CONSULTING STRUCTURAL &amp; CIVIL ENGINEERS</b>		
<small>No 1 MARK STREET, REDGATE, SURREY RH2 0BL TELEPHONE 01737 244896 FACSIMILE 01737 224556 e-mail : <a href="mailto:eng@blacker.co.uk">eng@blacker.co.uk</a></small>		
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1:100 @ A3	GRC	
Date	Job No.	Drg. No.
JULY 2021	4654	PL05
		Rev
		A



**ROOF PLAN**



**FIRST FLOOR PLAN**



REVISION	DATE	DESCRIPTION
A	12-08-21	EXTENSION ROOF ALTERED.
Drawing		
PROPOSED FIRST FLOOR & ROOF PLANS		
Project		
7 ARBUTUS CLOSE REDHILL SURREY		
Client		
MR. & MRS. COOK		
Architect		
<b>Michael Blacker Partnership</b> <small>Michael A. Blacker C.Eng. P.Eng. M.I.E.E. Andrew Blacker B.Sc. (Hons) C.Eng. M.I.E.E.</small> <b>CONSULTING STRUCTURAL &amp; CIVIL ENGINEERS</b> No 1 MARK STREET, REDGATE, SURREY RH2 0BL TELEPHONE 01737 244886 FACSIMILE 01737 224556 e-mail : engs@blacker.co.uk		
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Scale	Drawn	Checked
1:100 @ A3	GRC	
Date	Job No.	Drng. No.
JULY 2021	4654	PL04
		Rev
		A