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|  Reigate & Banstead BOROUGH COUNCIL Banstead Horley Redhill Reigate | TO: | | PLANNING COMMITTEE |
| | DATE: | | 06 April 2022 |
| | REPORT OF: | | HEAD OF PLANNING |
| | AUTHOR: | | Helen Love |
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| AGENDA ITEM: | 7 | WARD: | Woodhatch |

| | | | | |
|---|--|----------------|---------------|--------------------------------------|
| APPLICATION NUMBER: | | 22/00196/HHOLD | VALID: | 08/09/2021 |
| APPLICANT: | Mr and Mrs Holmes | | AGENT: | Building Design & Surveying Consult. |
| LOCATION: | 31 ASHDOWN ROAD, REIGATE, SURREY RH2 7QW | | | |
| DESCRIPTION: | Two storey side and single storey front extensions | | | |
| 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 Council officer.

SUMMARY

The proposed development seeks permission for a two storey side and single storey front extensions. This application follows the approval of a similar scheme with the proposal having a slightly wider part to the rear extension at ground floor level to fill the site as well as minor changes to ground floor door and window positions.

The extensions would both be constructed using matching materials and would all be subservient in size and scale to the dwelling, reflecting its original design approach.

Both additions would be visible from the streetscene. However, the scheme as a whole would conform with The Council's design guidance for this type of addition. There is also some variation of the sizes and designs of properties in the road. It would therefore be acceptable.

The two-storey and single storey addition would create a dining room, study and front porch with WC at ground floor with a bedroom at first floor. The two storey element would extend between the front and rear elevations of the original dwelling. The single storey element would be to the front of this and extend part way across the front elevation of the original dwelling,

No amendments have been sought as the scheme was considered acceptable in principle.

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 10 February 2022. No representations have been received.

1.0 Site and Character Appraisal

- 1.1 The application site lies within the urban area
- 1.2 The surrounding area consists of residential properties of a similar age and slightly varying styles; a few properties have been extended, typically to the side, front, loft and the rear.

2.0 Added Value

- 2.1 No pre application advice was sought
- 2.2 No amendments were sought.
- 2.3 Further improvements to be secured: Materials to match the main dwelling.

3.0 Relevant Planning and Enforcement History

- 3.1 21/02358/HHOLD Proposed two storey and single storey extensions AC 03/11/21

4.0 Proposal and Design Approach

- 4.1 This is a householder planning application for two storey side and single storey front extensions.
- 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.
- 4.3 The proposed amendment from the previously approved scheme is to the single storey side extension. This is now proposed to follow the line of the staggered boundary. The rearward section of the single storey side addition would now extend to the property boundary rather than retain a modest gap. Minor ground floor window and door layouts are also proposed.

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 two storey side extension is considered acceptable in terms of design. It would be marginally set-back from the front building line of the dwelling resulting in a lower ridge line. The front addition would sit forward of the two storey side addition and extend across the front elevation of the main dwelling. The proposed materials 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 0.9m would be provided between the two-storey element and the property boundary. Given that this neighbour is positioned away from the application site, and for the most part, the separation distance remains acceptable, there would not be any introduction of a terracing effect, and on balance it is acceptable in this

instance for exception to be made. The effect of the proposed amendment would have little bearing on the character of the area. A small element of the enlarged ground floor extension would be visible from the front but it would not be significant whereas the window and door changes would have no discernible difference.

- 6.6 Considering the design approach, there is a two storey addition to the attached neighbouring dwelling that was permitted in 2011. Therefore 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 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

- 6.8 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 neighbour to the west, no.29 Ashdown Road and the attached neighbour at 33 Ashdown Road. Each element of the scheme will be considered in turn.
- 6.9 The two-storey side addition would replace the existing single storey attached utility room. The new addition would extend between the front and rear elevation of the main dwelling. There would be a marginal set back which would result in a lowering of the ridge height. The two-storey addition would retain a gap of 0.9 metres from the neighbouring dwelling to the west. This property itself would be positioned 3.1 metres from the first floor side element. This neighbour does have a first-floor side facing window but this gives light to a stair case which is not considered to be a habitable area. 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.
- 6.10 The dimensions and positioning of the proposed single storey front addition would be toward the centre of the front elevation of the application dwelling. This element would also be 3 metres from the neighbouring property to the west and 2.3 metres from the shared boundary with the attached neighbouring dwelling. Due to the modest size and distances from the neighbours there would be no undue loss of light, overshadowing, nor privacy issues generated from this part of the scheme, including as now amended to be enlarged.

- 6.11 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.

| | | |
|----------------|-------|------------|
| Proposed Plans | 10A | 08.09.2021 |
| Existing Plans | 01A | 08.09.2021 |
| Location Plan | 18044 | 08.09.2021 |

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.

3. The external surfaces of the extension shall match 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.

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.

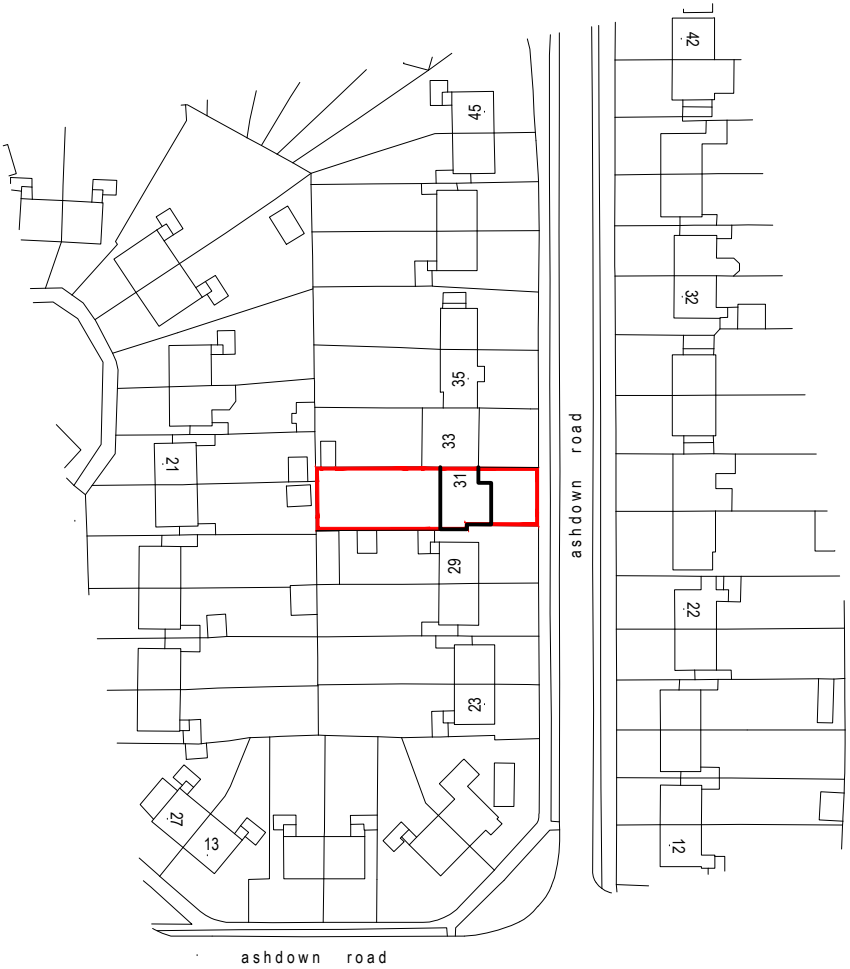
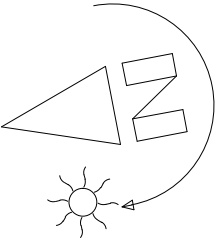
The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in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

location plan @ 1:1250

0 10 20 30 40 50 60 70 80 90 100

scale 1:1250 (metres)

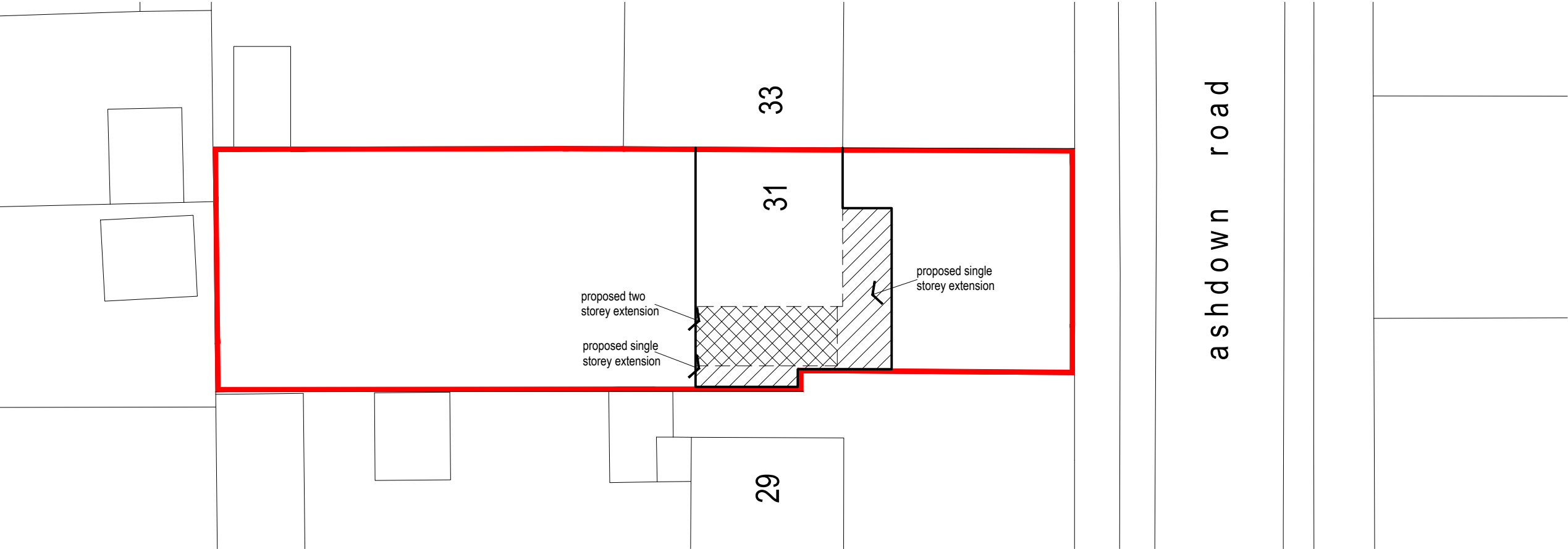
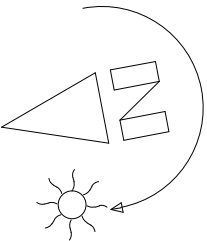
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site plan @ 1:200

0 1 2 3 4 5 6 7 8 9 10 11 12

scale 1:200 (metres)



Planning
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REVISIONS

All dimensions and particulars are to be checked on site before work commences and any discrepancy to be reported to **BUILDING DESIGN & SURVEYING CONSULTANCY**. This drawing can be scaled for Planning purposes DO NOT SCALE this drawing for Setting Out use written dimensions only. Any work commenced before Council Approval is at Clients risk.

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GATWICK OFFICE
Melrose, Reigate Road, Hookwood, Horley, Surrey, RH6 0AP
Telephone : 07511 899860

Project
Proposed Extension
31 Ashdown Road,
Woodhatch,
Reigate,
RH2 7QW

Drawing
Proposed
Site Plan and
Location Plan

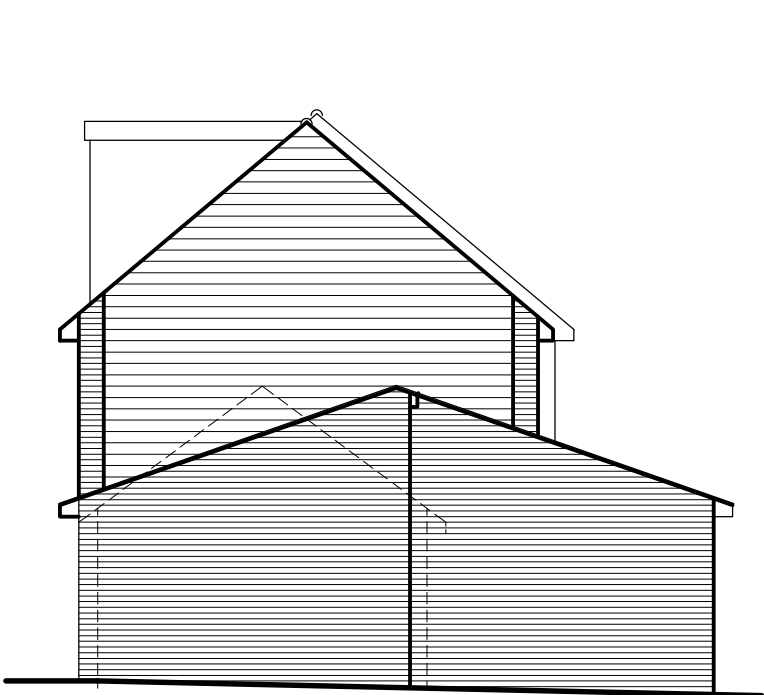
Job Number Drawing Number : Revision
18044 **16:**

Drawn Computer Reference
PWS
Date Scale
February 2022 as shown @ A3

Client
Mr Mrs Holmes



proposed front elevation



proposed side elevation

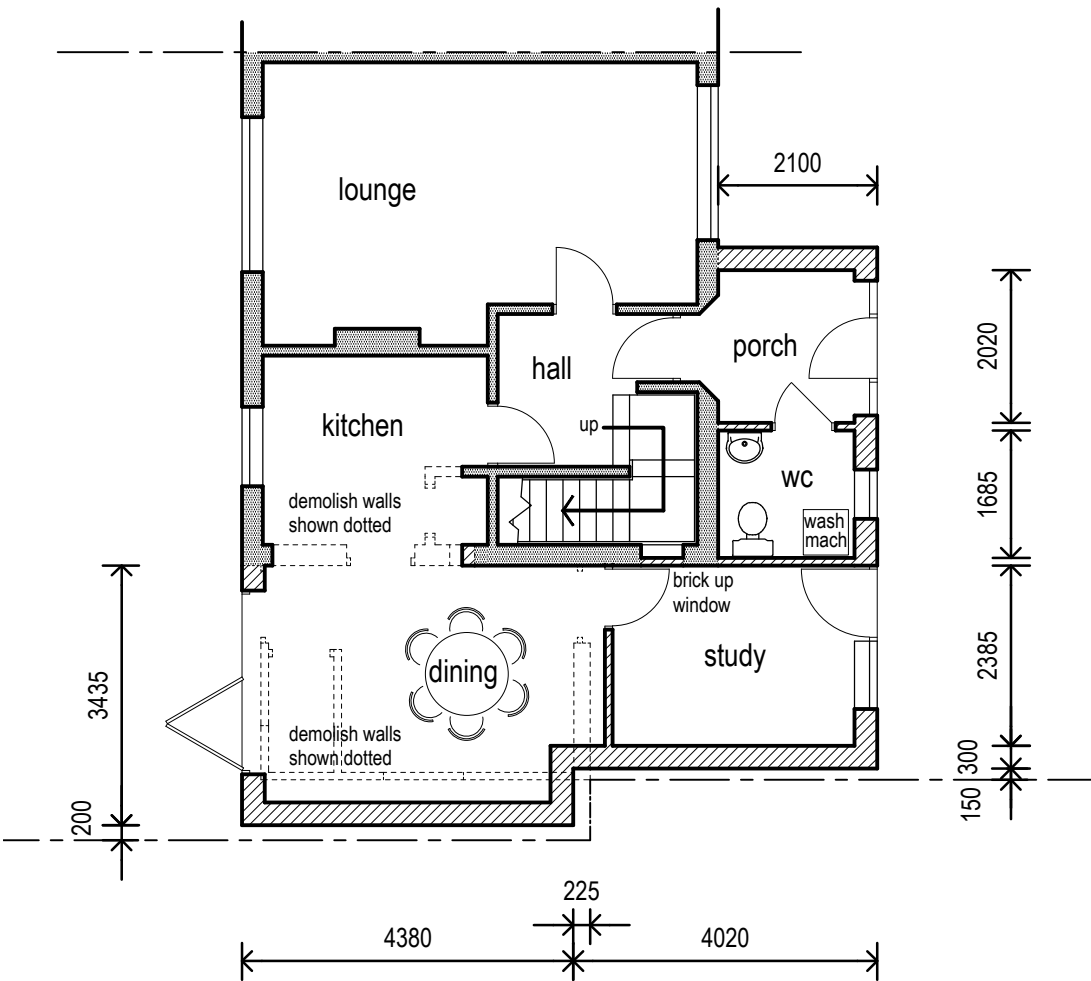


proposed rear elevation

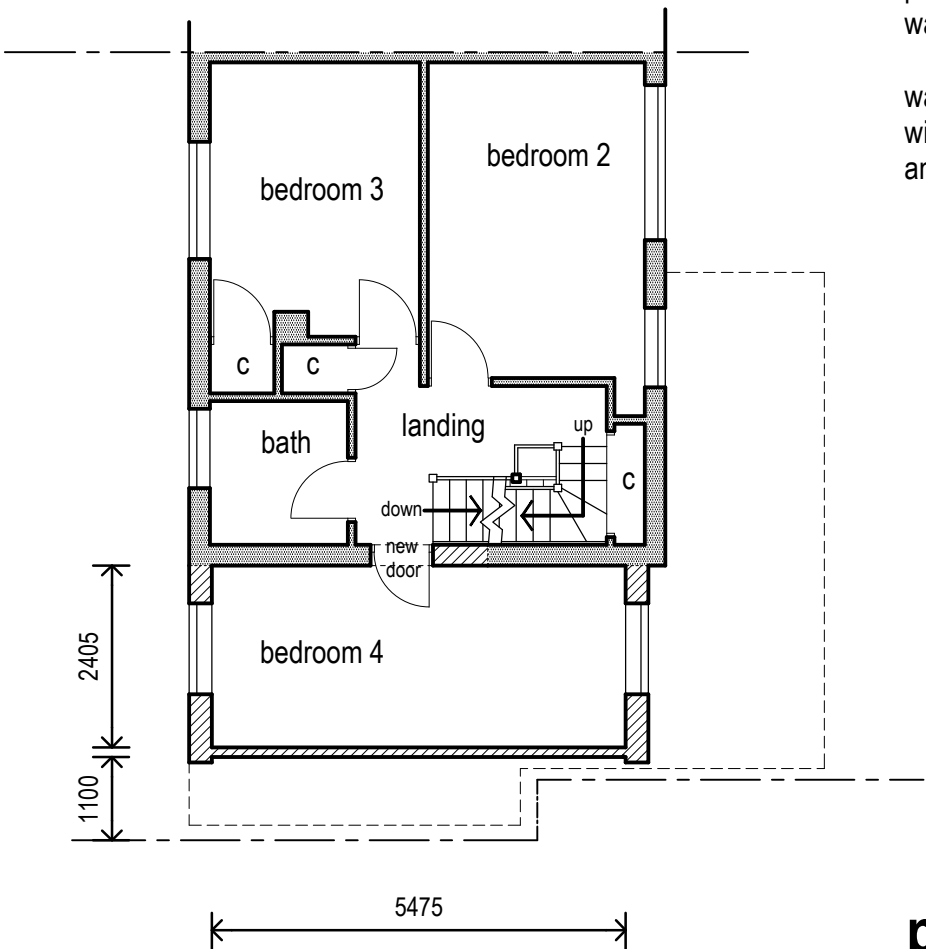
external materials

- pitched roof : roof tiles to match existing
- walls : facing bricks painted white to match existing
- walls : cedar boarding
- windows and doors : white upvc to match existing

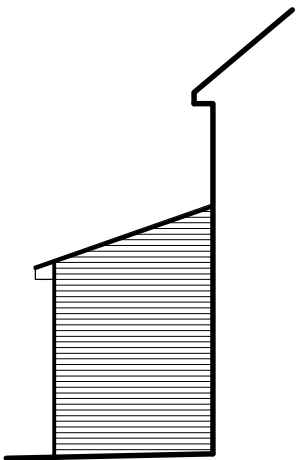
Planning Application



proposed ground floor plan

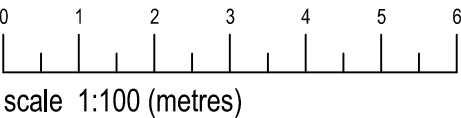


proposed first floor plan



proposed side elevation

proposed @ 1:100



REVISIONS

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Project
Proposed Extension
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Drawing
Proposed
Floor Plans and Elevations

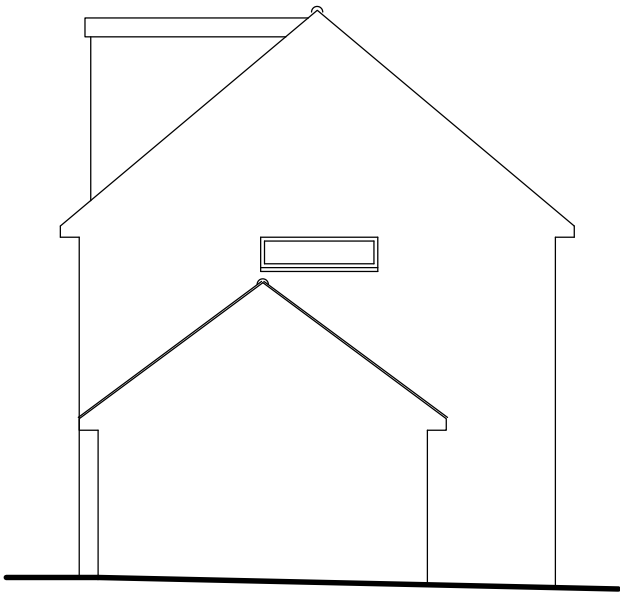
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Drawn PWS Computer Reference
Date February 2022 Scale 1:100 @ A3

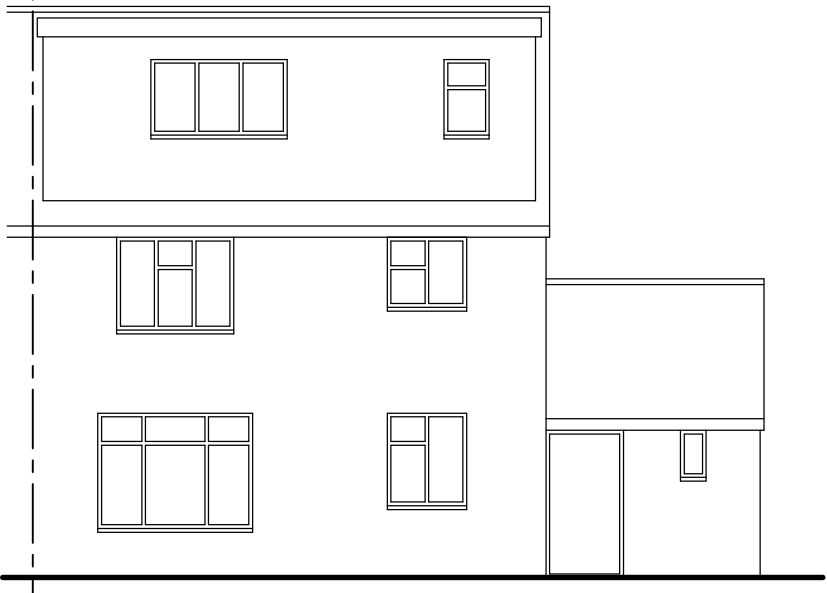
Client
Mr Mrs Holmes



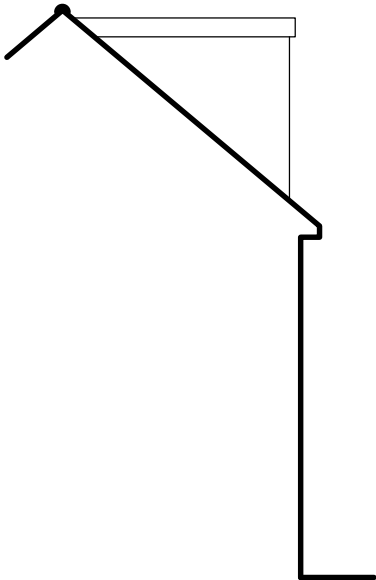
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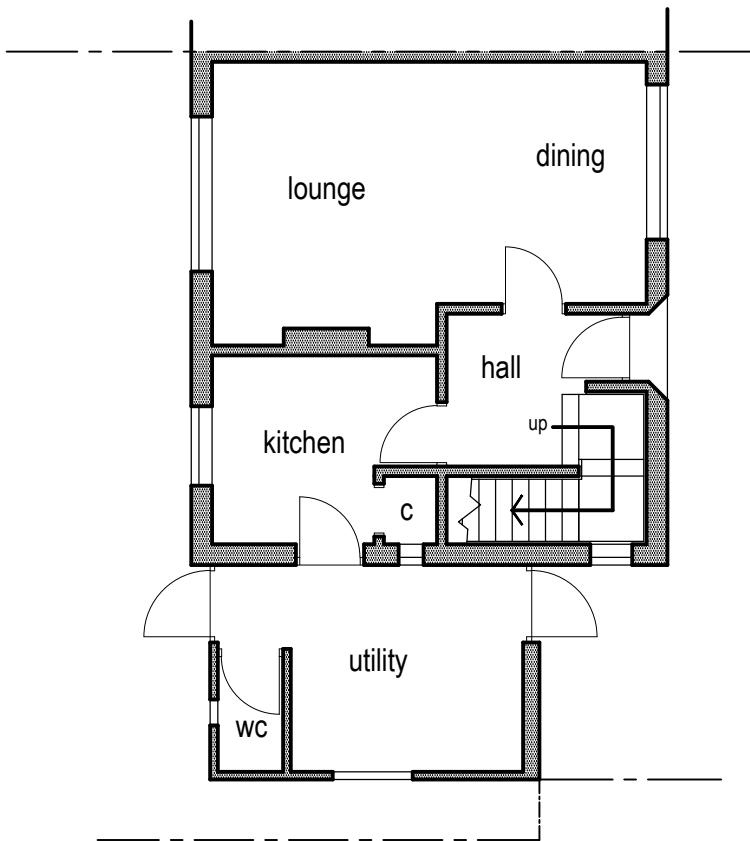
existing side elevation



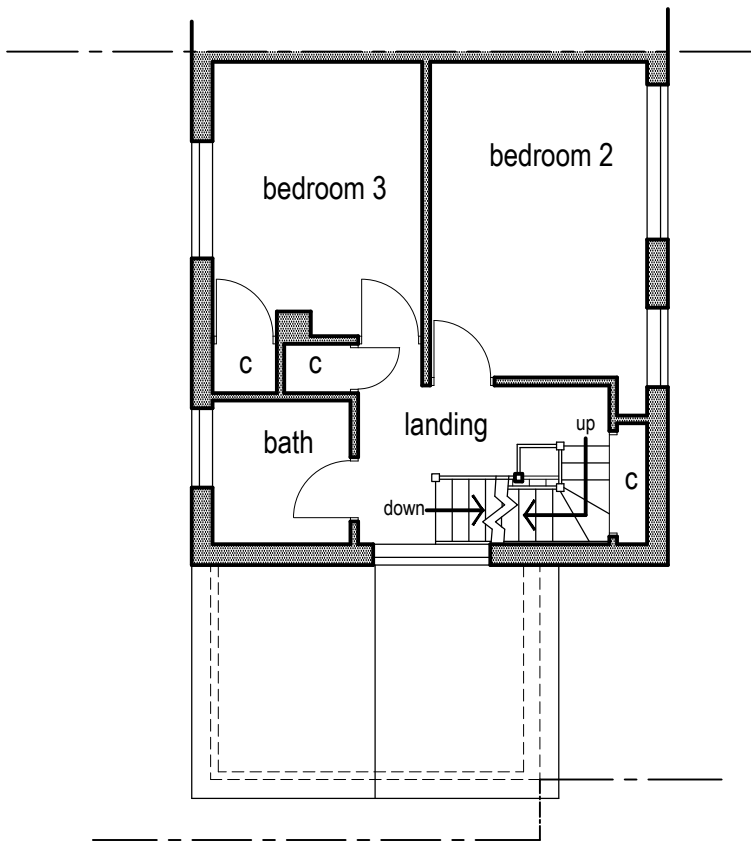
existing rear elevation



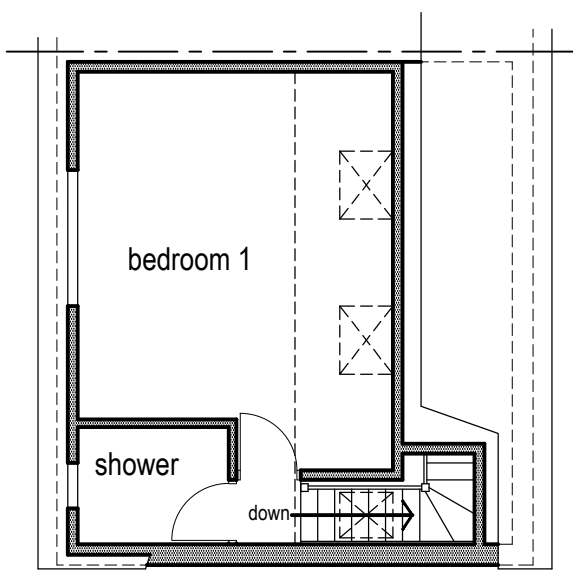
existing side elevation



existing ground floor plan

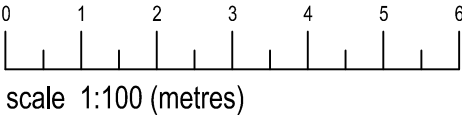


existing first floor plan



existing loft floor plan

existing @ 1:100



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Drawing
**Existing
Floor Plans and Elevations**

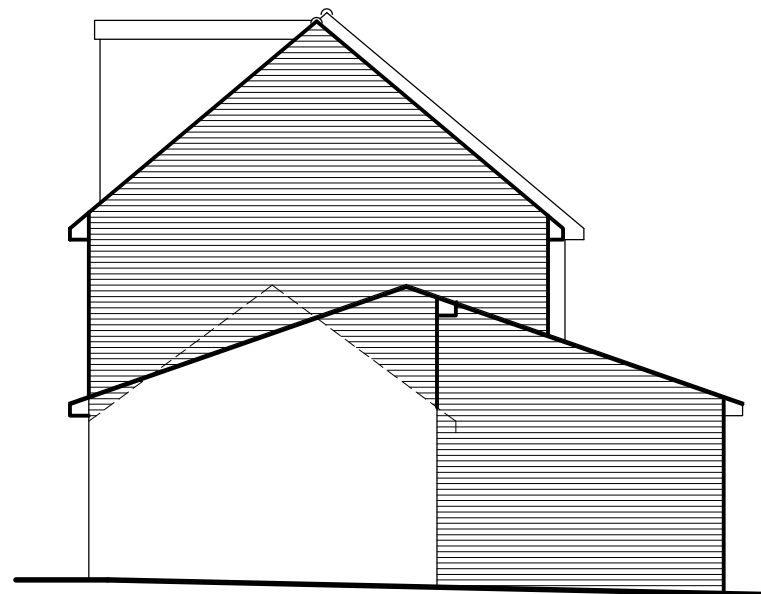
Job Number Drawing Number : Revision
18044 14:

Drawn PWS Computer Reference
Date February 2022 Scale 1:100 @ A3

Client
Mr Mrs Holmes



proposed front elevation

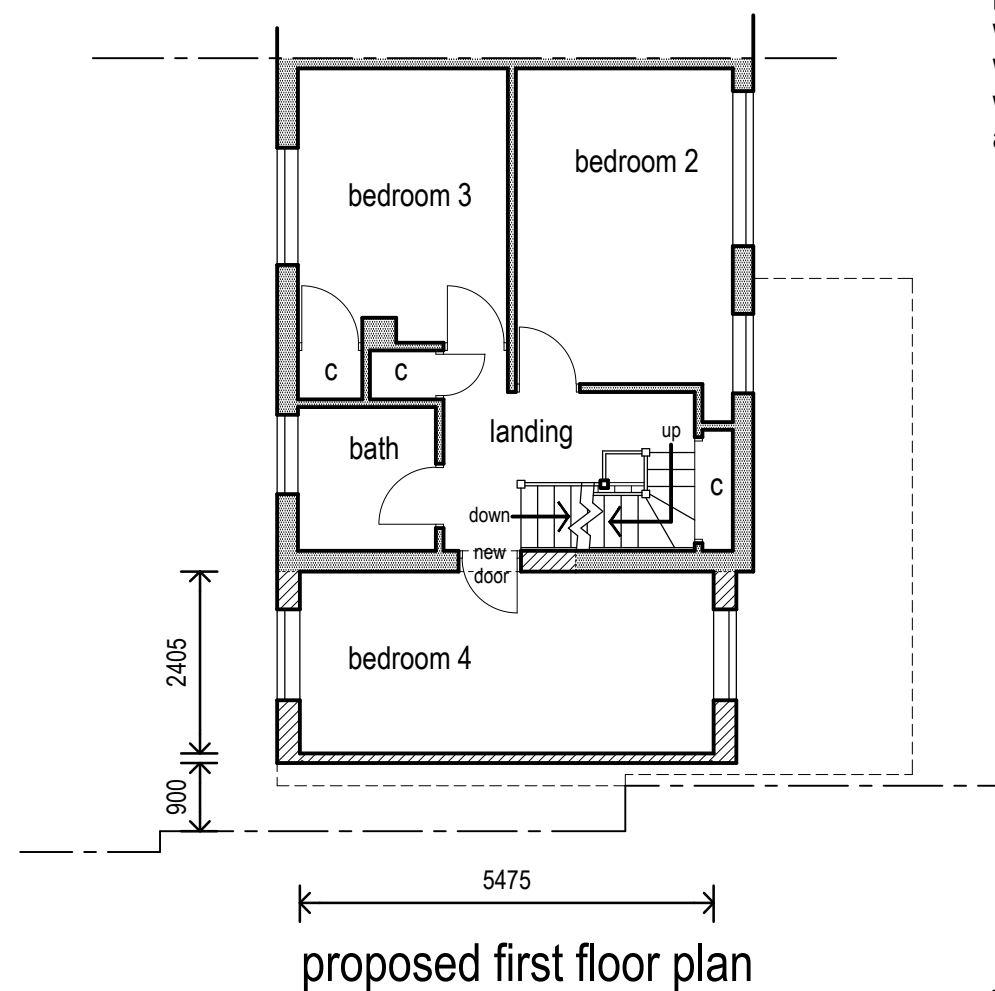
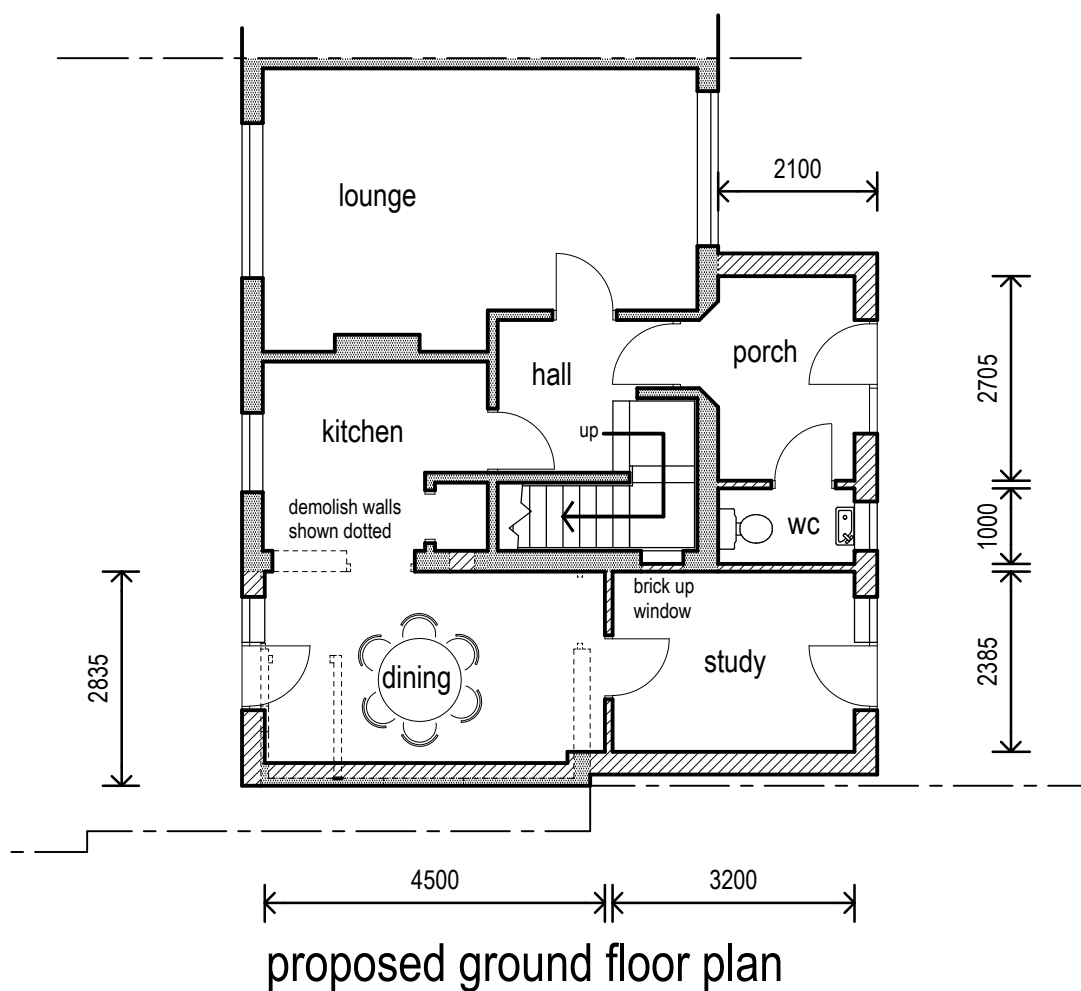


proposed side elevation



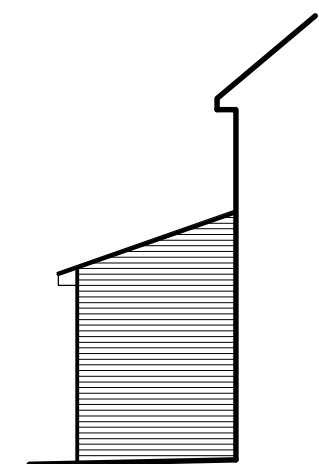
proposed rear elevation

PREVIOUS APPROAL



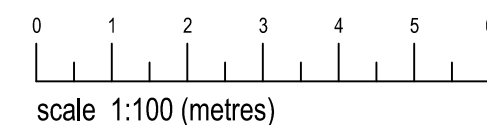
external materials

- pitched roof : roof tiles to match existing
- walls : facing bricks painted white
- walls : to match existing
- windows and doors : white upvc to match existing



proposed side elevation

proposed @ 1:100



Planning Application

A proposed side elevation added
08 September 2021

REVISIONS

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Drawing
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Floor Plans and Elevations

Job Number Drawing Number : Revision
18044 10:A

Drawn PWS Computer Reference
Date August 2021 Scale 1:100 @ A3

Client
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