 Reigate & Banstead BOROUGH COUNCIL Banstead Horley Redhill Reigate	TO:		PLANNING COMMITTEE
	DATE:		6 th April 2022
	REPORT OF:		HEAD OF PLANNING
	AUTHOR:		Mrs Helen Love
	TELEPHONE:		01737 276174
	EMAIL:		helen.love@reigate-banstead.gov.uk
AGENDA ITEM:	8	WARD:	Salfords and Woodhatch

APPLICATION NUMBER:		22/00545/HHOLD	VALID:	10 th March 2022
APPLICANT:	Mr and Mrs Cocks		AGENT:	The Michael Blacker Partnership
LOCATION:	17 VOGAN CLOSE, REIGATE, SURREY RH2 8AT			
DESCRIPTION:	Proposed first floor rear extension and side extension, and the addition of a first floor side facing window to existing dwelling			
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 agent is a Councillor.

SUMMARY

This is a householder application for a first floor rear extension and side extension, and addition of a first floor side facing window to existing dwelling. This application is an amendment to the previously approved scheme with the additional proposal of higher eaves and overall roof height, by approx. 225mm each to avoid internal skellings.

The extensions have been designed sympathetically with the design of the existing dwelling. They would maintain the separation at first floor level to avoid a terracing effect and would not have any adverse neighbour impacts, according with the Council's SPD on Householder extensions in both regards. The increased eaves and ridge height would appear acceptable with regards the property itself and local area, with various properties having undergone similar changes.

RECOMMENDATION(S)

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

Consultations:

None

Representations:

Letters were sent to neighbouring properties on 11 March 2022.

No responses have been received.

1.0 Site and Character Appraisal

- 1.1 The site comprises of a two storey detached house set in a modest plot. The surrounding area is characterised by a moderate level of tree cover and is relatively open. The buildings here are generally set back from the highway. There are no significant trees likely to be affected by the proposed development. The site decreases in level from north to south.

2.0 Added Value

- 2.1 Improvements secured at the pre-application stage: The applicant approached the Council for pre-application advice. The scheme at that stage contained a flat roof and failed to maintain space to the boundary at first floor level and concerns were therefore raised which has resulted in this much better scheme being submitted for consideration.

3.0 Relevant Planning and Enforcement History

- | | | | |
|-----|----------------|--|-------------|
| 3.1 | 14/00936/HHOLD | Single storey side and rear extension and garage conversion | AC 15/07/17 |
| 3.2 | 17/01821/HH | Two storey front extension and porch | AC 09/10/17 |
| 3.3 | 21/03038/HH | Proposed first floor rear extension and side extension, and the addition of a first floor side facing window to existing dwelling. As amended on 07/12/2021 and on 13/12/2021. | AC10/02/22 |

4.0 Proposal and Design Approach

- 4.1 This is a householder application for first floor rear extension and side extension, addition of a first floor side facing window to existing dwelling. It differs from the previous approval by the raising of the eaves and ridge by approx. 225mm.

5.0 Policy Context

5.1 Designation

Urban Area

5.2 Reigate and Banstead Core Strategy

CS1(Sustainable Development)

CS4 (Valued Townscapes and Historic Environment)

5.3 Reigate & Banstead Development Management Plan 2019

Design, Character and Amenity DES1

5.4 Other Material Considerations

National Planning Policy Framework

National Planning Practice Guidance

Supplementary Planning Guidance Householder Extensions and Alterations

Other Human Rights Act 1998

6.0 Assessment

6.1 The main issues to consider are:

- Design appraisal
- Neighbour amenity

Design appraisal

6.2 The proposed first-floor rear extension would be positioned above the existing single storey rear extension and span the width of the rear elevation of the main dwelling. The roof would be pitched and hipped and be subservient to the main dwelling. The first-floor rear addition would retain 1.4 metres from the boundary with the neighbouring dwelling to the south west and a gap of 2.6 metres from the boundary with the neighbouring dwelling to the north east.

6.3 The first-floor side extension would be positioned above the existing single storey side addition. The side addition would be set back from the front elevation of the main dwelling and not extend past the rear elevation of the original dwelling. This addition would be modest in width and retain a 1 metre gap from the boundary with the neighbour to the north east. The roof would be hipped and be subservient to the main dwelling. This addition would have a high level side facing window and small front and rear facing windows.

- 6.4 The proposal includes the addition of two first floor side facing windows. One would be to an en suite bathroom in the proposed addition and the second would be to the family bathroom in the original dwelling. These windows would be conditioned to be either high level or obscure glazed and therefore no harm any neighbour amenity with regard to overlooking or loss of privacy.
- 6.5 The rear addition would not be visible from the streetscene but both elements of the proposal are well designed to integrate well with the existing dwelling and conform to the character of the area.
- 6.6 The change from the previous approval relates to increased eaves and ridge height by approx. 225mm. This is considered relatively minor and would not harm the character of the property and would appear consistent with eaves and ridge heights elsewhere in the locality with properties likely to have taken similar measures to prevent skeilings. Accordingly, the proposal would comply with policies DES1 and DES3 of the Development Management Plan 2019.

Neighbour amenity

- 6.7 The impact on the neighbouring properties has been assessed. The property to the south west is separated by a gap of 1.4 metres from the application dwelling. The first floor is separated by a distance of 4 metres. This property also has a substantial single storey side and rear addition. Therefore, the combined distance and position of their additions would alleviate any potential harm to their amenity from the proposed first floor rear addition.
- 6.8 The neighbouring property to the north east would be separated from the proposed first floor side addition by a distance of 2.4 metres. This property also has a single storey rear extension. The first-floor side addition would be position between the two dwellings and not beyond either rear elevation. A one metre gap would be retained from the boundary with this dwelling. There are no significant windows in their side elevation on which the addition would have an impact.
- 6.9 Any side facing window would be either high level or obscure glazed so avoiding overlooking and the proposal therefore complies with policy DES1.

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:

Plan Type	Reference	Version	Date Received
Elevation Plan	4681/PL04	B	13.12.2021
Proposed Plans	4681/PL03	B	13.12.2021
Street Scene	4681/PL05		01.12.2021
Elevation Plan	4681/PL02		25.11.2021
Location Plan	4681/SK1		25.11.2021
Block Plan	4681/SK2		25.11.2021
Existing Plans	4681/PL01		25.11.2021

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.

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 development shall be constructed in accordance with the materials as specified on the approved plans and there shall be no variation without prior approval and agreement in writing with the Local Planning Authority.

Reason: To ensure that a satisfactory external appearance is achieved of the development with regard to Reigate and Banstead Development Management Plan 2019 policy DES1.

4. The two proposed first floor windows in the south east side elevations of the development hereby permitted shall be glazed with obscured glass and shall be non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed and shall be maintained as such at all times.

Reason: To ensure that the development does not affect the amenity of the neighbouring property by overlooking with regard to Reigate and Banstead Development Management Plan 2019 policy DES1.

REASON FOR PERMISSION

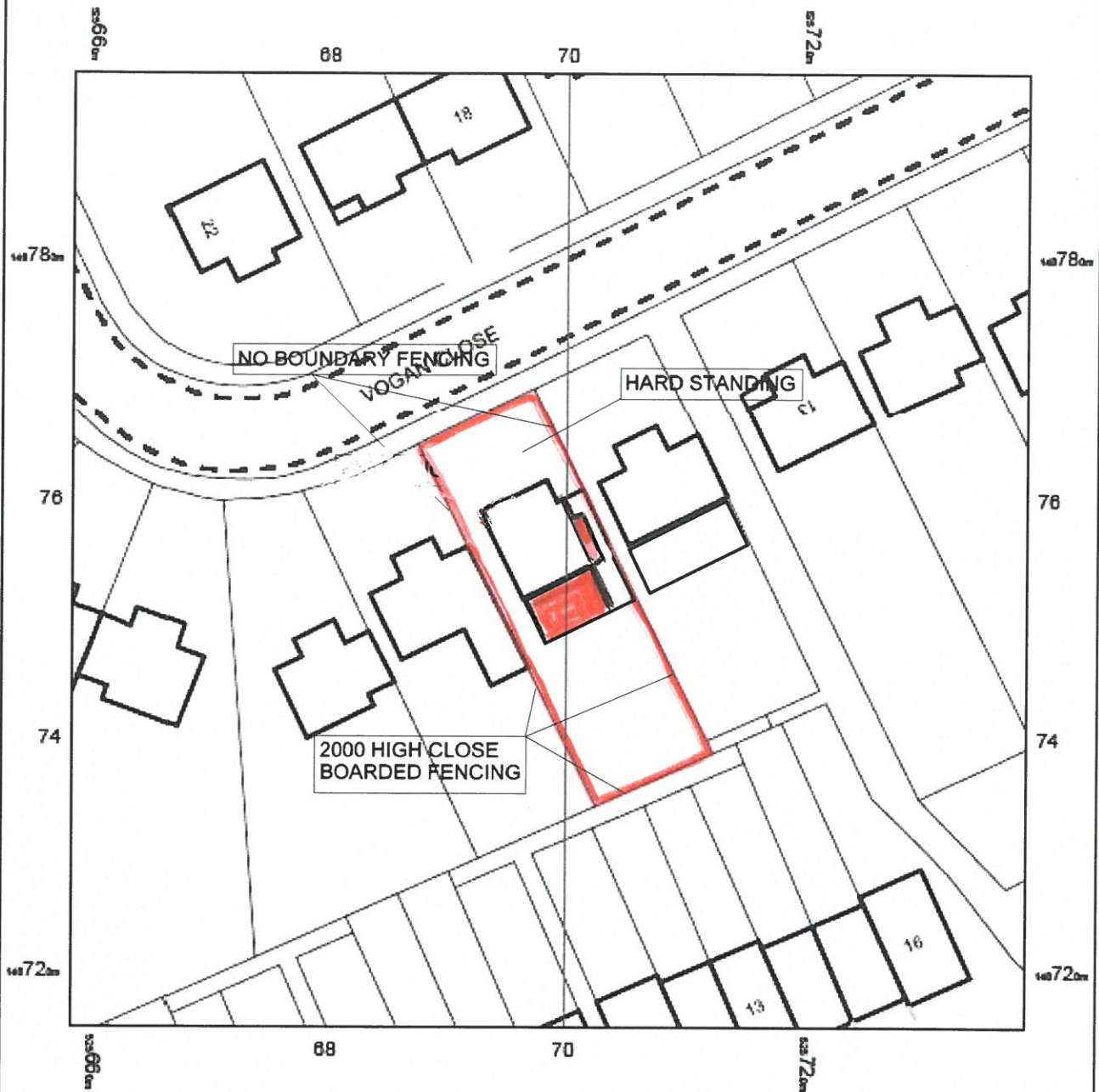
The development hereby permitted has been assessed against development plan policies DES1 and material considerations, including third party representations. It has been concluded that the development is in accordance with the development

plan and there are no material considerations that justify refusal in the public interest.

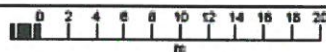
Proactive and Positive Statements

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.

17 Vogan Close



BLOCK PLAN 1/500
4681/SK2



OS MasterMap 1250/2500/10000 scale
12 May 2014, ID: BLJT-00324129
www.planningapplicationmaps.co.uk

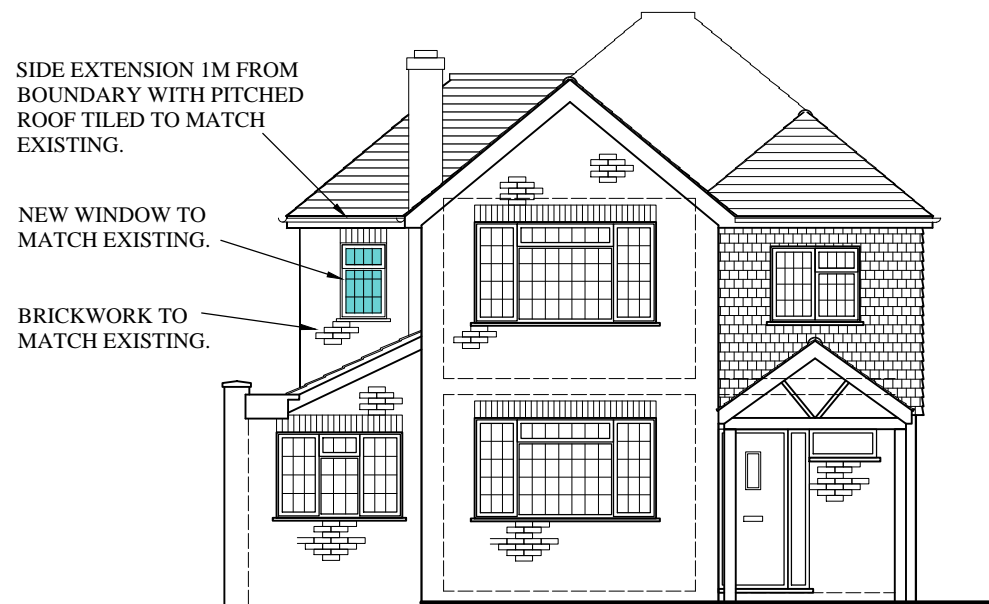
1:500 scale print at A4, Centre: 525699 E, 148756 N

©Crown Copyright Ordnance Survey. Licence no.
100051661

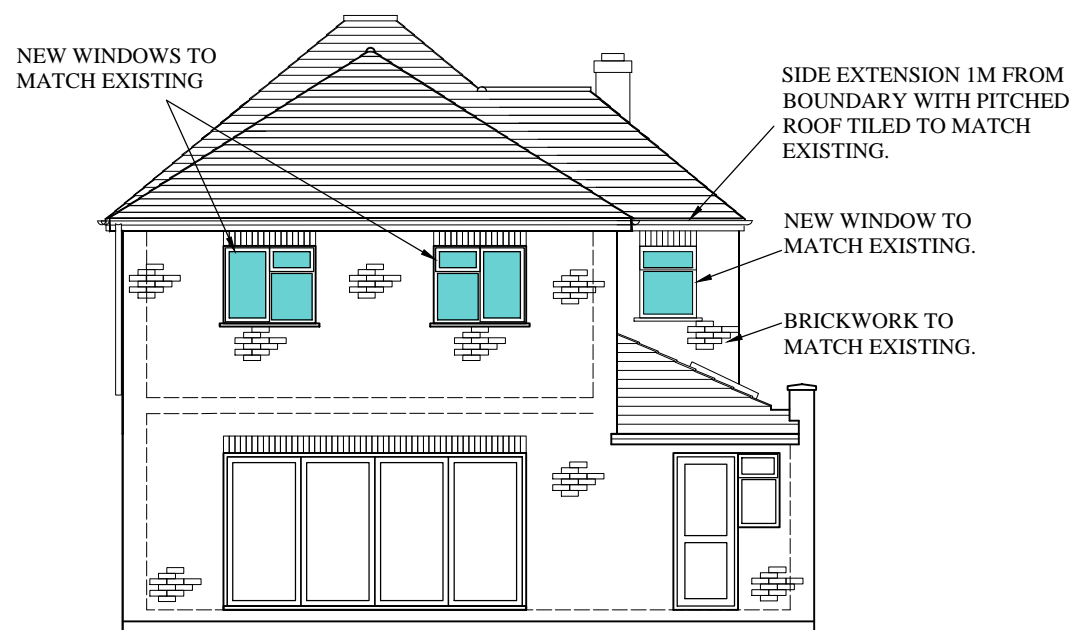




LEHT HAND SIDE ELEVATION



FRONT ELEVATION



REAR ELEVATION



RIGHT HAND SIDE ELEVATION



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.

D	03/03/22	Side extension roof, eaves & window raised.
C	18/02/22	Rear extension roof & eaves altered. Existing 1st floor bathroom window reduced in size.
B	09/12/21	1st fl bedroom 4 rear windows reduced in size.
A	06/12/21	1st fl side extension rear window & adjacent roof light and RHS bathroom window altered.

REV	DATE	DESCRIPTION
Drawing		
<u>PROPOSED ELEVATIONS</u>		
<u>Project</u>		
<u>17 VOGAN CLOSE</u>		
<u>REIGATE RH2 4AT</u>		
<u>Client</u>		
<u>MR & MRS R. COCKS</u>		
<u>Architect</u>		
Michael Blacker <i>Partnership</i>		
Michael S. Blacker C.Eng. F.I.Struct.E. Andrew Blacker B.Sc.(Hons) C.Eng. M.I.C.E.		
CONSULTING STRUCTURAL & CIVIL ENGINEERS		
No1 MARK STREET, REIGATE, SURREY RH2 0BL		
E - MAIL enq@blacker.co.uk		
TELEPHONE 01737 244886 FACSIMILE 01737 224556		
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.		
Scale	1:100 @ A3	Drawn AG Checked -
Date	NOV 2021	Job No. 4681 Drg. No. PL04 Rev D