 Reigate & Banstead BOROUGH COUNCIL Banstead Horley Redhill Reigate	TO:	PLANNING COMMITTEE
	DATE:	28 th June 2023
	REPORT OF:	HEAD OF PLANNING
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AGENDA ITEM:	9	WARD: Horley East

APPLICATION NUMBER:	23/00970/HHOLD	VALID:	12/05/23
APPLICANT:	Miss Stephanie Daniell	AGENT:	
LOCATION:	144 BALCOMBE ROAD, RH6 9DS		
DESCRIPTION:	First floor extension to the existing single storey extension built in 1976 and conversion of existing garage		
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 proposed development seeks permission for the erection of a first-floor rear extension above an existing single storey addition, and the conversion of the existing garage to internal habitable space.

The rear addition and garage conversion would both be constructed using matching materials and would be well integrated with original dwelling.

The garage conversion would carry the most visibility from the streetscene. However, it would result in minimal change to the appearance of the dwelling, with no additional footprint created. The dwelling is also set back from the highway, minimising any impact on the wider street scene. The nature of the proposal would not result in any harm to the amenity of neighbouring properties.

To the rear of the site, it is proposed to erect a first-floor extension above the existing single storey addition. This addition would have a pitched roof, matching the pitch on the main dwelling. It would be set down from the main ridge height and therefore be subservient in its design. The depth would match the existing single storey addition, and whilst this is relatively deep, it is not of such a depth as to be considered to result in unacceptable harm to the character of the dwelling or wider area. The spacing provided to each boundary is considered sufficient to ensure no harm to the amenity of neighbouring properties.

RECOMMENDATION

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

Consultations:

Horley Town Council: No objections

Representations:

Letters were sent to neighbouring properties on 25 May 2023 with further consultation following a change in proposal on 09 June 2023. No representations have been received.

1.0 Site and Character Appraisal

1.1 The application site comprises of a two-storey semi-detached house set in a good length plot on Balcombe Road, Horley. The property was built in the mid-twentieth century together with the majority of surrounding properties. Dwellings in the area are generally well set back and either detached or semi-detached in nature, with some variety of design. A blanket Tree Preservation Order can be found to the north of the site, however given good separation distances no mature trees would be impacted by the proposal. The site falls within Flood Zone 2. Site levels are relatively flat, though fall a little from the main road to the front of the property.

2.0 Added Value

- 2.1 Improvements secured at the pre-application stage: Pre-application advice was not sought from the local planning authority prior to the submission of the application.
- 2.2 Improvements secured during the course of the application: Amendments to the roof design to the first-floor extension. Corrections to the plans and proposal were also provided.
- 2.3 Further improvements to be secured: A condition regarding matching materials would be added to a grant of permission. A condition requiring obscure glazing would be added to a grant of permission.

3.0 Relevant Planning and Enforcement History

- | | | | |
|-----|---------|--|--|
| 3.1 | 76/0803 | Erection of a single storey rear extension | Approved with Conditions
20/10/1976 |
|-----|---------|--|--|

4.0 Proposal and Design Approach

- 4.1 This is a householder planning application for a first-floor rear extension and a garage conversion to the dwelling.
- 4.2 The proposed additions would be built out of matching materials and is designed to match the existing form and appearance of the dwelling.

5.0 Policy Context

5.1 Designation

Urban Area
Flood Zone 2

5.2 Reigate and Banstead Core Strategy

CS1 (Presumption in favour of sustainable development)
CS4 (Valued Townscapes and Historic Environment)

5.2 Reigate & Banstead Development Management Plan 2019

DES1 (Design of new development)
CCF2 (Flood Risk)

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:

- Design appraisal
- Impact on Neighbour amenity
- Flooding

Design appraisal

6.3 The proposed first floor rear extension would be positioned above the existing single storey rear extension providing a new bedroom and ensuite. It would match the existing single storey extension in depth (approx. 4.4m). It would retain 2.25m to the boundary with the attached neighbour and would not therefore extend the full width of the existing rear elevation. The existing spacing would be retained to the other boundary.

6.4 The extension is of a large size and would result in a large addition to the rear of the original property. However, the applicant made improvements to the design by altering the proposed gable finish to a hip roof design. The hip roof

finish allows for a well-integrated design approach with the existing hipped roofs of the property. This also reduces the level of bulk proposed with the scheme and whilst it is not insignificant in size this allows for an acceptable design approach. The extension would be set down from the main ridge line ensuring a subservient approach in keeping with the advice within the Council's Supplementary Planning Guidance (SPG) on Householder Extension and Alterations. The depth proposed would exceed the depth guidance within the SPG for rear extensions to semi-detached properties. However, given the depth is no deeper than the existing single storey rear addition, the proposed rear extension is not considered to cause undue harm to the character of the wider area.

- 6.5 The positioning of the rear extension would allow for minimal views from the main highway. Some views would clearly be visible from a small cul-de sac to the north of the site. However, the site is separated from this road by the attached neighbouring property, reducing the sense of scale visible from this vantage point. The proposal would have limited impact on the wider street scene and would not cause sufficient harm as to warrant refusal.
- 6.6 The proposed garage conversion would be completed by removing the existing garage door and replacing with matching brickwork and new window. The window would be of matching design to the existing. The change, whilst visible within the street scene, would be relatively minor and would not create any additional footprint or bulk to the property. No visual harm is considered to arise.
- 6.7 The loss of the garage would reduce potential off-street parking within the application site, but the dwelling benefits from a good-sized front driveway which would not be altered. The Council's parking standards, as set out within the Development Management Plan, would still be met in respect of this site.
- 6.8 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

- 6.9 A good length rear garden and good separation to dwellings opposite the site would ensure that no neighbour amenity harm would arise to any of these neighbouring properties. Equally, the nature of the garage conversion would result in no additional bulk or footprint to the dwelling. This change would therefore ensure no increased impact on any neighbouring properties by way of loss of light or outlook, nor in regard to an overbearing relationship. The only window would face forward with similar outlook to existing windows in the property. The main consideration would therefore rest upon the impact of the rear extension on the two side neighbours, No's. 142 and 146.

- 6.10 The rear extension would be set above an existing single storey addition (approved under 76/0803). The attached neighbour (no. 142) also has an identically deep single storey addition. The first-floor addition would not extend beyond the rear of this neighbouring extension and would not therefore cause harm to the rear facing windows here. With regard to the first-floor windows of this neighbour, the depth is not insignificant and the nearest rear facing window is that of a bedroom. A 45-degree line drawn from this rear window would minimally intersect the extension within the horizontal plane. However, such a line would comfortably pass in the vertical. In keeping with the advice within the Council's Householder Extensions and Alterations SPG it is therefore considered that sufficient levels of light would continue to reach this window. The depth of the extension would allow for some loss of outlook to this nearest rear facing window. The 2.25m spacing to the boundary is considered sufficient for an allowable tolerance in this regard. The spacing also ensures the extension would not appear unduly overbearing. 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 sufficiently harmful as to warrant refusal and no objection on amenity grounds is raised with regard to this neighbour.
- 6.11 In respect of the non-attached neighbour No.146, the extension would retain the existing spacing to the boundary. No. 146 also has a single storey rear extension of similar depth to that found on the host property. The extension would not therefore extend beyond the rear at ground floor level and would not result in any undue harm to these windows. The nearest rear facing window at first floor would appear to be of that of a bathroom, a non-habitable room. The 45-degree test would pass in respect of this window. No harmful loss of light or outlook is considered to result, nor an unduly overbearing relationship. Whilst there are some side facing windows within the flank wall of No. 146 these are set further forward, already looking at the flank wall of the host dwelling. The outlook from these would not change significantly over the existing relationship. One additional first floor side facing window is proposed to accommodate the change. This would be within the existing flank wall of the property, serving a bathroom and would look toward an area of blank wall to the side elevation of No. 146. The window would be conditioned to be obscure glazed and 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. No harmful overlooking relationship is considered to warrant refusal as a result.
- 6.12 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.

Flooding

- 6.13 The site is located within flood zone 2. The Environment Agency's standing advice for householder minor extensions seeks to direct development to

areas least impacted by flooding. Given the majority of the site and the dwelling itself falls within the flood zone, development within the site cannot be directed outside this area. No Flood Risk Assessment was submitted in relation to the application as no additional footprint is to be created by the proposal. This is in line with the Council's validation requirements. The nature of the proposal would allow for limited potential for any additional flooding risk. The first-floor addition would be solely above the existing rear extension while the garage conversion would create no further footprint to the dwelling, with works retained solely internally. Whilst the garage conversion would alter the use of the floorspace, it is not considered that it would result in any additional flood risk. Further, the front driveway would not be altered as a result of the proposed works. The existing driveway is of a permeable surface and already sufficient in size to hold several off-street vehicles. Therefore, the changes would not result in any increased flood risk to the property nor wider area.

- 6.14 In view of the above the scheme is considered to be acceptable with regard to flooding and drainage matters and would comply with the requirements of the NPPF and Policy CCF2 of the DMP in this regard.

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.

Plan Type	Reference	Version	Date Received
Location Plan	UNNUMBERED		12.05.2023
Existing Floor Plan	001	1	07.06.2023
Existing Elevations	002	2	07.06.2023

Proposed Floor Plan	003	1	07.06.2023
Proposed Combined Plan	003	1	07.06.2023
Proposed Elevations	004	2	07.06.2023

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.

4. The first-floor windows in the south eastern side elevation 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.

INFORMATIVES

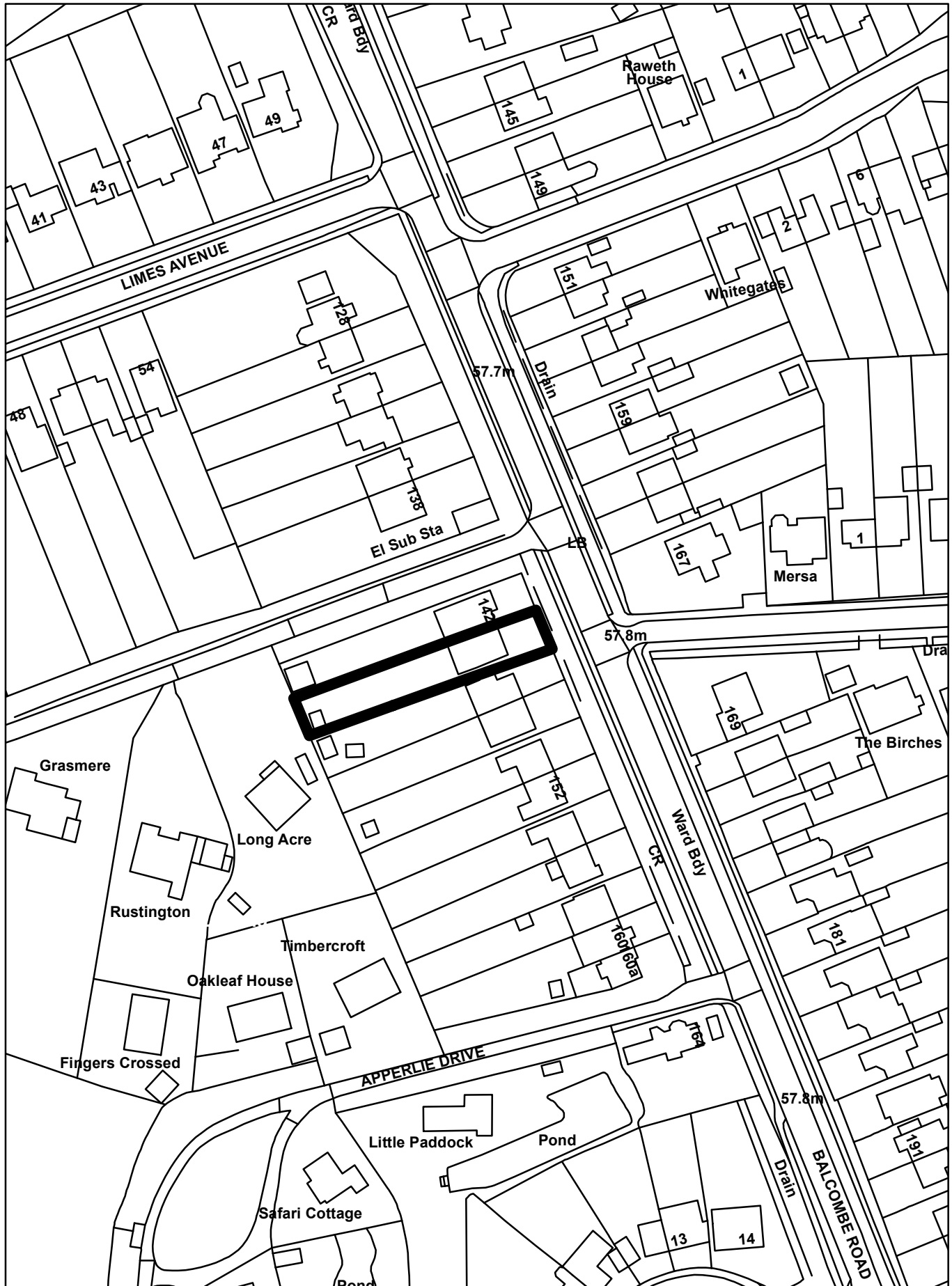
1. Building works involving work on an existing wall shared with another property; or new building on the boundary with a neighbouring property; or excavating near a neighbouring building, may fall within the scope of the Party Wall, etc. Act 1996 and may require that you serve a Statutory Notice on all affected owners. Further guidance is available from <https://www.gov.uk/guidance/party-wall-etc-act-1996-guidance>

REASON FOR PERMISSION

The development hereby permitted has been assessed against development plan policy DES1, CCF2 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.

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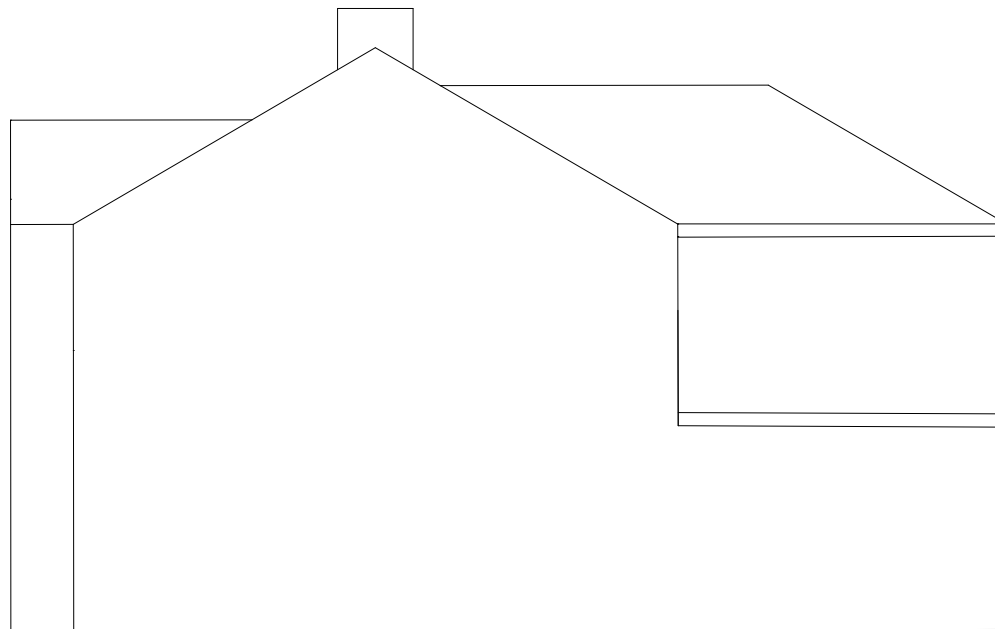
Proposed Rear Elevation



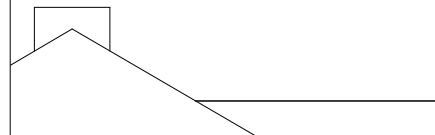
Proposed Side Elevation



Proposed Front Elevation



Proposed Side elevation (Adjoining to next door)



Notes

Rev 1 Rear Extension Roof altered to Hip end
Drawing Number 01-004 Rev 2 Kitchen Window to Elevation

144 Balcombe Road, Horley

First Floor Rear Extension

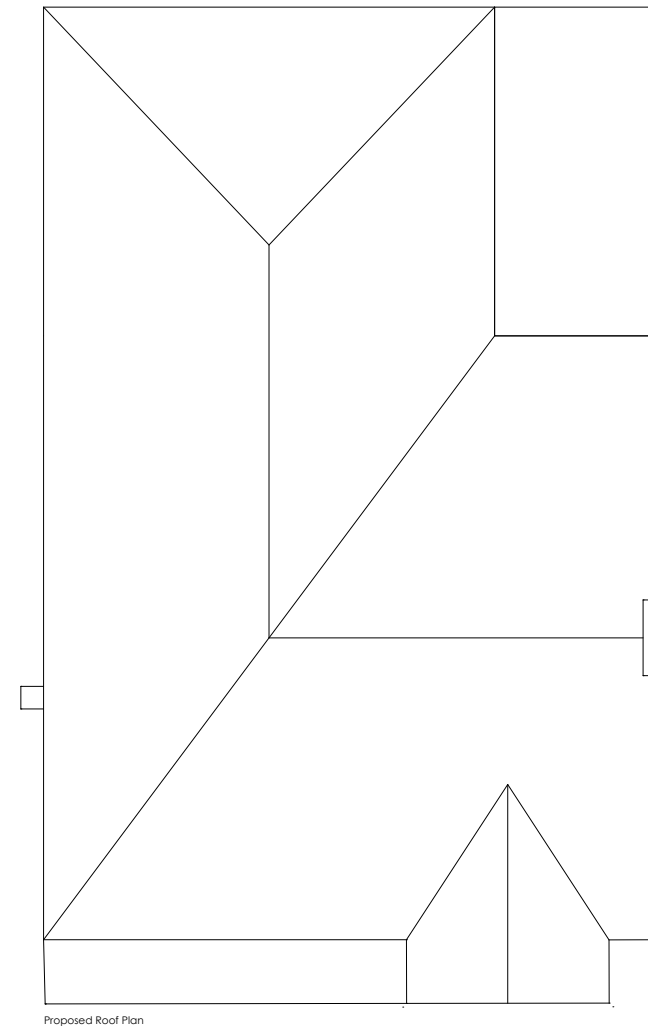
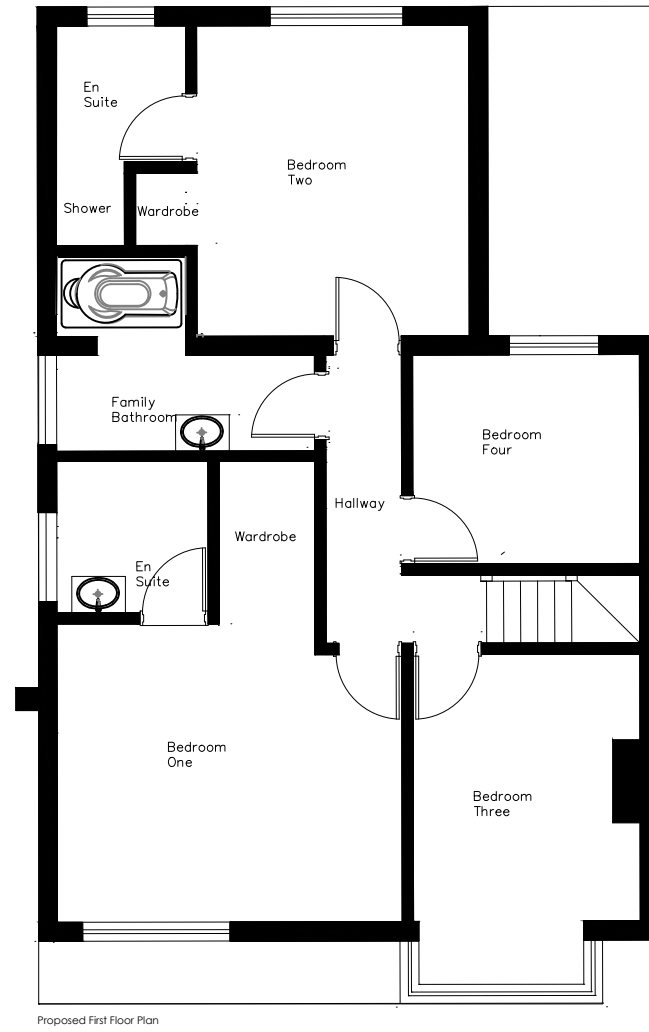
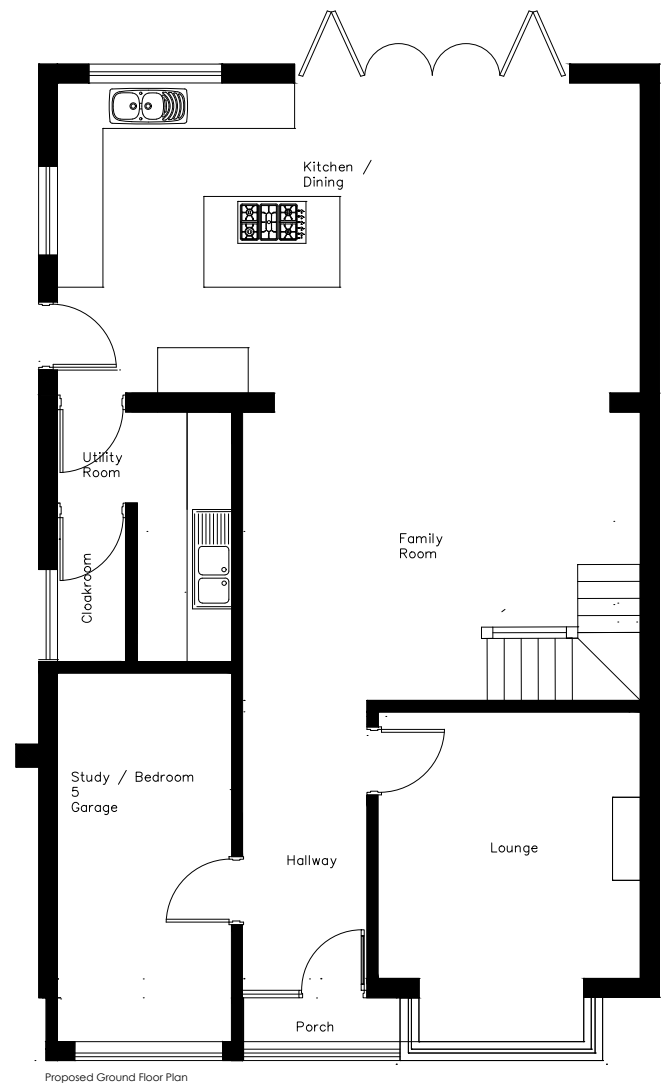
Date: 4/11/2022

Drawing Number 01-004 Rev 2

Proposed Elevations

Scale 1:100 @ A3

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Notes

Drawing Number 01-003 Rev 1 - Roof amended to hip end

144 Balcombe Road, Horley

First Floor Rear Extension

Date: 4/11/2022

Drawing Number 01-003 Rev 1

Proposed Plan

Scale 1:100 @ A3

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