 <b>Reigate &amp; Banstead</b> <b>BOROUGH COUNCIL</b> Banstead   Horley   Redhill   Reigate	<b>TO:</b>	PLANNING COMMITTEE
	<b>DATE:</b>	25 <sup>th</sup> July 2023
	<b>REPORT OF:</b>	HEAD OF PLANNING
	<b>AUTHOR:</b>	Stephen Yeoell
	<b>TELEPHONE:</b>	01737 276869
	<b>EMAIL:</b>	Stephen.Yeoell@reigate-banstead.gov.uk
<b>AGENDA ITEM:</b>	7	<b>WARD:</b> Horley Central and South

<b>APPLICATION NUMBER:</b>	23/01031/HHOLD	<b>VALID:</b>	26/05/23
<b>APPLICANT:</b>	The Michael Blacker Partnership	<b>AGENT:</b>	The Michael Blacker Partnership
<b>LOCATION:</b>	<b>GLENRI, 48 UPFIELD, HORLEY, RH6 7LF</b>		
<b>DESCRIPTION:</b>	<b>Proposed single storey rear extension.</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 applicant is a Borough Councillor.**

## **SUMMARY**

The proposed development seeks permission for the erection of a single storey rear extension, projecting from an existing rear extension.

The rear addition would be constructed using matching materials and would be integrated with the existing dwelling by extending the existing pitched roofs rearwards over the new extension.

The extension would have some visibility within the locale due to the position of the dwelling alongside Grosvenor Close. However, the extension is of relatively minor scale and bulk. When combined with the existing extension, the overall depth is relatively deep however this is not uncommon within surrounding properties. The proposal is not considered to be harmful to the character of the dwelling or wider area. The siting and nature of the proposal is not considered to result in any harm to the amenity of neighbouring properties.

## **RECOMMENDATION**

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

## **Consultations:**

No objections received

## **Representations:**

Letters were sent to neighbouring properties on 5 June 2023. No representations have been received.

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

- 1.1 The application site comprises of a detached bungalow set in a relative sized plot to the eastern side of Upfield in Horley. The property was built in the mid-twentieth century together with many of the surrounding properties. Newer dwellings can be found to the south and east of the property following a development of 8 new properties in the early 2000's. However, properties to the north and northeast are largely of the same nature as the application site.
- 1.2 No significant trees would be impacted by the proposal. Site levels are relatively flat, though rise a little from the main road to the front of the property and from north to south.

### **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: Improvements were not sought as the proposal is considered acceptable. Corrections to the plans were provided.
- 2.3 Further improvements to be secured: A condition regarding matching materials would be added to a grant of permission.

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

- |     |            |   |  |
|-----|------------|---|--|
| 3.1 | 92/00990/F | Erection of a single storey rear extension to provide additional bedroom                          | Approved with Conditions<br>17/03/1992 |
| 3.2 | 71/0159    | Convert garage in existing bungalow into a dining room and second bathroom. Erect a double garage | Approved with Conditions<br>27/05/1971 |
| 3.3 | 61/0322    | Additional Bedroom  | Approved with Conditions<br>28/07/1961 |

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

- 4.1 This is a householder planning application for a single storey rear extension.
- 4.2 The proposed addition 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

##### 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)

##### 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

##### Design appraisal

6.3 The proposed single storey addition would protrude from an existing rear addition built following previous planning approvals. The depth of the extension would be 2.3m creating a total depth of approx. 6.45m beyond the original rear wall. The extension would retain the existing space to both boundaries as it would only extend off the rear of the property.

- 6.4 The overall depth is significant and would exceed the depth guidance within the Council's Supplementary Planning Guidance (SPG) on Householder Extension and Alterations for rear extensions to detached properties. However, such extension depths are not uncharacteristic of this area. Notable nearby examples of similar depths can be found to No. 42 Upfield as well as No's. 31, 29 and 27 around the corner on Cheyne Walk where similar styles of property can be found. Furthermore, the plot is of sufficient size to allow for such an extension whilst retaining sufficient amenity space for the occupants. The depth alone is not therefore considered harmful to the character of the area.
- 6.5 The design uses matching hip ended roofs with matching materials to create an integrated design. Despite the rear nature of the extension, the siting of the plot would allow for some visibility of the extension from within Grosvenor Close to the side and rear of the property. However, the single storey nature and design of the extension is considered to have an acceptable impact on the character of the area.
- 6.6 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

- 6.7 A good length rear garden and the siting of the extension would ensure that no neighbour amenity harm would arise to any of the neighbouring properties. The dwelling is separated from the southern neighbour by Grosvenor Close and this neighbour is sited further rearwards within its plot. Given this consideration and the relatively minor scale of the extension it is not considered harmful to this neighbour. The main consideration would therefore rest upon the impact of the rear extension on the other side neighbours, No. 46.
- 6.8 The rear extension would project beyond the existing rear extension and therefore in combination would exceed the advisory depth guidance set the SPG on Householder Extension and Alterations for rear extensions to detached properties. No. 46 benefits from a rear conservatory extension of lesser depth than that proposed. However, that conservatory is set in a little from the shared boundary, as is the proposed extension, therefore ensuring separation between the two of around 3m. Given this separation a 45-degree line drawn from this rear window would pass in both the vertical and horizontal plane. 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 conservatory. The separation is also considered sufficient to ensure no harmful outlook nor an overbearing relationship would arise from within this neighbouring property. In the absence of any new side-facing windows, the proposed extension would 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 to warrant refusal and no objection on amenity grounds is raised with regard to this neighbour.

## 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	SK01	A	12.07.2023
Existing Combined Plan	01	A	12.06.2023
Proposed Combined Plan	02	A	12.06.2023
Roof Plan	03	A	12.06.2023

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.

## 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>

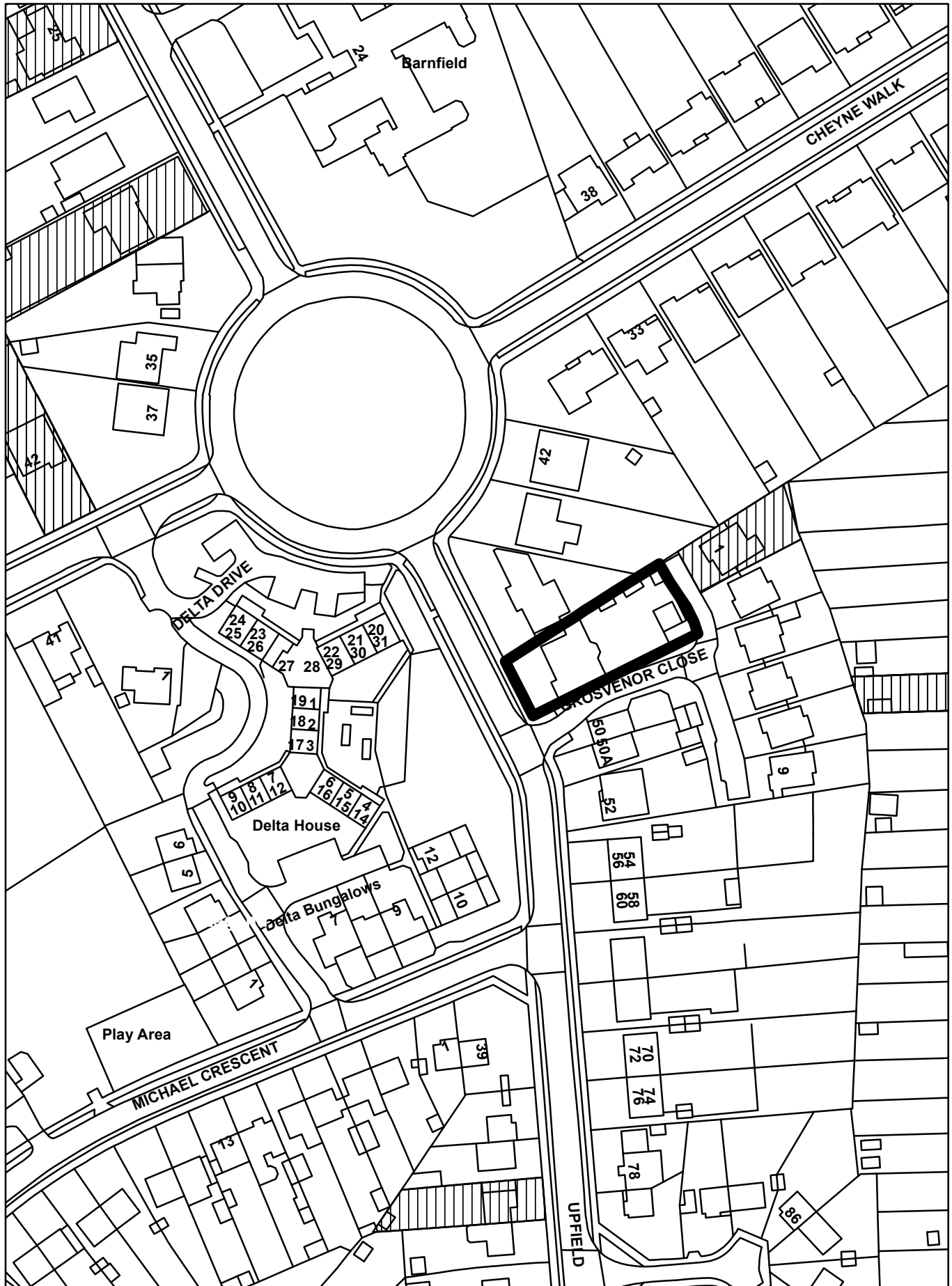
2. Your attention is drawn to the safety benefits of installing sprinkler systems as an integral part of new development. Further information is available at <https://firesprinklers.org.uk/>

## **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.

23/01031/HHOLD Glenri 48 Upfield  
Horley RH6 7LF

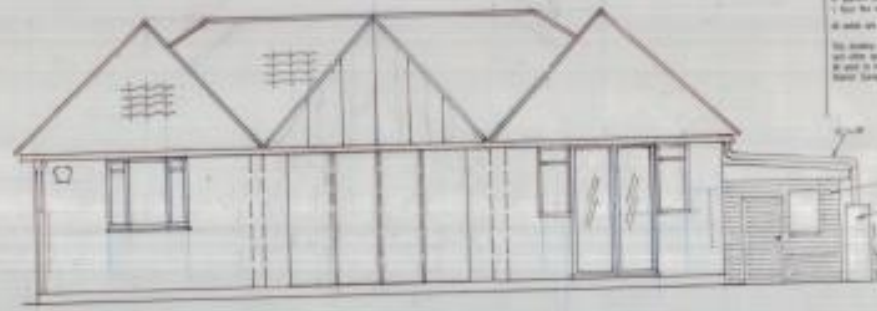


**General Notes.**

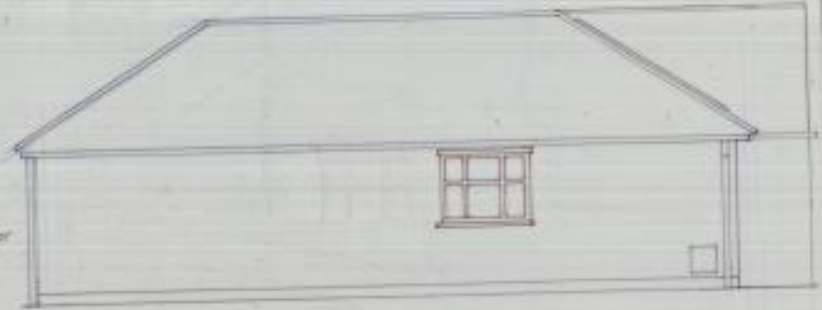
- All work to be done in accordance with the Building Code of the City of St. Louis.
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Ground Floor Plan



Rear Elevation



Left Side Elevation



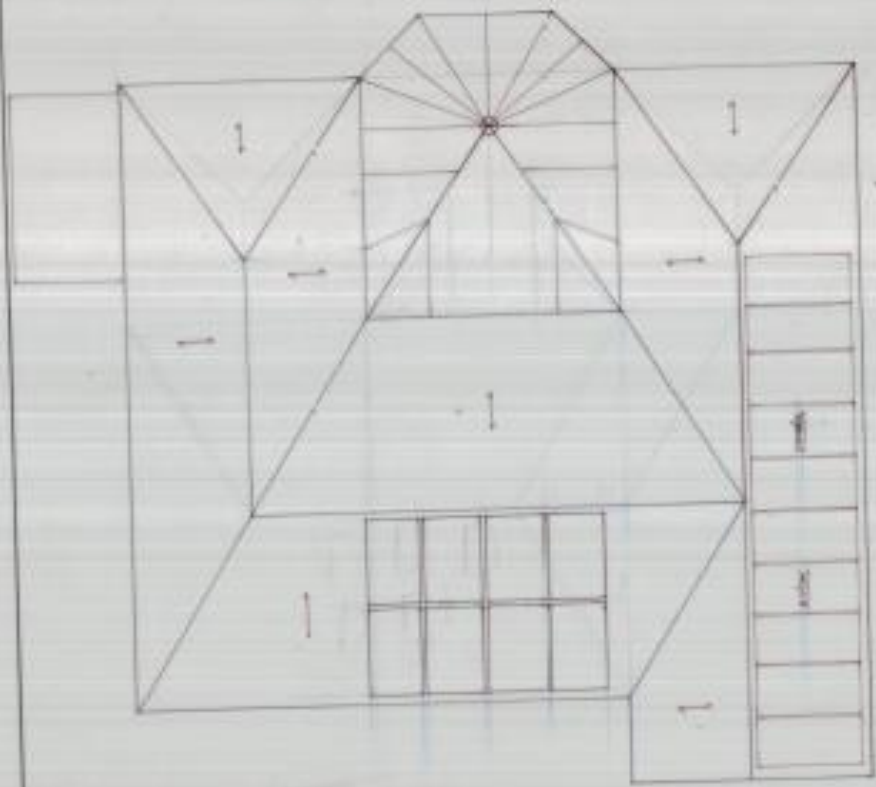
Garage Plan

A	Sheet and boundary marked
<p><b>Proposed Ground Floor Slabs and Elevations.</b></p>	
<p>48, Upfield, Maple St., 2967 E.</p>	
<p>Mr. &amp; Mrs. M. Blacker</p>	
<p><b>Michael Blacker</b> Architect</p>	
<p>CONSULTING ARCHITECT &amp; CIVIL ENGINEER</p>	
<p>1115 S. 11th St. St. Louis, Mo.</p>	

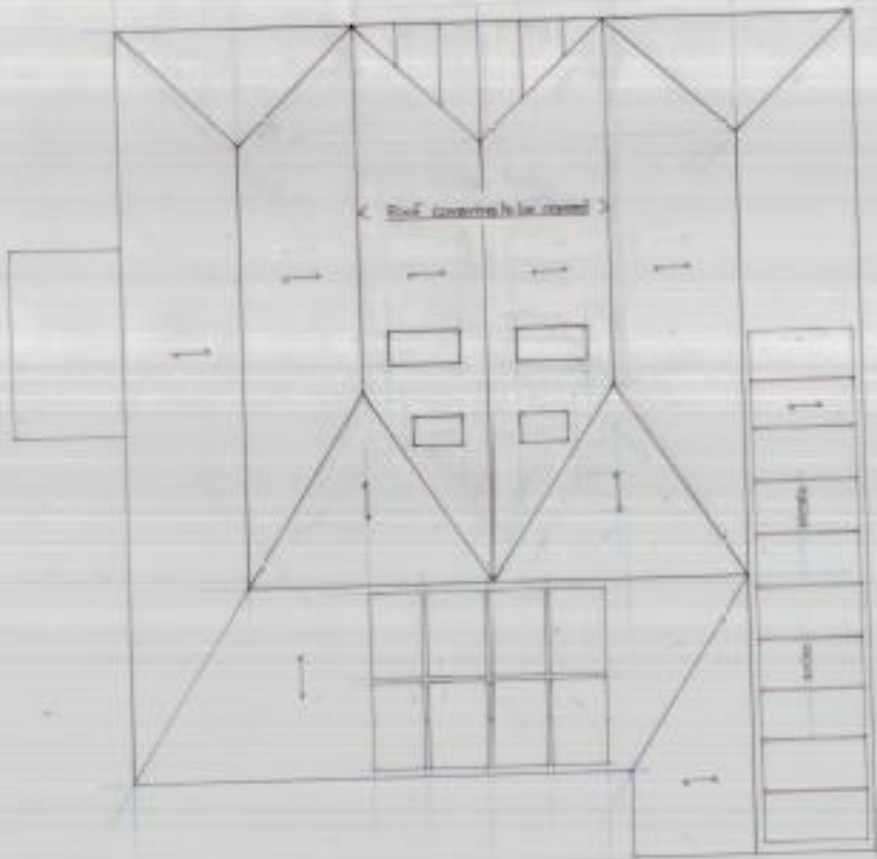


**General Notes.**

- 1. All work to be done in accordance with existing plans.
- 2. All work to be done in accordance with the plans and specifications.
- 3. All work to be done in accordance with the plans and specifications.
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- 9. All work to be done in accordance with the plans and specifications.
- 10. All work to be done in accordance with the plans and specifications.



Existing



Proposed

A	15	Final roof plan
Existing and Proposed Roof Plans.		
40' UpFront, New 6142 71.4'		
Mr. & Mrs. N. Elrod		

**Michael Blacke**  
 ARCHITECTS & ENGINEERS  
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