

 <p>Reigate & Banstead BOROUGH COUNCIL Banstead Horley Redhill Reigate</p>	TO:	PLANNING COMMITTEE
	DATE:	22 November 2023
	REPORT OF:	HEAD OF PLANNING
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AGENDA ITEM:		WARD: <i>South Park and Woodhatch</i>

APPLICATION NUMBER:	23/02199/HHOLD	VALID:	25/10/23
APPLICANT:	Mr and Mrs Johnson	AGENT:	LT Pickering Architects Ltd
LOCATION:	42 DOVERS GREEN ROAD, REIGATE, SURREY RH2 8BT		
DESCRIPTION:	Remove existing rear conservatory UPVC frame and glazing. Build up existing walls to create new single storey rear extension with flat roof, parapet wall and lantern.		
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.			

The matter is referred to the Planning Committee in accordance with the Constitution as the applicant is an Officer of the Borough Council.

SUMMARY

The proposal is a householder planning application for the removal of an existing rear conservatory UPVC frame and glazing, and its replacement with a single storey ground floor rear extension with flat roof, parapet wall and roof lantern. The extension is of similar footprint to the existing conservatory.

The site is a semi-detached two-storey dwelling with an attached garage and rear conservatory. The property sits within a good-sized plot on the western side of Dovers Green Road in Reigate. The character of the area is residential comprising of similar styles of property. The site is relatively flat throughout and no protected trees would be affected by the development.

The proposal is well designed and would not have a harmful impact upon the character and appearance of the area. The extension is similar in scale, albeit higher and of greater presence of the existing conservatory and has been assessed as having no harmful impact upon the surrounding neighbouring properties and occupiers.

The planning consultation period runs until 23/11/23 prior to the time of publication and post decision. At the time of writing no objections to the proposed scheme have been received. Should any objections be received then they will be reported in the

addendum. Should any objection be received post the committee resolution the matter will be determined in consultation with the chairman.

RECOMMENDATION

Subject to no significant or adverse comments being received within the site notice notification period, the Head of Planning in consultation with the Chairman, be authorised to **GRANT** consent, subject to conditions.

Consultations:

No comments received

Representations:

No comments received

1.0 Site and Character Appraisal

The site is a semi detached two storey dwelling with an attached garage and rear conservatory. The property sits within a good sized plot on the western side of Dovers Green Road. The character of the area is residential comprising of reasonably similar styles of property which sit in a uniform line alongside the application site. The site is relatively flat throughout and no protected trees would be affected.

2.0 Added Value

- 2.1 Improvements secured at the pre-application stage: No pre application advice was sought as such but this application follows the submission of a proposed lawful development certificate application. This previous application was withdrawn as it would have been refused due to the depth would not have accorded with the guidelines in the current General Permitted Development Order
- 2.2 Improvements secured during the course of the application: None were required.
- 2.3 Further improvements to be secured through conditions: Materials would be conditioned to match the main dwelling.

3.0 Relevant Planning and Enforcement History

None.

4.0 Proposal and Design Approach

- 4.1 This is a householder planning application for the removal of the existing rear conservatory UPVC frame and glazing. Build up existing walls to create new single storey rear extension with flat roof, parapet wall and lantern.
- 4.2 The proposed footprint of the rear addition would not be increased, and materials would match the existing dwelling.

5.0 Policy Context

5.1 Designation

Urban area

5.2 Reigate and Banstead Development Management Plan 2019

DES1 (Design of New development)

5.3 Other Material Considerations

National Planning Policy Framework
2023

National Planning Practice Guidance
Supplementary Planning Guidance

6.0 Assessment

The application site is within the urban area. As such there is no in principle objection to the proposed alterations as the footprint of additions to the rear are not increased and subject to the main issues outlined below.

6.1 The main issues to consider are:

- Design appraisal
- Neighbour amenity

Design appraisal

6.2 Policy DES1 of the DMP relates to the design of new development, requiring that new development be of a high-quality design that makes a positive contribution to the character and appearance of its surroundings.

6.3 The current conservatory is located to the rear of the property and not visible from the street scene. The proposal comprises of the removal of the conservatory frame including the roof and replacing with a brick structure with a flat roof and parapet wall and a lantern style roof light. The materials would match the existing dwelling.

6.4 Whilst the appearance of the rear addition would be altered, the alterations would retain the subservient character of the rear addition and not harm the appearance of the property or the wider area.

6.5 The proposal is therefore considered to be in accordance with relevant local planning policy and supplementary guidance upon design.

Neighbour amenity

6.6 Policy DES1 of the DMP requires new development to not adversely impact the amenity of occupants of existing nearby buildings, including by way of overbearing, obtrusiveness, overshadowing, overlooking and loss of privacy.

6.7 The height to the top of the parapet wall would be 3.47 metres, the depth would remain at 3 metres along the shared boundary with the attached

neighbour. The addition has a central projection of 0.5 metres that is 2.6 metres from the boundary. The changes and additions would accord with the guidance in section 5.2.2 of the Supplementary Planning Guidance for Householder Extensions and Alterations as the depth does not exceed that of 3.3 metres along a shared boundary with an attached dwelling.

- 6.8 There are two neighbours on which the scheme could potentially have an impact upon. These would be the attached neighbour to the south and the detached neighbour to the north.
- 6.9 Due to the limited depth of along the shared boundary and the current footprint of the conservatory the relationship would remain largely unchanged. While the additional bulk of the extension would increase the presence of the extension and to a degree alter the relationships between properties, there would not be a harmful impact on the attached neighbour to the south.
- 6.10 The proposed addition would retain a gap of 1 metre from the boundary with the neighbour to the north. There would be a 1.7 metre gap between the proposed scheme and their rear addition. Their rear addition is of a similar depth to this scheme.
- 6.11 Again, while the additional height and bulk of the extension would increase the presence of the extension and to a degree alter the relationships between properties, there would not be a harmful impact on the attached neighbour to the north.
- 6.12 The proposal is therefore considered to be in accordance with relevant local planning policy and supplementary guidance upon amenity.

Other issues

- 6.13 There are no other known material considerations that have been identified for consideration.

CONDITIONS

- 1. The development hereby permitted shall be carried out in accordance with the following approved plans:

Plan Type	Reference	Version	Date Received
Existing Combined Plan	0489 EX 21		26/10/23
Proposed Comb Plan	0489 PL 21		26/10/23

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.

2. 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.

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.

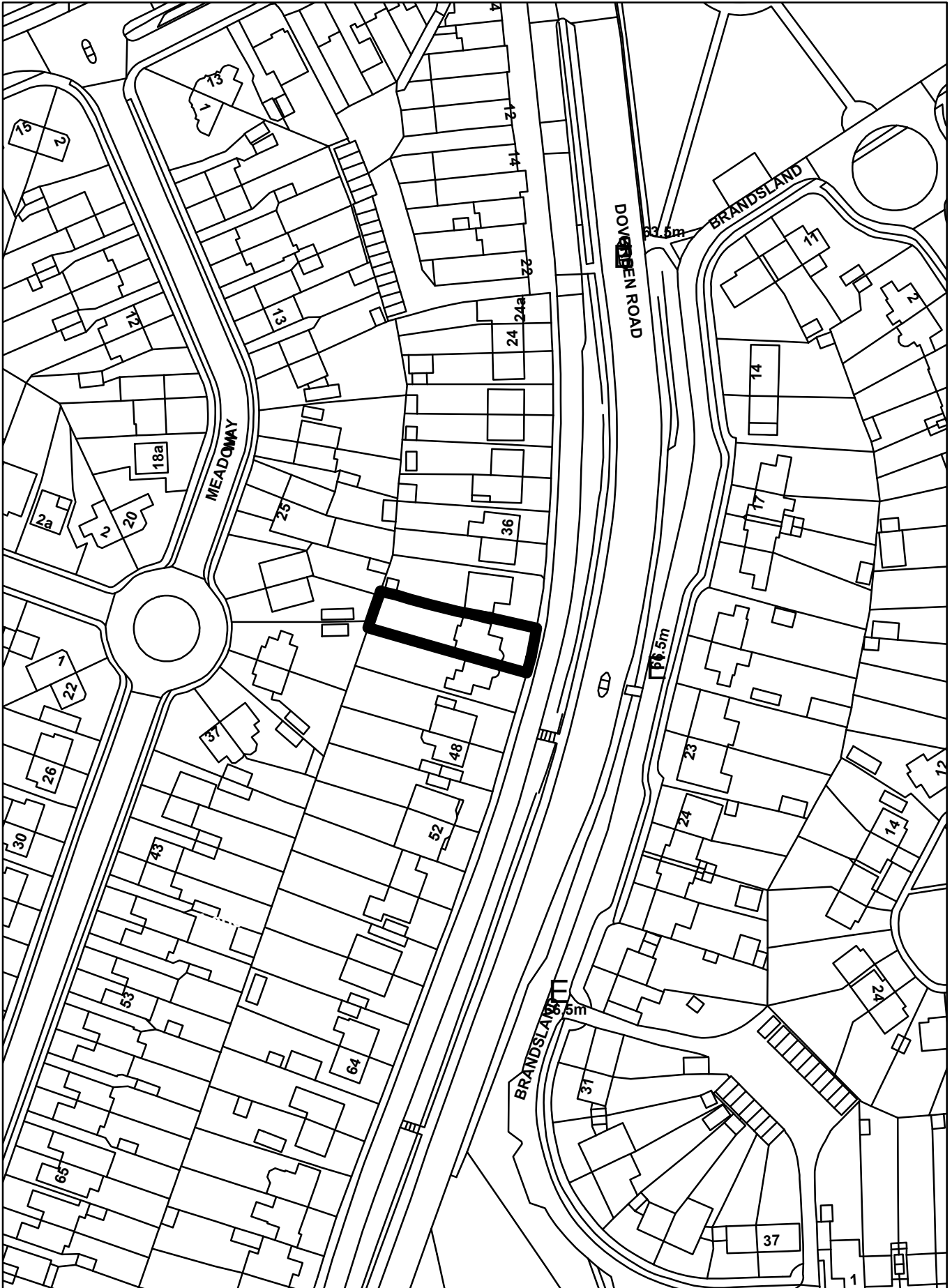
REASON FOR PERMISSION

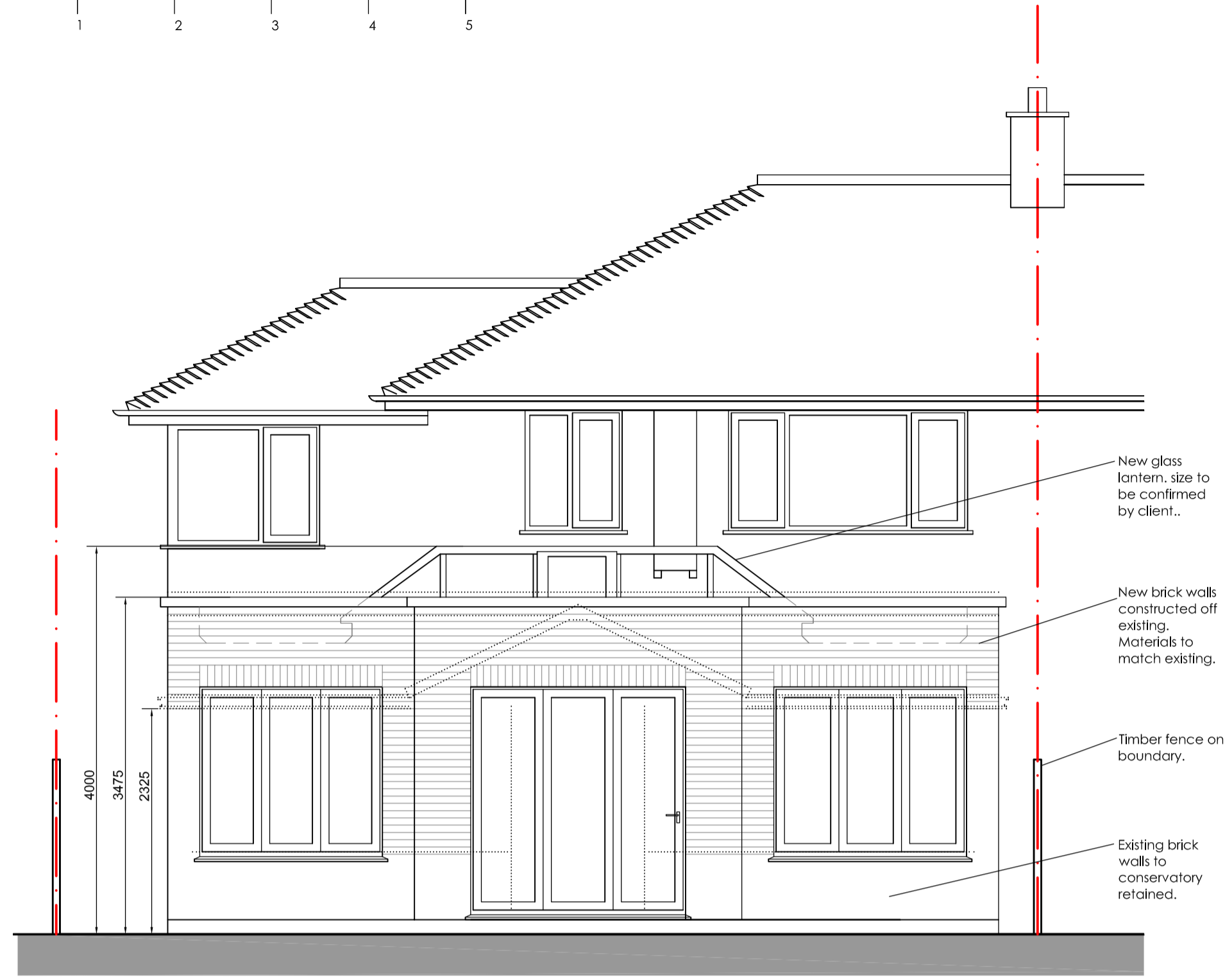
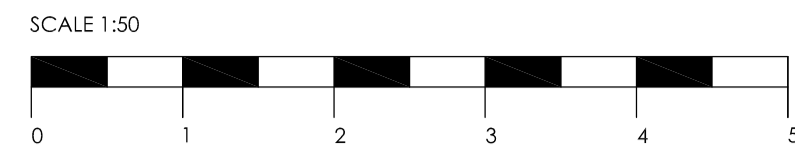
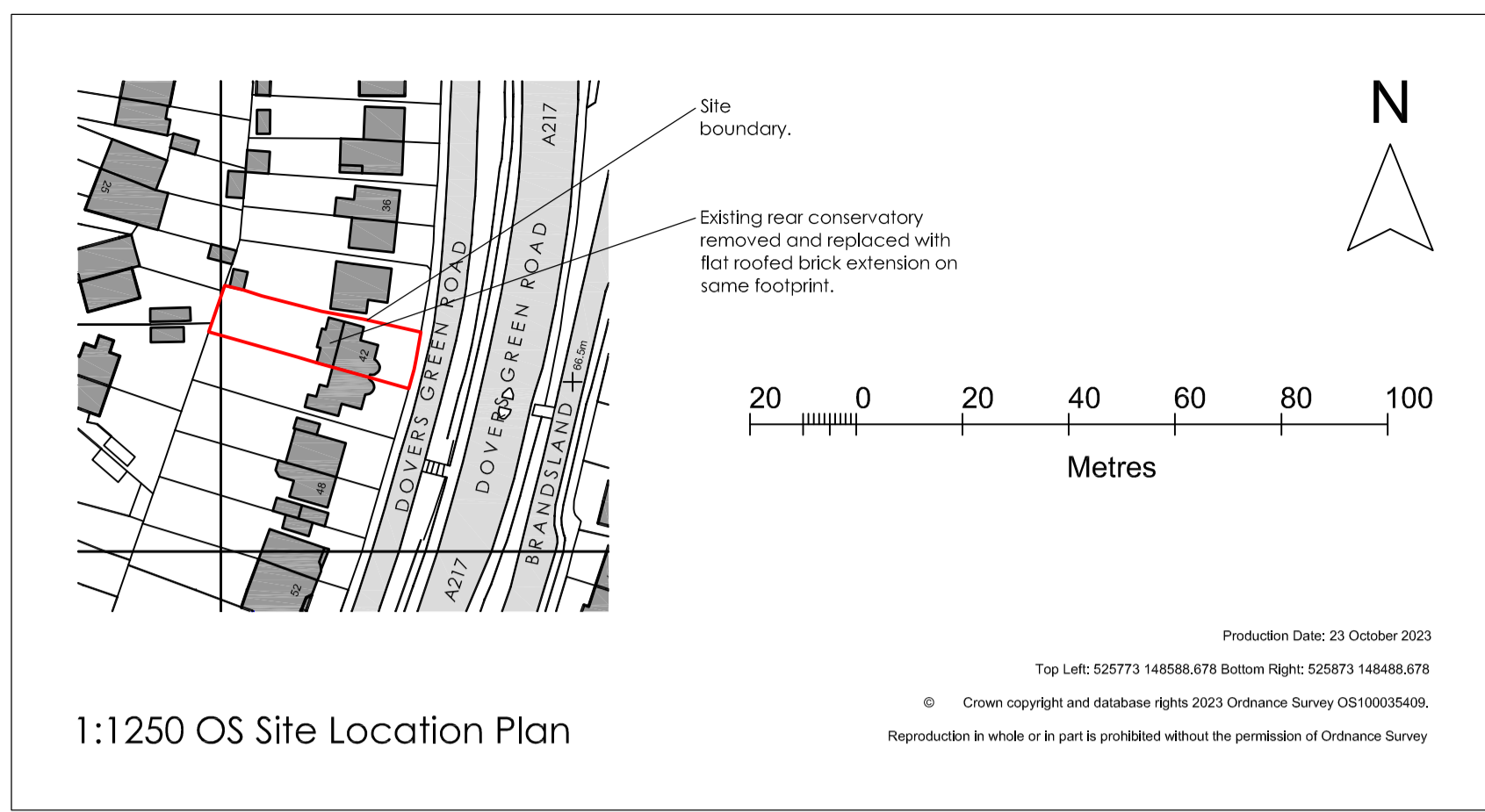
The development hereby permitted has been assessed against development plan policy DES1 and material considerations, including third party representations. It has been concluded that the development is in accordance with the development plan and there are no material considerations that justify refusal in the public interest.

Proactive and Positive Statements

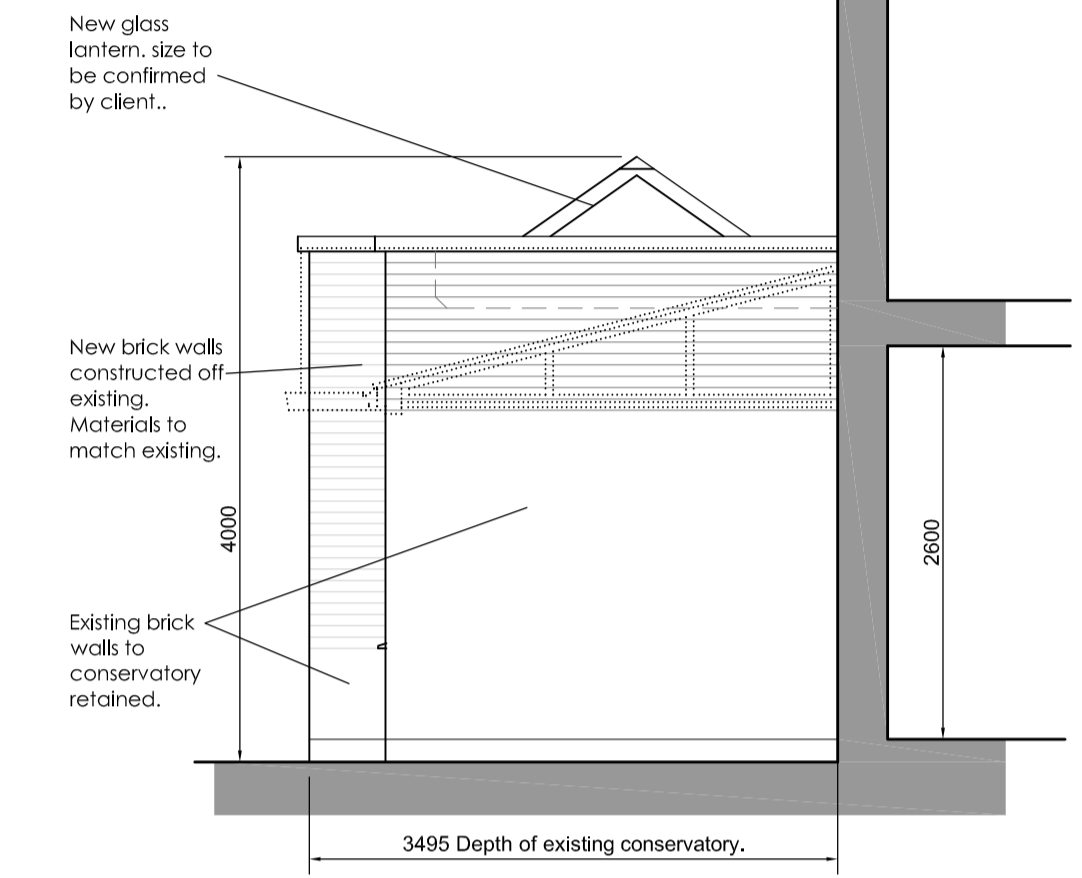
The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in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

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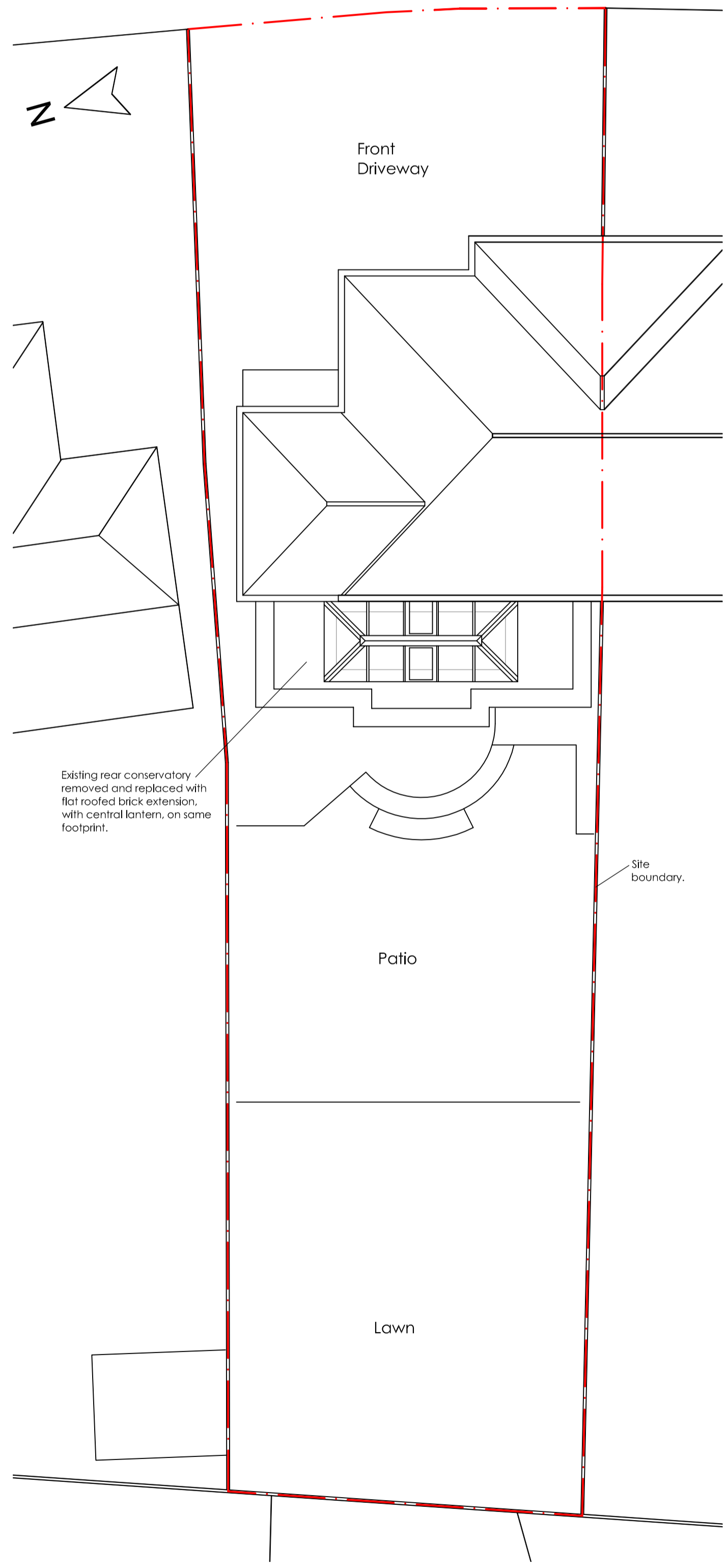




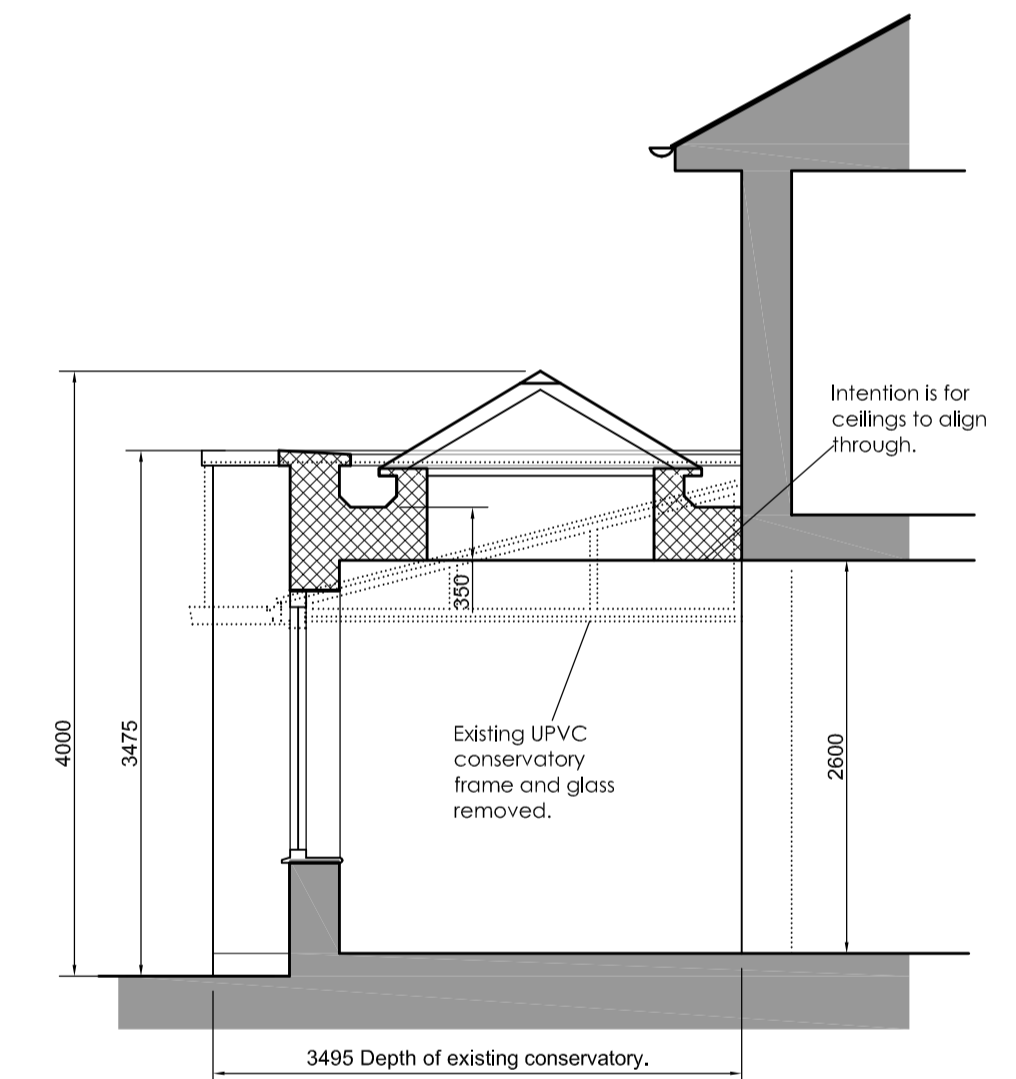
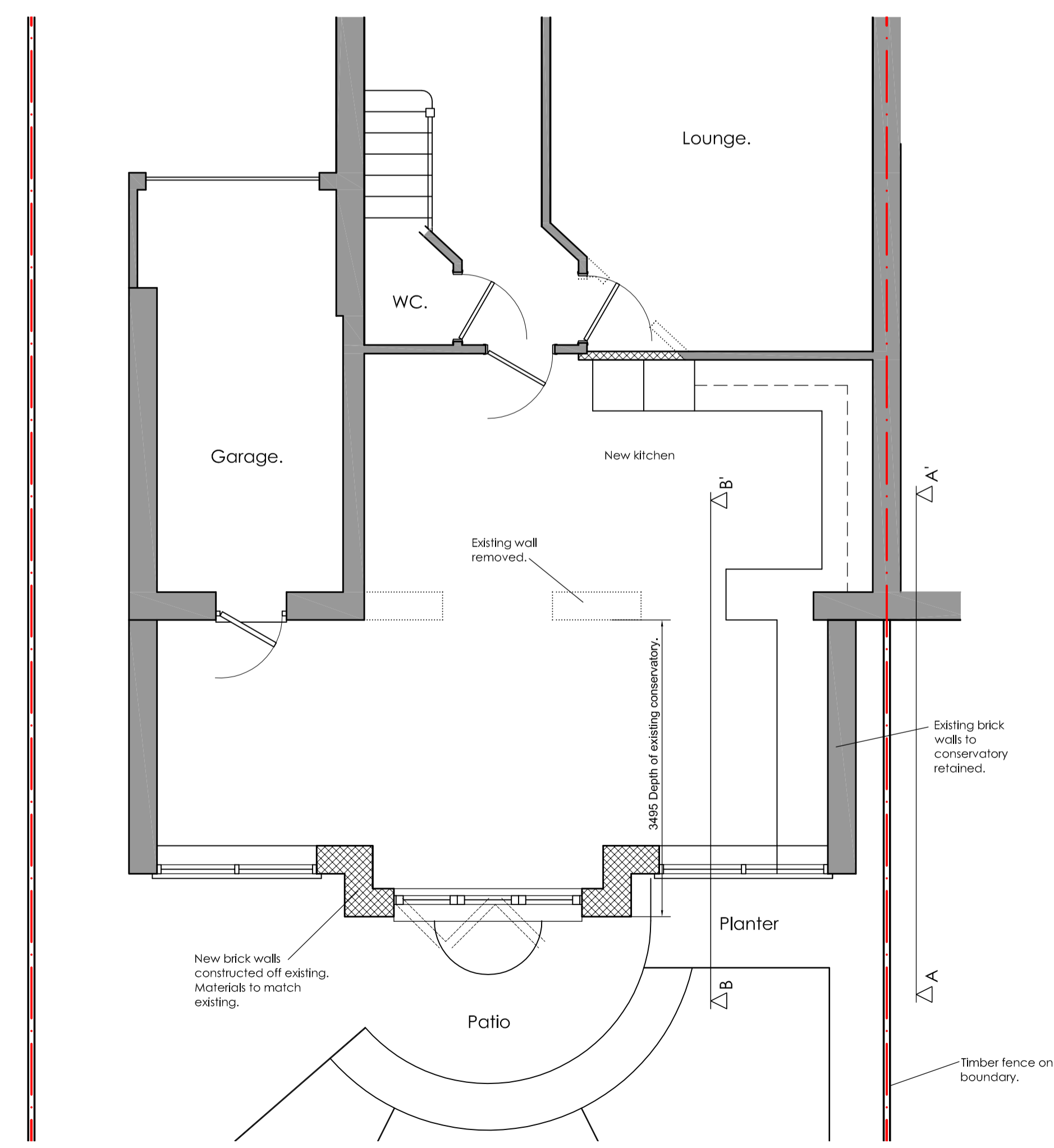
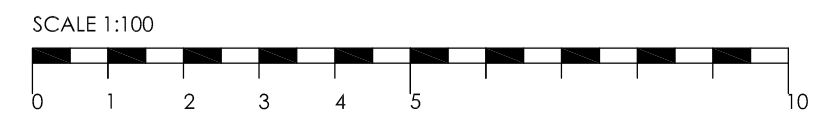
Rear Elevation



Side Elevation (Section A-A')



Site Block and Roof Plan SCALE 1:100



Section B-B'