

 Reigate & Banstead BOROUGH COUNCIL Banstead Horley Redhill Reigate	TO:	PLANNING COMMITTEE
	DATE:	20 March 2019
	REPORT OF:	HEAD OF PLACES & PLANNING
	AUTHOR:	Clare Chappell
	TELEPHONE:	01737 276004
	EMAIL:	Clare.Chappell@reigate-banstead.gov.uk
AGENDA ITEM:	7	WARD: Tadworth And Walton

APPLICATION NUMBER:	19/00279/HHOLD	VALID:	11/02/2019
APPLICANT:	Mr & Mrs B Paul	AGENT:	Mr Alex Coleman
LOCATION:	48 CHAPEL ROAD, TADWORTH		
DESCRIPTION:	4.5 metre-deep single-storey rear extension.		
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 applicants are related to a Borough Councillor

SUMMARY

The application seeks permission for the demolition of an existing conservatory and the construction of a single storey rear extension. This application is very similar to the previous permission granted in October 2018. The latest design has a steeper and taller roof.

The proposed extension would have a conventional design and would not be visible from the front of the property or from wider public viewpoints, and therefore is not considered to affect to the character of the area.

The proposed extension would result in additional built form alongside the boundary with the adjoining semi-detached property. However, this adjoining property already has a conservatory and so the proposed relationship between buildings is not considered to give rise to a harmful loss of amenity.

The other adjacent property is set-back further than the application property, and consequently, the proposed extension would not result in any change to light, outlook or privacy to the other adjoining property.

The proposal is therefore considered acceptable and compliant with policy and guidance.

RECOMMENDATION

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

Consultations:

Tadworth & Walton Residents Association: No response.

Banstead Common Conservators: No response.

Representations:

Letters were sent to neighbouring properties on 12 February 2019. No representations have been received.

1.0 Site and Character Appraisal

- 1.1 The dwelling is a two storey semi-detached house set in a modest plot. The house appears on the 1935 historic map. There are no significant trees likely to be affected by the proposed development. The site is relatively flat.
- 1.2 The surrounding area is characterised by a mixture of properties in terms of architectural style and age. The house is well set-back from the road with an area of common land in front of the residential curtilage.

2.0 Added Value

- 2.1 Improvements secured at the pre-application stage: The opportunity did not arise because the applicant did not approach the Local Planning Authority before submitting the application. However, an application for a non-material amendment was made for the changes to the previous Householder permission and the applicant's agent was advised that the changes were considered material rather than non-material, and therefore required a new planning application or a section 73 application.
- 2.2 Improvements secured during the course of the application: None – the scheme is considered acceptable as submitted.
- 2.3 Further improvements could be secured: A condition will be placed on the grant of permission to ensure that materials are similar in appearance to those used on the existing house.

3.0 Relevant Planning and Enforcement History

18/01529/PDE - Single storey rear extension. 4.5m from rear wall. 3.5m height. 2.8m height at eaves. WITHDRAWN (did not comply with permitted development criteria).

18/01490/CLP - Flank wall and miscellaneous internal alterations. PERMITTED DEVELOPMENT

18/01721/HHOLD - 4.5 metre-deep single-storey rear extension. APPROVED WITH CONDITIONS.

18/01721/NMAMD1 - Raising of Bedroom 4 ensuite wc to allow increase in roof pitch to approx. 15degrees. 3no. Velux rooflights to proposed roof. REFUSED.

Please note, there is no planning history for the existing conservatory but aerial photographs indicate it has been in existence since 2003 (and is therefore lawful through the passage of time if not permitted development).

4.0 Proposal and Design Approach

4.1 The proposal is for a single storey rear extension which would extend across almost the full-width of the original rear wall and would project 4.5m / 5.0m from the stepped original rear wall. It would have a rectangular footprint and a shallow pitch, lean-to tiled roof with three rooflights. There would be a window and glazed doors to the rear elevation and a side facing window to the west elevation. The scheme would be identical to the previous permission 18/01721/HHOLD apart from the following differences:

- (i) The roof height would be raised at its juncture with the main house (so its pitch increases by 15 degrees approx.)
- (ii) The above (i) would require a slight re-positioning of the WC rear facing window.
- (iii) Change to size, position and number of rooflights (3no. roof lights instead of 2no.).

5.0 Policy Context

5.1 Designation
Urban Area

5.2 Reigate and Banstead Core Strategy
CS4 (Valued Townscapes and Historic Environment)

5.3 Reigate & Banstead Borough Local Plan 2005
Housing Ho9, Ho13, Ho16

5.4 Other Material Considerations

National Planning Policy Framework

Supplementary Planning Guidance Householder Extensions and Alterations 2004

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 and effect on the character of the area
- Neighbour amenity

Design and effect on the character of the area

6.3 The extension would be to the rear of the house and not visible from Chapel Road or other public viewpoints and so it would not be harmful to the character of the local area. Furthermore, its form is fairly conventional for a single storey rear extension and, in my view, would not be detrimental to the aesthetic of the rear elevation of the property. I acknowledge that the extension is deeper than the 3.3m recommended by the Council's SPG on Householder Extensions and Alterations with a maximum projection of 5.0m approx. from the original rear wall. However, the acceptability of the scale of the extension is more of a neighbour amenity concern (see section below), rather than a design concern as the building and plot are considered to be of sufficient size to accommodate the proposed extension without it appearing as an overdevelopment.

6.4 The extension would be built in materials of a similar appearance to those used on the main house. The application form specifies concrete interlocking tiles rather than the plain clay tiles which exist on the main roof. I consider that it would be possible to source interlocking concrete tiles which have a similar appearance to plain clay tiles, and that this would be adequate given the inconspicuous position at the rear of the house.

6.5 Overall, the proposal is considered acceptable in terms of its design and character impact and accords with policies Ho9, Ho13 and Ho16 of the Borough Local Plan 2005 and the Council's SPG 2004.

Neighbour Amenity

6.6 The detached house at no.50 Chapel Road is sited further back than the application house (no.48) (i.e. its rear elevation is 5.0m approx. deeper relative to the original rear wall of no.48. Currently, the patio area at no.48 is flanked by the windowless side elevation of no.50. The proposed extension would be 4.5m deep on this side and would not extend any deeper than the rear building line at no.50. It follows, therefore, that there would be no issues of overshadowing or loss of outlook with respect to the rear facing accommodation or garden at no.50.

6.7 The adjoining semi-detached house at no.46 Chapel Road would notice an increase to the built form alongside the common boundary. The existing conservatory at no.48 extends approx. 3.3m alongside the boundary and then a further 1.0m approx. but this additional depth is stepped away from the boundary by virtue of the chamfered corners of the conservatory. The proposed extension would have a straight flank wall extending 5.0m alongside the common boundary. The roof of the existing conservatory is hipped away from the boundary, whereas the proposed extension would create a gable wall (with no hipped roof profile) alongside the boundary.

- 6.8 No.46 has an existing conservatory alongside the common boundary. This extends approx. 2.5m alongside the boundary and then a further 0.8m approx. but this additional depth is stepped away from the boundary by virtue of the chamfered corners of the conservatory.
- 6.9 The Council's SPG on Householder Extension and Alterations prescribes a 3.3m depth limit for extensions on semi-detached houses. This limit is important in terms of the impact on the rear facing windows/accommodation at the semi-detached neighbour. Given that the difference in depth between the rear elevation of the conservatory at no.46 and the proposed rear elevation of the extension at no.48 would be 2.5m (at the worst position at the back of the chamfered corner), I do not consider the extension would result in a harmful loss of light or outlook to the rear elevation of the conservatory at no.46. Furthermore, the 45 degree assessment (section 4.4 of the Council's SPG) would pass in the horizontal and vertical planes, thus indicating that there would not be a significant loss of light the rear facing elevation of the conservatory at no.46.
- 6.10 The proposed gable wall alongside the boundary at no.46 would be larger and taller (relative to the previously approved scheme) due to the increase in roof pitch. However, I consider this increase to be slight and also concentrated towards the main rear walls of the houses, away from the chief, rear facing elevation of the conservatory at no.46. Hence, the current proposed roof arrangement does not give rise to a neighbour amenity issue.
- 6.11 The proposed extension would only include ground floor windows and therefore does not pose any overlooking or privacy concerns to either neighbouring property.
- 6.12 In summary, while giving rise to a degree of change in the relationship between buildings, the proposed scheme would not adversely affect the amenity of neighbouring properties, and complies with policies Ho9, Ho13 and Ho16 of the Borough Local Plan 2005 and the Council's SPG 2004.

CONDITIONS

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

Plan Type	Reference	Version	Date Received
Location Plan	01806-001		11.02.2019
Block Plan	01806-002		11.02.2019
Block Plan	01806-003		11.02.2019
Floor Plan	01806-010		11.02.2019
Floor Plan	01806-011		11.02.2019
Roof Plan	01806-013		11.02.2019
Elevation Plan	01806-014		11.02.2019
Elevation Plan	01806-015		11.02.2019
Floor Plan	01806-030	B	11.02.2019
Floor Plan	01806-031	B	11.02.2019
Roof Plan	01806-033	B	11.02.2019
Elevation Plan	01806-034	B	11.02.2019
Elevation Plan	01806-035	B	11.02.2019

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 materials to be used in the construction of the external surfaces of the extension (other than materials used in the construction of a conservatory) must be of a similar appearance to 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 Borough Local Plan 2005 policies Ho9 and Ho13.

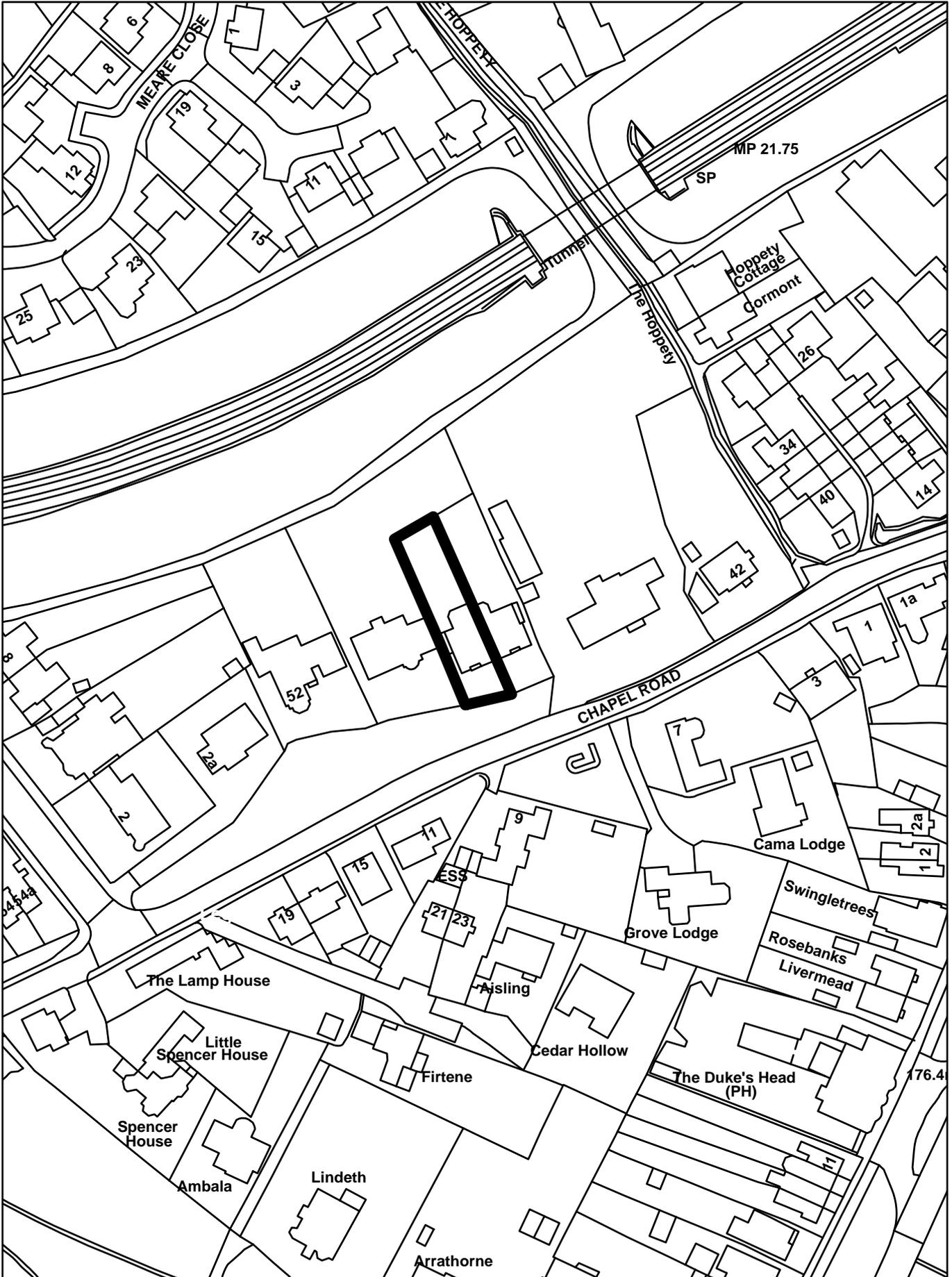
REASON FOR PERMISSION

The development hereby permitted has been assessed against development plan policies Ho9, Ho13, Ho16 and CS4 and material considerations. 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.

19/00279/HHOLD - 48 Chapel Road, Tadworth





General Notes

This drawing shall not be scaled.

All dimensions shall be checked on site prior to commencing the works and errors and omissions to be reported to the Architectural Designer.

All works shall conform to the current edition of the Building Regulations and other statutory requirements.

All materials and workmanship shall conform with the relevant British Standard Specifications and Code of Practice.

All dimensions are in mm unless otherwise stated.

This drawing incorporates information from other professions of such information. The Architectural Designer cannot accept responsibility for the integrity and accuracy of such information.

Any clarification and/or additions that are required appertaining to such information should be sought from the relevant profession or their appointed representative.

This drawing is copyright.

If this drawing forms part of an application for Planning Permission on behalf of the applicant named below, it shall not be used for any other purpose. Copyright of the drawing/design shall remain the Architectural Designer's. All copies are only for information about the application. They may be used for no other purpose without the express permission of the Architectural Designer.

REVISION	DESCRIPTION	DATE
CLIENT MR AND MRS B. PAUL		
CONTRACT HOUSE EXTENSION & ALTERATIONS, 48 CHAPEL ROAD, TADWORTH, SURREY KT20 5SB		
DESCRIPTION BLOCK PLAN		
 <small>40 Copse Edge Avenue, Epsom, Surrey KT17 4H5 Tel: 01372 742535 Email: alex@alexc Coleman.com www.alexc Coleman.com</small>		
SCALE: 1:500@A3		DATE: 07/05/18
DRAWN AJC	DRAWING No. 01806-003 PLANNING	REVISION -
<small>PLOT DATE = 07/05/2018</small>		

General Notes:

This drawing must not be scaled.

All dimensions must be checked on site prior to commencing the works and errors and omissions to be reported to the Architectural Designer.

All works shall conform to the current edition of the Building Regulations and other statutory requirements.

All materials and workmanship shall conform with the relevant British Standard Specifications and Code of Practice.

All dimensions are in mm unless otherwise stated.

If this drawing incorporates information from other professions, the Architectural Designer does not accept responsibility for the integrity and accuracy of such information.

If this drawing forms part of an application for Planning Permission on behalf of the applicant named below, it must not be used for constructional purposes or for any other purpose whatsoever. Copyright of the drawing/ design is and shall remain the Architectural Designer's. All copies are only for information about the application and must not be used for any other purpose.



Loft _____ 5.910

First floor _____ 3.050

Ground floor _____ 0.000



REAR ELEVATION
(North West)

No.46

No.48

No.50

EXTENSION

Loft _____ 5.910

First floor _____ 3.050

Ground floor _____ 0.000



SIDE ELEVATION
(South West)

No.48

EXTENSION

B	Extension roof pitch increased to approx 15 degrees Addition of 3no. Velux rooflights	29/02/16
REVISION	DESCRIPTION	DATE

CLIENT
MR AND MRS B. PAUL

CONTRACT
HOUSE EXTENSION,
48 CHAPEL ROAD,
TADWORTH,
SURREY KT20 5SB

DESCRIPTION
ELEVATIONS 2
- PROPOSED

alex coleman associates
architecture and design

40 Copse Edge Avenue, Epsom, Surrey KT17 4H5
Tel: 01372 742535 Email: alex@alexcoleman.com www.alexcoleman.com

SCALE: 1:50@A1; 1:100@A3	DATE 07/05/18
DRAWN AJC	DRAWING No. 01806-035 PLANNING
REVISION B	PLANNING

PLOT DATE = 01/01/2019

General Notes:

This drawing must not be scaled.

All dimensions must be checked on site prior to commencing the works and errors and omissions to be reported to the Architectural Designer.

All works shall conform to the current edition of the Building Regulations and other statutory requirements.

All materials and workmanship shall conform with the relevant British Standard Specifications and Code of Practice.

All dimensions are in mm unless otherwise stated.

If this drawing incorporates information from other professions, the Architectural Designer does not accept responsibility for the integrity and accuracy of such information.

If this drawing forms part of an application for Planning Permission on behalf of the applicant named below, it must not be used for constructional purposes or for any other purpose whatsoever. Copyright of the drawing/ design is and shall remain the Architectural Designer's. All copies are only for information about the application and must not be used for any other purpose.

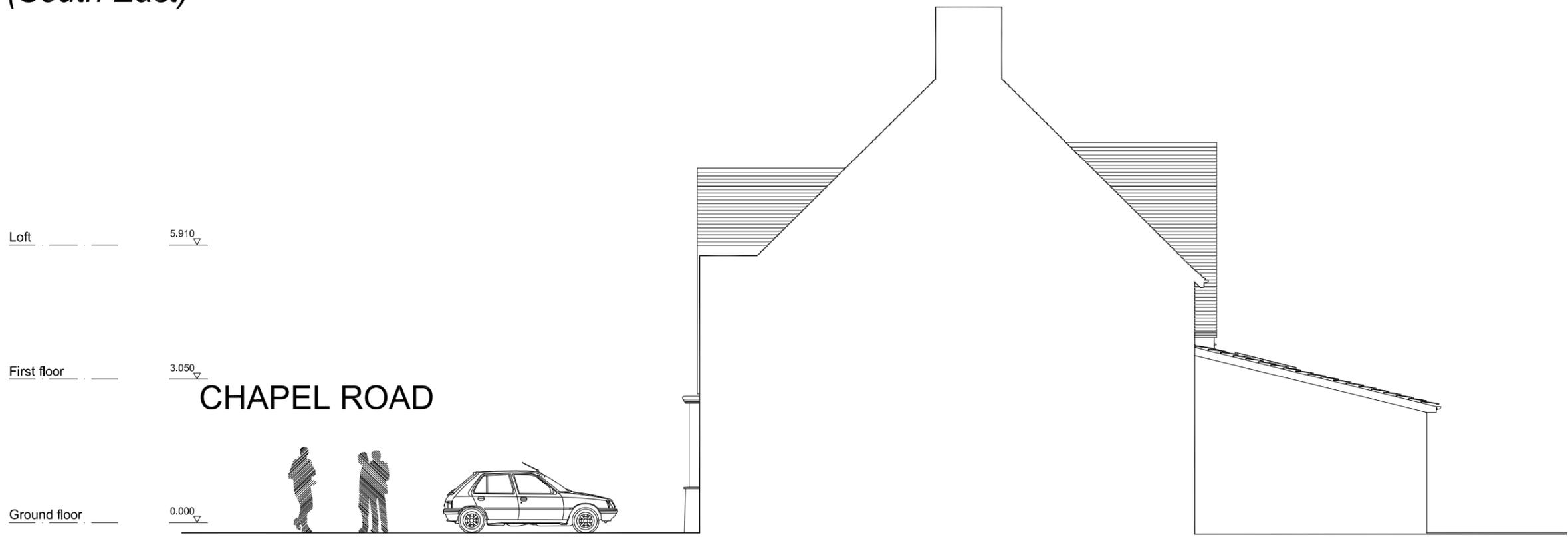


FRONT ELEVATION
(South East)

No.50

No.48

No.46



SECTIONAL ELEVATION A-A
(North East)

No.48

B	Extension roof pitch increased to approx 15 degrees Addition of 3no. Velux rooflights	29/02/16
REVISION	DESCRIPTION	DATE

CLIENT
MR AND MRS B. PAUL

CONTRACT
HOUSE EXTENSION,
48 CHAPEL ROAD,
TADWORTH,
SURREY KT20 5SB

DESCRIPTION
ELEVATIONS 1
- PROPOSED

alex coleman associates
architecture and design

40 Copse Edge Avenue, Epsom, Surrey KT17 4H5
Tel: 01372 742535 Email: alex@alexcoleman.com www.alexcoleman.com

SCALE: 1:50@A1; 1:100@A3	DATE 07/05/18
DRAWN AJC	DRAWING No. 01806-034 PLANNING
REVISION B	

PLOT DATE = 01/01/2019