 Reigate & Banstead BOROUGH COUNCIL Banstead Horley Redhill Reigate	TO:	PLANNING COMMITTEE
	DATE:	02 September 2020
	REPORT OF:	HEAD OF PLANNING
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AGENDA ITEM:	9	WARD: Horley West and Sidlow

APPLICATION NUMBER:	20/01287/HHOLD	VALID:	01 July 2020
APPLICANT:	Mr & Mrs Andrews	AGENT:	Building Design and Surveyors Consultancy
LOCATION:	60 SANGERS DRIVE, HORLEY		
DESCRIPTION:	Proposed single storey rear extension and garage conversion with new flat roof.		
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 member of staff.

SUMMARY

The proposed development seeks permission for the erection of a single storey rear extension and a single storey side infill extension linking the house to the existing detached garage. The garage is proposed to be converted to habitable accommodation with new roof over.

The proposal would be constructed out of matching materials, would be subservient to the dwelling and would not, therefore, result in material harm to the appearance of the existing property. The proposed side extension would not extend beyond the front of the house, whilst the rear extension would be modest in scale. Given that there is an existing rear addition, it is considered that there would be little change in the appearance of the dwelling and that the proposal would not harm the street scene or the character of the local area.

No material harm to the neighbouring properties would occur as a result of the proposed development and the proposal is therefore considered acceptable in this regard.

RECOMMENDATION

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

Consultations:

Horley Town Council: No objections

Representations:

Letters were sent to neighbouring properties on 10 July 2020. No representations have been received.

1.0 Site and Character Appraisal

- 1.1 The application site is a semi-detached dwelling house built in approximately the mid twentieth century and set in a relatively modest plot that is fairly flat throughout. There are no trees likely to be affected by the proposal.
- 1.2 The surrounding area consists of residential properties of a similar age and varying styles; a number of properties have been extended, both to the side and the rear.

2.0 Added Value

- 2.1 Improvements secured at the pre-application stage: None sought.
- 2.2 Further improvements could be secured: Materials to match existing.

3.0 Relevant Planning and Enforcement History

- | | | | |
|-----|---------|------------------------------|---------|
| 3.1 | 68/0051 | Single storey rear extension | Granted |
|-----|---------|------------------------------|---------|

4.0 Proposal and Design Approach

- 4.1 This is a full application for a single storey rear extension and garage conversion with new flat roof over and infill single storey side extension. The side extension would be set back and would not project forward of the existing building, whilst the rear extension would not project deeper than the existing rear addition.
- 4.2 The proposed extensions would be built out of matching materials and would be provided with a flat roof.

5.0 Policy Context

5.1 Designation

Urban Area

5.2 Reigate and Banstead Core Strategy

CS1 (Presumption in favour of sustainable development)

5.2 Reigate & Banstead Development Management Plan 2019

DES1 (Design of new development)
TAP1 (Access, parking and servicing)

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:

- Impact on local character
- Neighbour amenity
- Highway matters

Impact on local character

6.3 The proposal seeks consent for a single storey rear extension measuring 3m in depth, partially replacing and rebuilding the existing rear addition located adjacent to the joint boundary and to the same depth. The single storey side extension would infill between the house and the garage and would be the same depth as the garage, set back slightly back from the front of the dwelling. The proposed extensions would be constructed with matching materials to the main property and would be provided with flat roofs that would include two roof lanterns to the rear extension.

6.4 It should be noted that the Council's SPG advocates pitched roofs, as a preferred design option however the rear extension would not be visible in the street scene. The side extension involves partial reconstruction of the existing garage, which currently has a dummy pitch roof to front with a shallow pitched roof to the rear, would retain the short-pitched roof to the front but with a new flat roof behind. Given the existing roof design and where the proposal is set back from the front elevation of the property, this design would not be harmful. In making this assessment it is noted that within the wider area other examples of similar side extensions with similar roof designs exist.

- 6.5 Overall, the design and appearance of the proposal is considered acceptable. There are examples of similar developments in the street scene and the proposal would reflect the style of the main dwelling. The building, as enlarged, would conform to the general character and appearance of the wider area and complies with policy DES1.

Neighbour amenity

- 6.6 The proposed rear extension would be the same depth (3m) as the existing rear addition to the dwelling and of the same height (2.7m). The Supplementary Planning Guidance on Householder Extensions and Alterations identifies in paragraph 5.2.2 that single storey rear extensions along a boundary are likely to conflict with the assessments in Section 4 (i.e. Outlook; Domination and overshadowing) where it exceeds 3.3m for a semi-detached property. In this case the proposal would comply with the SPG. Furthermore, the adjoining property has a rear addition of similar proportions and the proposal would match the depth of the neighbours extension along the boundary. The proposal is therefore not considered to result in any material harm to the amenities of the adjoining neighbour to this eastern side (58 Sangers Drive), with regards to loss of light or outlook or being overbearing.
- 6.7 The existing garage is situated adjacent to the boundary with the neighbour to the western side (62 Sangers Drive), where there is a separation distance of approximately 1.6m from the boundary to the neighbour's flank wall. This relationship with this neighbour in terms of the built form would remain unchanged in that the side extension would infill between the application dwelling and the garage and to the same depth as the garage. Whilst there would be a change resulting from the use of the garage to habitable accommodation this would be within the normal domestic use of a dwelling and its amenity areas. Therefore, it is not considered that any material harm to the amenities of the adjacent neighbour would result.
- 6.8 The plans show a side facing window to the western flank of the proposed rear extension which would look across the applicant's garden and given the single storey nature of the development and existing boundary screening, there would be no material overlooking to the neighbouring property. It is therefore considered that the proposal complies with DES1 in this regard.

Highway matters

- 6.9 The proposal involves a conversion of the garage to habitable space and therefore the potential for the loss of a parking space within the garage. However, there is off road parking to the front of the dwelling. The existing garage (2.7m wide and 5.6m long) falls below the dimensions required under the Development Management Plan to count towards parking provision. The DMP states 'Garages and car ports counted towards parking provision must have minimum internal dimensions of 3.25 metres wide by 6 metres long'. Consequently, there is no objection to the loss of the garage and the proposal is not considered to warrant refusal in terms of parking provision.

CONDITIONS

1. 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
Existing Plans	01		25.06.2020
Location Plan	11		25.06.2020
Proposed Plans	10		25.06.2020

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 similar appearance to those used in the 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

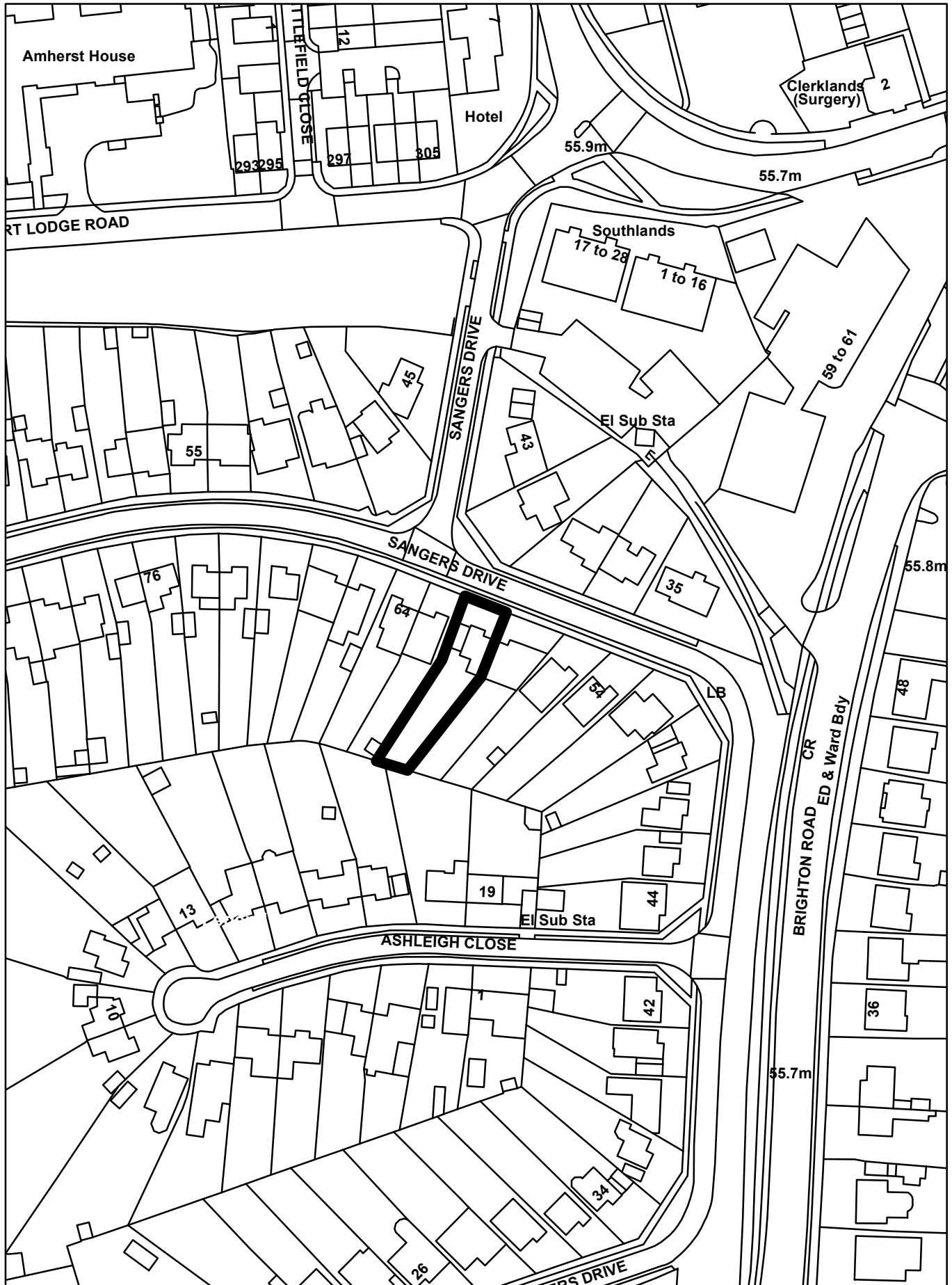
on all affected owners. Further guidance is available from
www.communities.gov.uk

REASON FOR PERMISSION

The development hereby permitted has been assessed against development plan policies CS1, DES1, TAP1 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.

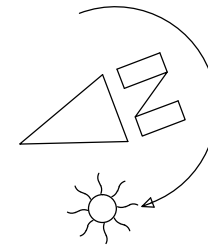
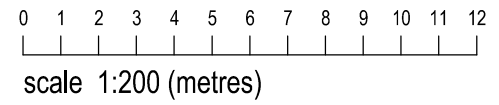
The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in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

20/01287/HHOLD - 60 Sangers Drive, Horley

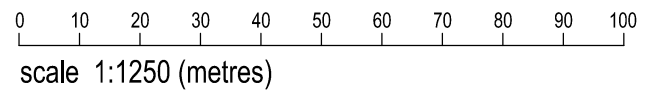




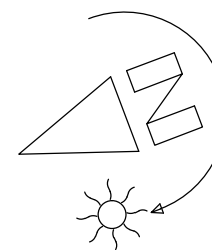
site plan @ 1:200



location plan @ 1:1250



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Planning Application

REVISIONS

All dimensions and particulars are to be checked on site before work commences and any discrepancy to be reported to **BUILDING DESIGN & SURVEYING CONSULTANCY**. This drawing can be scaled for Planning purposes DO NOT SCALE this drawing for Setting Out use written dimensions only. Any work commenced before Council Approval is at Clients risk.

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Telephone : 07511 899860

Project
**Proposed Extension and Garage Conversion
60 Sangers Drive
Horley**

Drawing
Proposed Site Plan and Location Plan

Job Number Drawing Number : Revision
20025 11:

Drawn PWS Computer Reference
Date June 2020 Scale as shown @ A3

Client
Mr Mrs Andrews



proposed front elevation

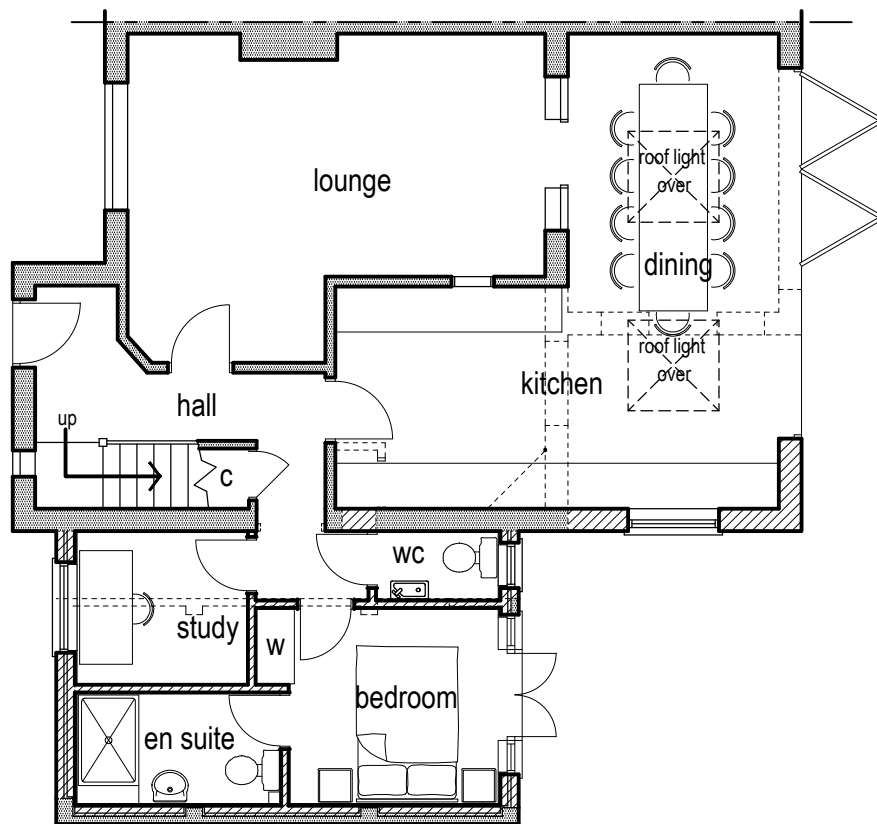


proposed side elevation

proposed @ 1:100



scale 1:100 (metres)



1455
2015

2700 2755

proposed ground floor plan

6280
900
2570



proposed rear elevation

Planning Application

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Project
Proposed Extension and Garage Conversion
60 Sangers Drive
Horley

Drawing
Proposed Ground Floor Plan and Elevations

Job Number Drawing Number : Revision
20025 10:

Drawn PWS Computer Reference
 Date June 2020 Scale 1:100 @ A3

Client
Mr Mrs Andrews

external materials

- flat roof : fibreglass flat roofing system
- walls : facing bricks to match existing
- windows and doors : white upvc to match existing