 <b>Reigate &amp; Banstead</b> BOROUGH COUNCIL Banstead   Horley   Redhill   Reigate	<b>TO:</b>	PLANNING COMMITTEE
	<b>DATE:</b>	02 September 2020
	<b>REPORT OF:</b>	HEAD OF PLANNING
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<b>AGENDA ITEM:</b>	10	<b>WARD:</b> Reigate

<b>APPLICATION NUMBER:</b>	20/01308/HHOLD	<b>VALID:</b>	26 June 2020
<b>APPLICANT:</b>	Mr Chris Williams	<b>AGENT:</b>	
<b>LOCATION:</b>	<b>29 FLANCHFORD ROAD REIGATE RH2 8AB</b>		
<b>DESCRIPTION:</b>	<b>Removal of front entrance gate, installation of part timber and part glazed front entrance door</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 related to a member of staff.**

## **SUMMARY**

The proposed development seeks permission for the removal of the existing front entrance gate and the installation of a timber and part glazed reclaimed Victorian style entrance door to the recessed entrance to the front elevation of the dwelling.

The proposal is a minor alteration to the appearance of the dwelling and is traditional in form and materials, and appropriate to its location within the Conservation Area.

No material harm to neighbouring properties would occur as a result of the development, and no harm to the Metropolitan Green Belt setting would arise from the proposal, and the proposal is therefore considered acceptable.

## **RECOMMENDATION**

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

## **Consultations:**

Conservation Officer: No objections from a conservation viewpoint as the door is of traditional form appropriate to the Conservation Area.

## **Representations:**

Letters were sent to neighbouring properties on 15 July 2020. No representations have been received.

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

- 1.1 The application site is a two storey Victorian end-of-terrace dwelling house that is set in an elongated, narrow plot and set back from the highway. The site is fairly flat throughout. There are no trees that would be affected by the proposal.
- 1.2 The surrounding area consists of residential properties of a similar age and style set in a ribbon of mainly residential properties, located within a Conservation Area, within the Metropolitan Green Belt and an Area of Great Landscape Value with Common land opposite.

### **2.0 Added Value**

- 2.1 Improvements secured at the pre-application stage: No formal pre application advice sought.
- 2.2 Further improvements could be secured: N/A

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

- 3.1 04/02345/CAN Fell 3 cypress Approved  
01/10/2004

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

- 4.1 This is a full application seeking approval for the removal of the former entrance gate and the installation of a front entrance door.
- 4.2 Circular 01/06 confirms that a design and access statement should illustrate the process that has led to the development proposal, and justify the proposal in a structured way, by demonstrating the steps taken to appraise the context of the proposed development. It expects applicants to follow a four-stage design process comprising:
  - Assessment;
  - Involvement;
  - Evaluation; and

- Design

4.3 Evidence of the applicant's design approach is set out below:

Assessment	The front entrance gate to be removed was installed to the front of the property at some point within the last 20 years without the benefit of planning consent. The gate was not considered to be in keeping with the style or age of the property. The removal of the gate reveals a restored Victorian part glazed door with matching etched glazing to the fanlight above and would allow light to this recessed area.
	No community consultation took place.
Involvement	The statement does not include any evidence of other development options being considered.
Evaluation	Part timber part glazed, restored Victorian front door with matching fanlight over and which has been installed
Design	No comments

## 5.0 Policy Context

### 5.1 Designation

Conservation Area – Flanchford Road and Colley Lane  
Metropolitan Green Belt  
Area of Great Landscape Value

### 5.2 Reigate and Banstead Core Strategy

CS3 (Green Belt)  
CS4 (Valued Townscapes and Historic Environment)

### 5.2 Reigate & Banstead Development Management Plan 2019

DES1 (Design of new development)  
NHE5 (Green Belt)  
NHE9 (Heritage assets)

### 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 a rural metropolitan green belt area but where the dwelling is one of several dwellings in a ribbon of development and where the location is not far from the built up area of Reigate. The site also lies within a Conservation area where development should be appropriate to and preserve and enhance the character and appearance of the Conservation Area.

6.2 The main issues to consider are:

- Impact on local character and Conservation Area
- Neighbour amenity
- Impact on the Green Belt and the Area of Great Landscape Value

### Impact on local character and Conservation Area

6.3 The proposal seeks consent for the replacement of a timber gate located at the recessed front entrance on the front elevation of the dwelling with a new front door further into the recessed entrance. The door has already been installed. The front door is part timber and part glazed and of Victorian style and is therefore considered appropriate to its setting in a Conservation Area. The design and materials would respect the character of the area and the Heritage Officer had no objections to the proposal as the door is considered to be of a traditional form appropriate to the area.

6.4 Overall, the design and appearance of the alterations is considered acceptable and the proposal would reflect the character of the dwelling and be appropriate to its setting within the Conservation Area. The proposal would conform to the general character and appearance of the wider area and complies with policies DES1 and NHE9.

### Neighbour amenity

6.5 These are minor alterations to the appearance of the property which would not have any impact on the amenities of the neighbouring dwellings, which alter the appearance of the property but where there would be no additional built form resulting from the proposal. It is therefore considered that the proposal complies with DES1.

### Green Belt issues and Area of Great Landscape Value (AGLV)

6.6 The proposal involves minor alterations to the existing dwelling where no additional footprint or volume would be created. Therefore, the proposal would not have any harmful impact on the openness of green belt or the AGLV and complies with the NPPF and DMP policy NHE5.

## 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.

<b>Plan Type</b>	<b>Reference</b>	<b>Version</b>	<b>Date Received</b>
Existing Plan			26.06.2020
Location Plan			26.06.2020
Block Plan			26.06.2020

2. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

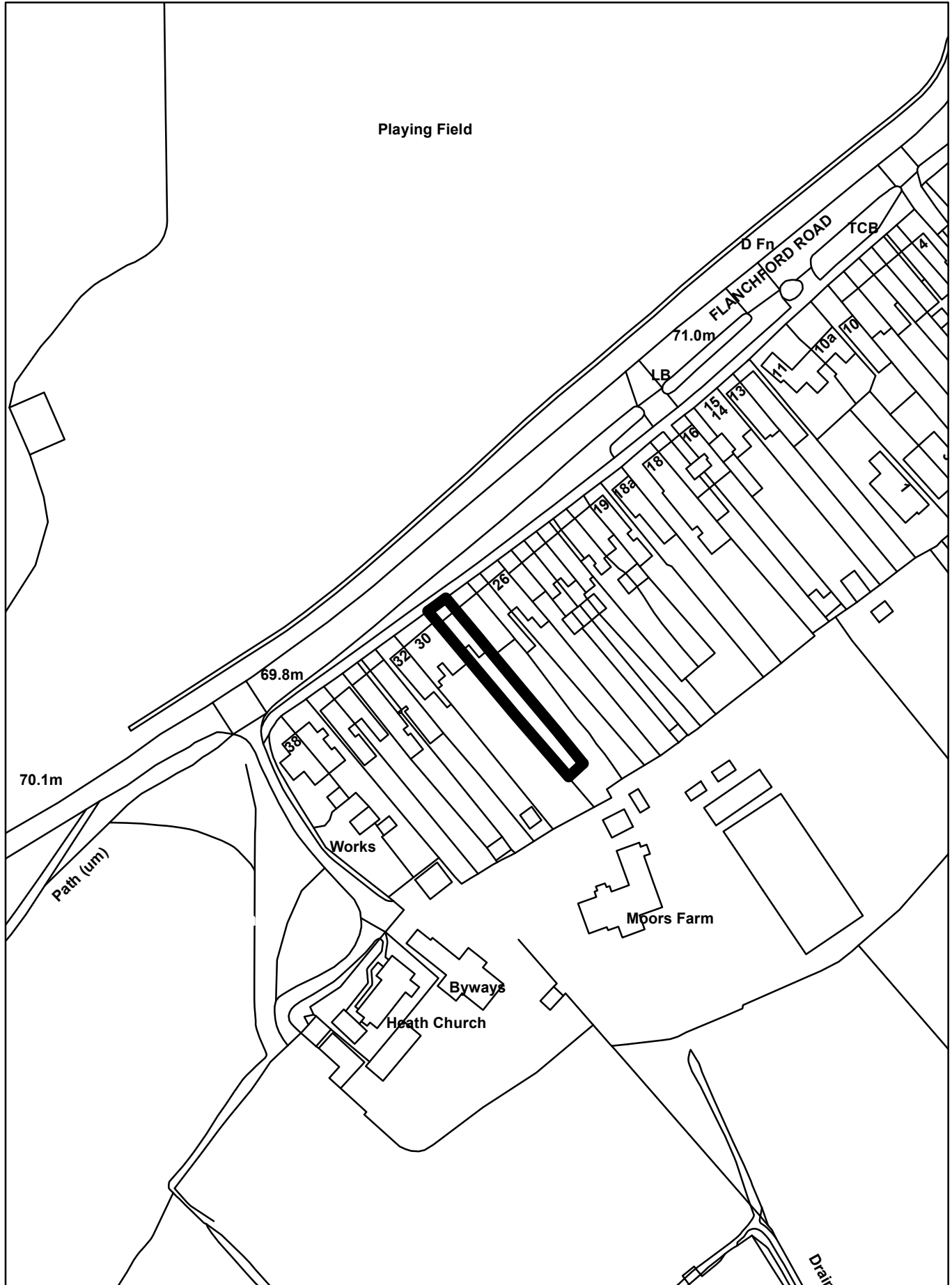
Reason: To comply with Section 91(1) of the Town and Country Planning Act 1990 as amended by Section 51 (1) of the Planning and Compulsory Purchase Act 2004

## REASON FOR PERMISSION

The development hereby permitted has been assessed against development plan policy DES1, NHE5, NHE9 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.

# 20/01308/HHOLD - 29 Flanchford Road, Reigate Heath, Reigate



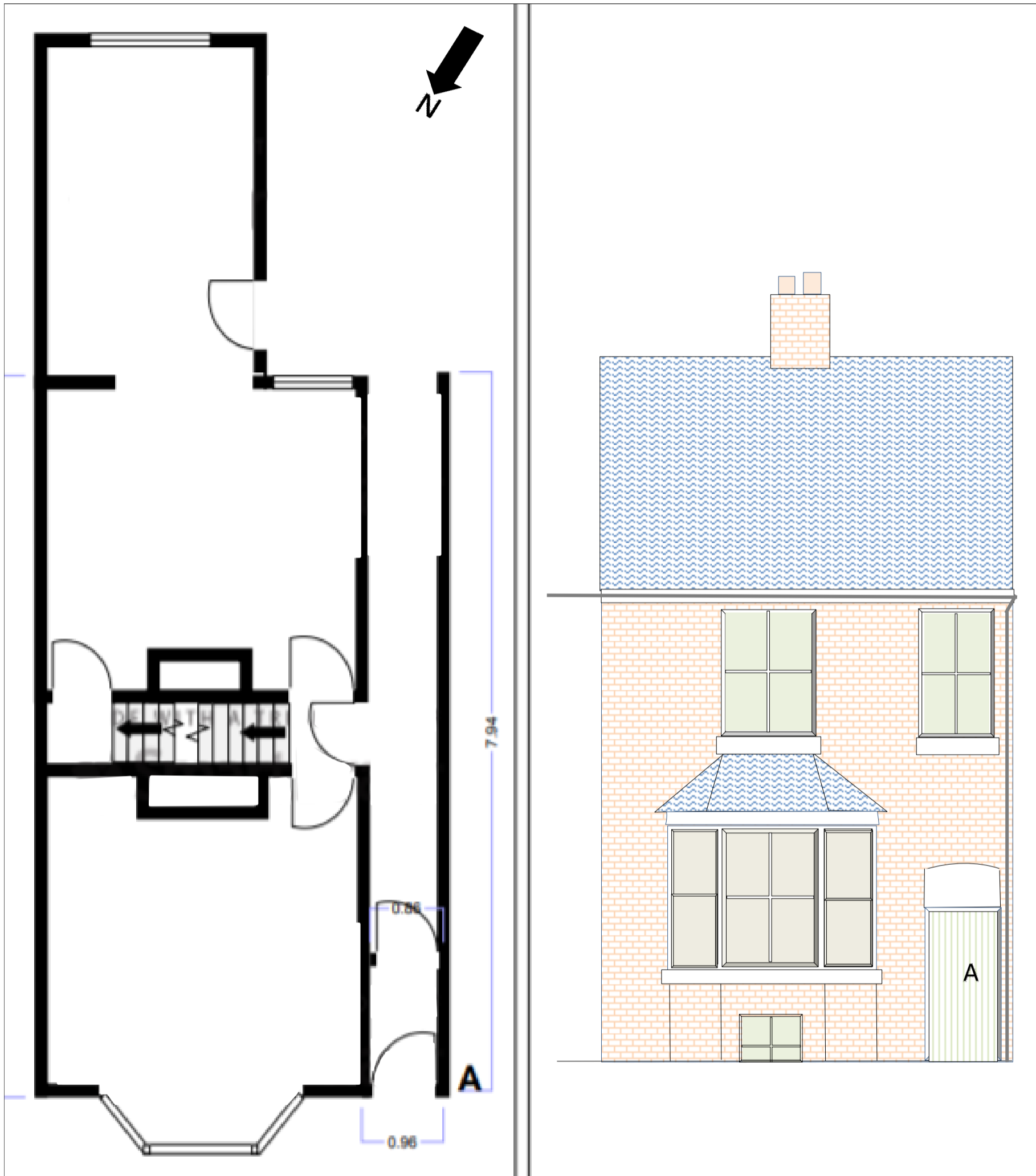
29 Flancford Road,  
Reigate,  
Surrey.  
RH2 3AB.

Floor plan and Front (NW) Elevation.

Scale @A3 1:50

Planning Permission Application.

Removal of Gate A at entrance to passageway (front Elevation).



0 1 2 3 4 5 Metres