

 Reigate & Banstead BOROUGH COUNCIL Banstead Horley Redhill Reigate	TO:	PLANNING COMMITTEE
	DATE:	14 April 2021
	REPORT OF:	HEAD OF PLANNING
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AGENDA ITEM:	6	WARD: Banstead Village

APPLICATION NUMBER:	20/02840/HHOLD	VALID:	14 January 2021
APPLICANT:	Mr & Mrs M Trenaman	AGENT:	Wad Associates Ltd
LOCATION:	9 GARDEN CLOSE, BANSTEAD, SM7 2QB		
DESCRIPTION:	Proposed two-storey side 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 applicant is a member of staff. It was deferred from the March meeting.

SUMMARY

The proposed development seeks permission for the erection of a two-storey side extension to the western flank of the existing dwelling, following the demolition of the existing garage.

The proposal would be constructed out of matching materials, would be subservient in size and scale to the dwelling, also reflecting its design approach. It would not extend beyond the front of the house, and would be set 0.45m from the boundary on the neighbouring side. Whilst this would not preserve a 1 metre gap at first floor level to the boundary, as recommended by the Council's Householder Extensions SPD, that is not considered harmful given the surrounding context which includes similar examples of the 1-metre gap to boundary not being preserved. The use at ground floor level would be a garage to replace the existing, a cloakroom, and utility room. At first floor, the existing third bedroom would be enlarged. It is considered that the change to the dwelling would be appropriate given the context of the site and its surroundings, and the addition would not harm the character and appearance of the 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.

Representations:

Letters were sent to neighbouring properties on 25 January 2021. 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 1920s/30s and set in a rectangular shaped 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 slightly 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 None

4.0 Proposal and Design Approach

- 4.1 This is a full application for a two-storey side extension to the dwelling. The addition would lie in line with the existing front building line, would incorporate a garage and utility room at ground floor level, and a bedroom extension at first floor.
- 4.2 The proposed extension would be built out of matching materials and would be provided with a hipped 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)

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

Impact on local character

6.3 The Council's Development Management Plan Policy DES1 expects proposals to have due regard to the layout, density, plot sizes, building siting, scale, massing, height, and roofscapes of the surrounding area, the relationship to neighbouring buildings, and important views into and out of the site. The Householder Extensions and Alterations Supplementary Planning Guidance (SPG) 2004 states that two-storey side extensions should employ a suitable design approach, in order to harmonise with the character and appearance of the host property and appear suitably subservient when viewed from the streetscene.

6.4 The proposal is considered acceptable in terms of design. The two-storey side extension would project 5.75m of the depth of the house at ground floor level, and 3.85m at first floor. It would observe the same front building line. It would be 2.65m wide, resulting in a new width of 9m, set 0.45m from the neighbouring boundary. It would take a similar design approach; with closely matching fenestration, render and roof tiles. The proposed roof pitch, angle and style would be clearly subservient to that of the existing house and given the variation of two-storey side extensions in the area; would be harmonious with the street context.

6.5 The Council's Householder Extensions and Alterations SPG recommend that proposals of this nature demonstrate a set-back of at least one metre from the original front wall of the house. The proposal would not feature a set-

back. This does not correspond with the guidance. However, given the positioning of the extension, its modest width and depth, alongside its set-in, which matches that of the current set-in, the overall design and scale would not result in the onset of an unsatisfactory terracing effect, when viewed in the surrounding context with other examples in the road.

Neighbour amenity

- 6.6 Both the council's Householder Extensions and Alterations SPG in addition to Policy DES1 of the Development Management Plan expect any proposal to have due regard to the amenity of neighbouring properties. The key residential amenity to consider in this instance would be the detached neighbour to the west, no.7 Garden Close, and the adjoining neighbour to the east, no.11. The neighbours to the rear, 7 and 8 Sandersfield Gardens are situated over 30m from the rear of the proposal, such that the existing relationship would not be subject to significant change.
- 6.7 The existing garage is situated adjacent to the boundary with the neighbour to the western side no.7, where there is a separation distance of approximately 0.45m 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 feature the same distance set-in. Whilst it is acknowledged that the addition of a second storey and roof would increase the bulk and massing on this side, the proposal would not project beyond either building line, would not impact upon any side-facing windows, and would not itself feature any first-floor side facing windows. As such, whilst the existing relationship would be subject to some change, there would not be any overlooking, loss of privacy, nor an overbearing or overshadowing impact toward this neighbour.
- 6.8 Given that the proposal would not extend beyond the existing building lines, there is unlikely to be any greater impact upon the adjoining dwelling, no.11 than at the current time. Whilst construction traffic and noise may result in a temporary impact, statutory legislation is in place to deal with this. The proposal would therefore accord with policy DES1 of The Council's Development Management Plan and the Householder Extensions and Alterations SPG with regard to residential amenity.

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	1829 01		22.01.2021
Location Plan	1829 LPR		21.12.2020
Proposed Plans	1829 02		18.12.2020
Block Plan	1829 BP500		22.01.2021

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

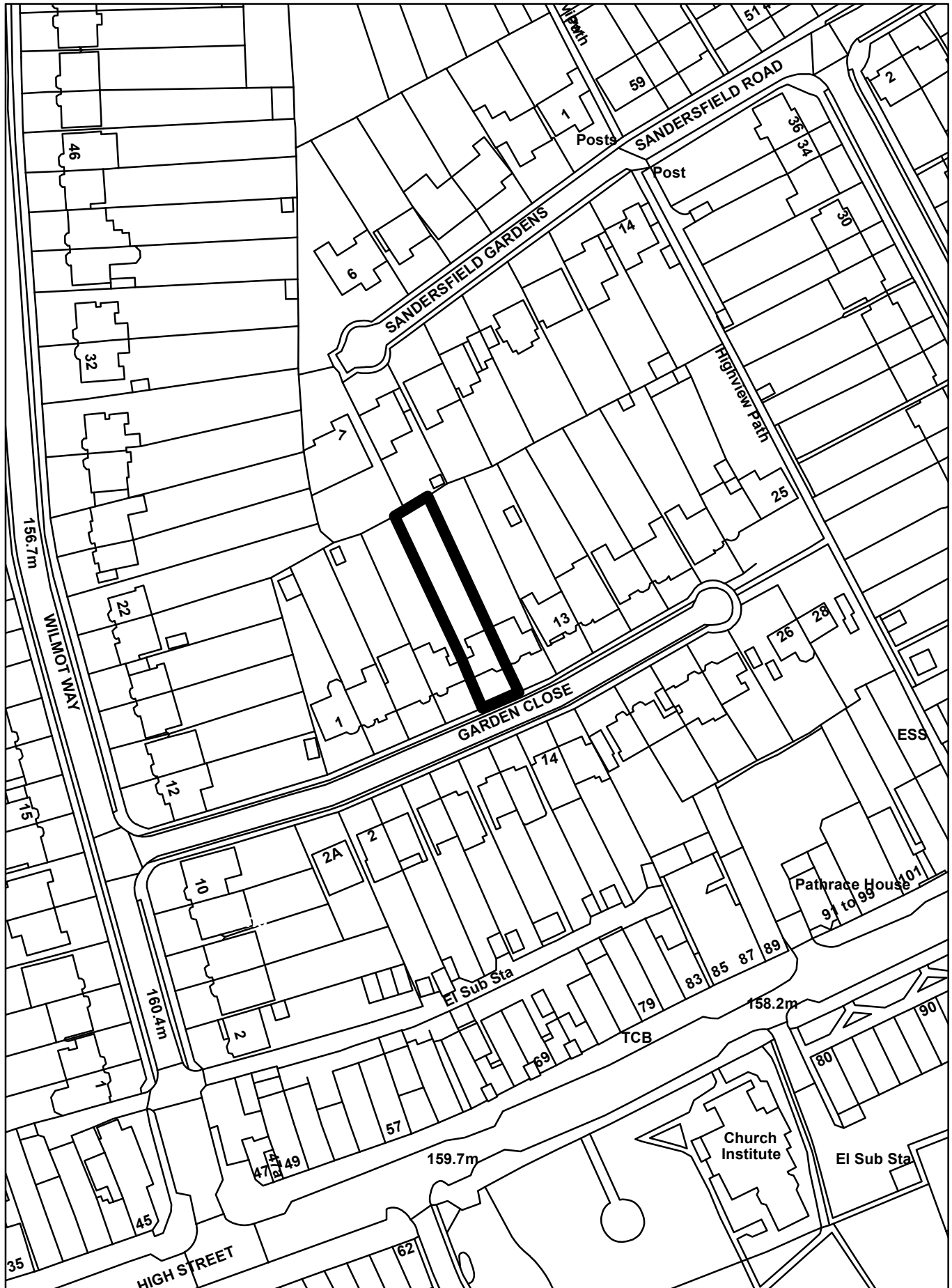
1. Your attention is drawn to the safety benefits of installing sprinkler systems as an integral part of new development. Further information is available at www.firesprinklers.org.uk.
2. The applicant is encouraged to provide renewable technology within the development hereby permitted in order to reduce greenhouse gas emissions. Further information can be found on the Council website at : [Climate Change Information](#).

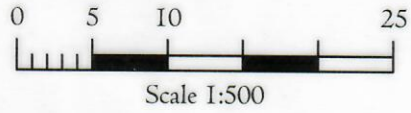
REASON FOR PERMISSION

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.

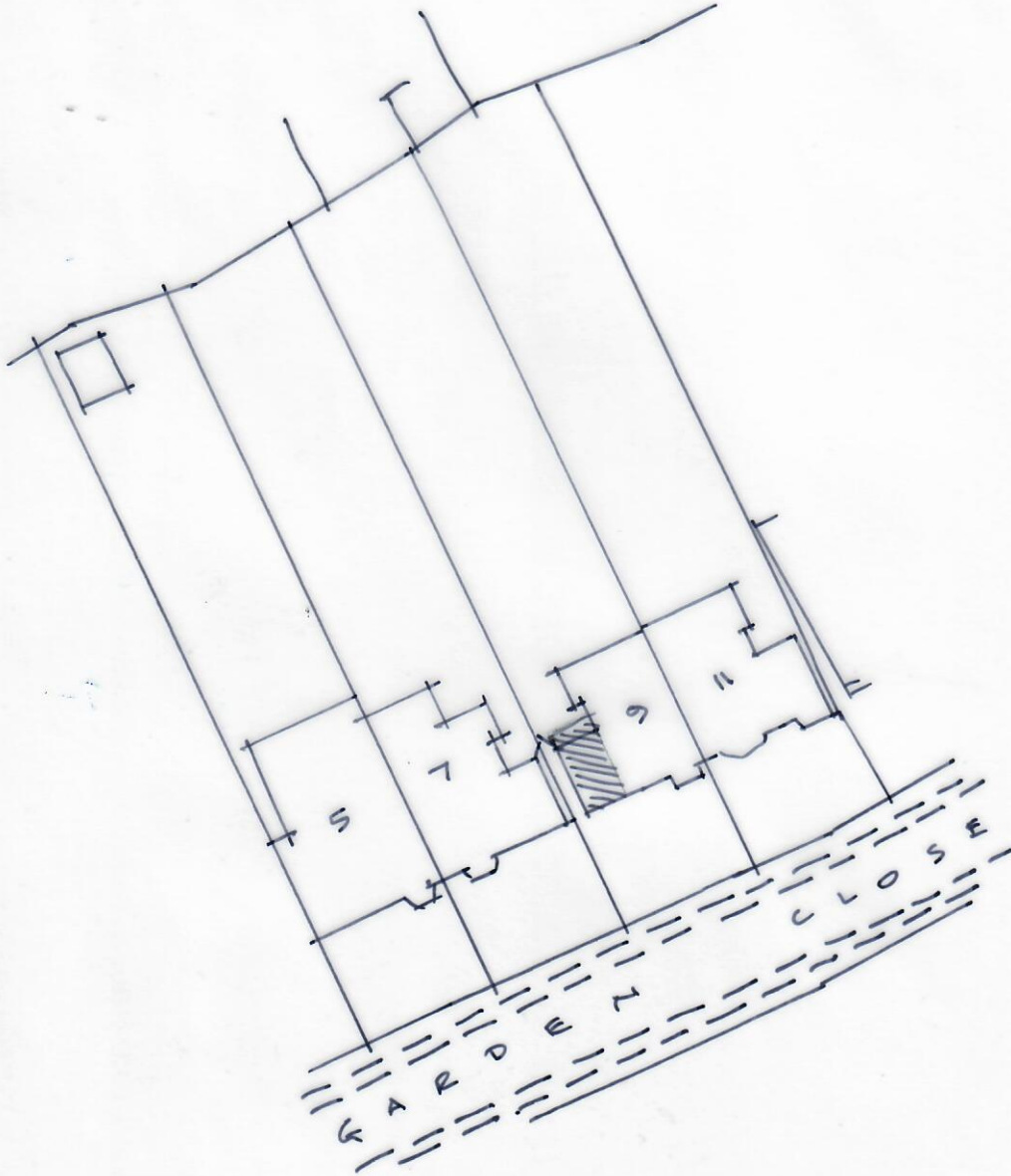
20/02840/HHOLD - 9 Garden Close, Banstead





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Associates

SBC House,
Restmor Way,
Wallington,
Surrey. SM6 7AH.
020. 8715. 9300



Drawing No. 1829/T/00.1

Date: 03.i.21

Scale: 1:500

By: GPW

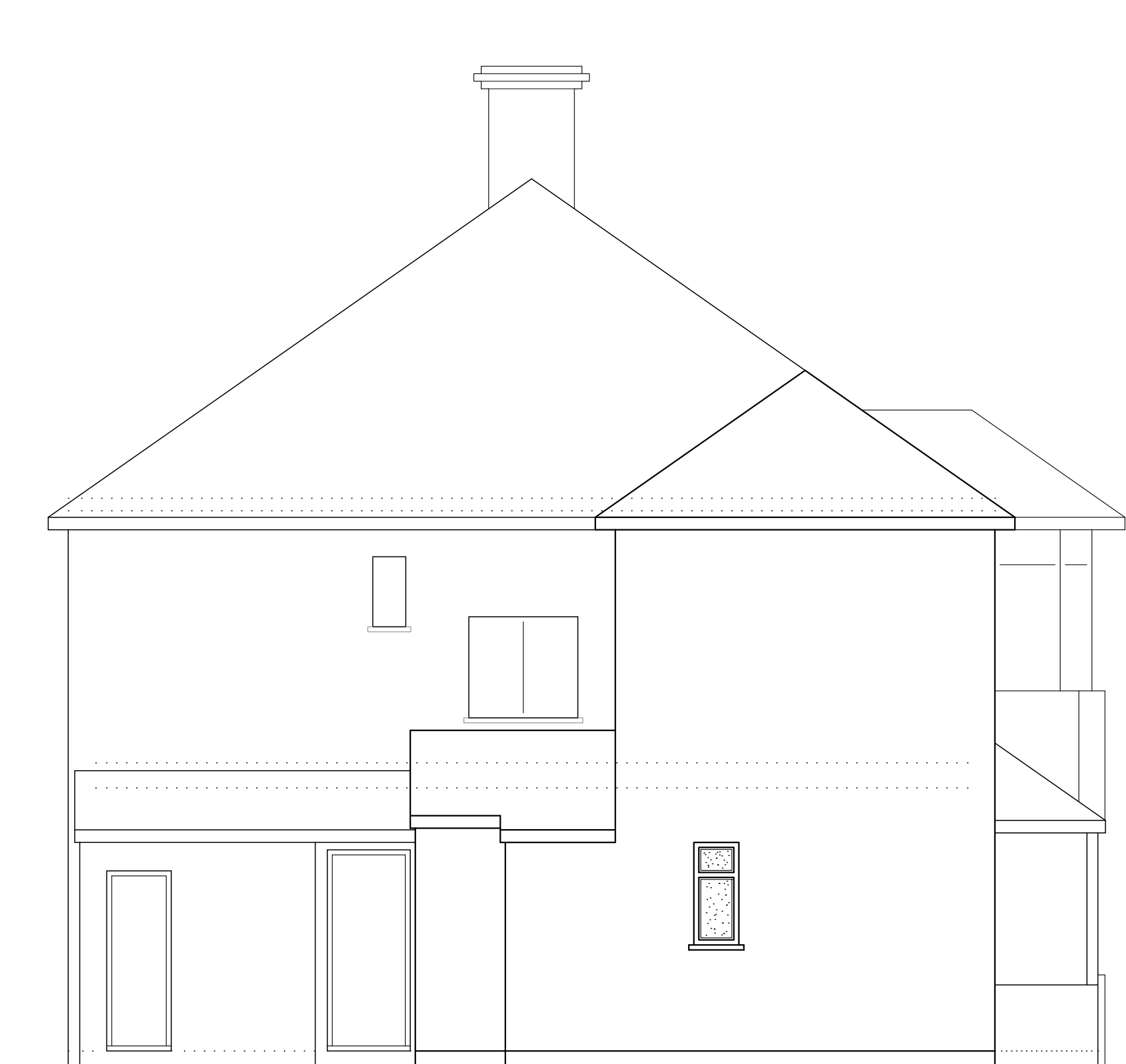
Title: Supplementary Drawing: Block Plan

Address: 9, Garden Close, Banstead,
Surrey. SM7 2QB.

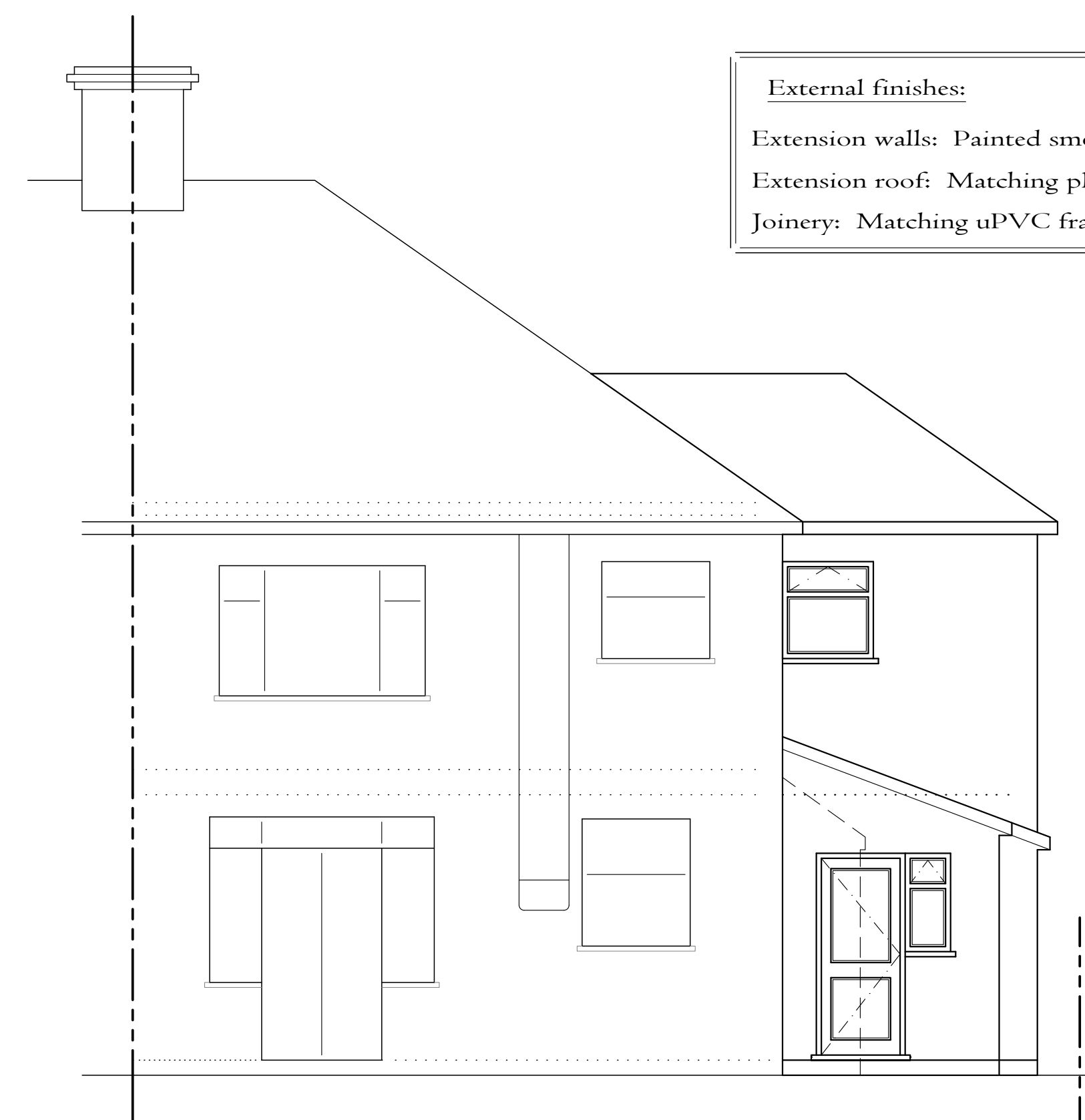
For: Mr. & Mrs. M. Trenaman.



PROPOSED FRONT ELEVATION



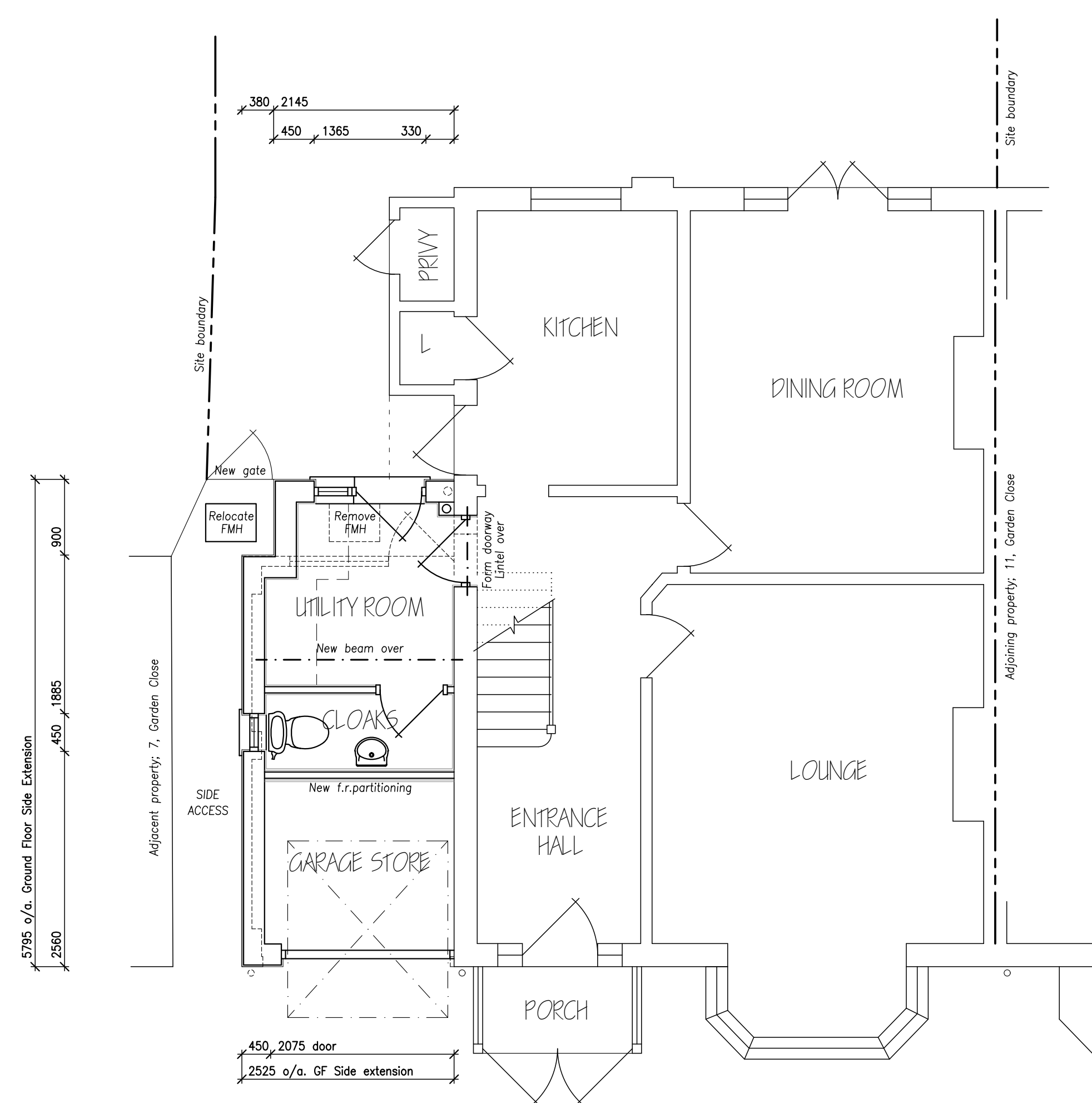
PROPOSED SIDE ELEVATION



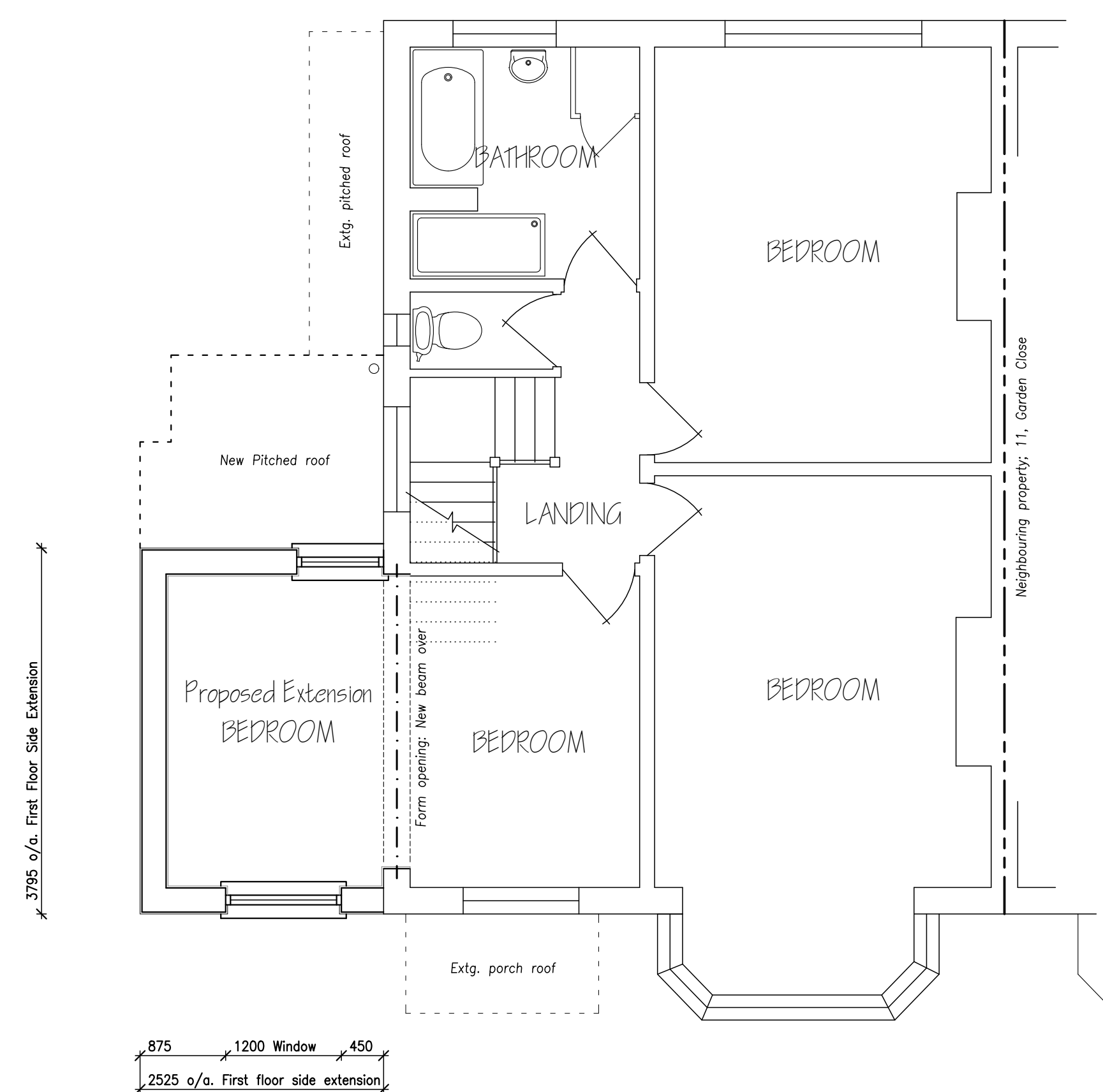
PROPOSED REAR ELEVATION

Existing projection shown hidden for clarity

External finishes:
 Extension walls: Painted smooth render.
 Extension roof: Matching plain tiling, interlocking to rear.
 Joinery: Matching uPVC frames.



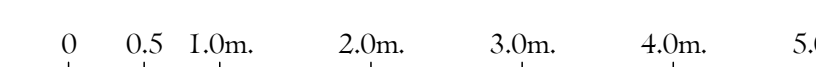
PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN

N.B. Party Wall etc. Act 1996:
 Construction of the extension shown is limited by the rights and responsibilities laid down in the Party Wall Act. In particular advance notice must be given to the owner of the adjoining property of the proposed work, together with limitations related to works close to the boundary. It is recommended that the Builder is familiar with the requirements of the Act.

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Title TWO STOREY SIDE EXTENSION
 Address
 9, GARDEN CLOSE,
 BANSTEAD, SURREY,
 SM7 2QB.
 For Mr. & Mrs. M. Trenaman.

Date NOV. 2020 Scale 1:50 (A1) Drawn EHW

Drawing Number
 E-1829-T-02