

 Reigate & Banstead BOROUGH COUNCIL Banstead Horley Redhill Reigate	TO:	PLANNING COMMITTEE
	DATE:	23 April 2025
	REPORT OF:	HEAD OF PLANNING
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AGENDA ITEM:	5	WARD: Redhill West and Wray Common

APPLICATION NUMBER:	25/00475/HHOLD	VALID:	24 March 2025
APPLICANT:	Mr & Mrs Taylor	AGENT:	Michael Blacker Partnership
LOCATION:	4 WINDERMERE WAY, REIGATE		
DESCRIPTION:	Construction of two storey front elevation 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's agent is a Borough Councillor

SUMMARY

The proposed development seeks permission for the erection of a two-storey front and side infill extension to a detached dwelling. The application is identical to a lapsed permission approved by the planning committee under 20/00476/HHOLD.

The proposal would be constructed out of matching materials and whilst the extension would dilute to some degree the present form of the house design that has a gabled two-storey front wing it would have a subservient design of roof and would not result in material harm from the existing property. Due to the proposed extension not extending beyond the front of the house, it is considered that the built relationship in the street scene and with the neighbouring properties is such that no material harm would occur as a result of the proposed development and the character of the local area which has a mix of house designs would be respected. The proposal is therefore considered acceptable.

RECOMMENDATION

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

Representations:

Letters were sent to neighbouring properties on 24 March 2025. No representations have been received.

1.0 Site and Character Appraisal

- 1.1 The application site is a detached dwelling house built in the mid to late twentieth century and set in a relatively modest plot. The site is elevated slightly from the road. There are no trees likely to be affected by the proposal although there is a mature hedge along the boundary to the front with 2 Windermere Way, the property to the east.
- 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 front.

2.0 Added Value

- 2.1 Improvements secured at the pre-application stage: Advice was given in terms of the design of the extension
- 2.2 Further improvements could be secured: Materials as specified within the application.

3.0 Relevant Planning and Enforcement History

- | | | | |
|-----|----------------|---|---|
| 3.1 | 88/01190/F | 1 st floor front extension over existing dining room and entrance hall | Granted |
| 3.2 | 20/00276/HHOLD | Construction of two storey front elevation extension | Approved with conditions (not implemented.) |

4.0 Proposal and Design Approach

- 4.1 This is a full application for a two-storey front / side extension to the existing property. This would be an infill extension and not extend beyond the front of the property.
- 4.2 It would be built out of matching materials and would have a hipped gabled roof to the front elevation.
- 4.3 The proposal is identical to the previously approved permission under 20/00276/HHOLD which has now lapsed but nevertheless carries material weight when assessing this application.

4.4 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.

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

Assessment	The statement does not include an assessment of local character
	No site features worthy of retention were identified.
Involvement	No community consultation took place.
Evaluation	The statement does not include any evidence of other development options being considered.
Design	The statement does not explain why the proposal was chosen

5.0 Policy Context

5.1 Designation

Urban Area

5.2 Reigate and Banstead Core Strategy

CS4 (Valued Townscapes and Historic Environment)

5.2 Reigate & Banstead Development Management Plan 2019

Design

DES1

5.3 Other Material Considerations

National Planning Policy Framework

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 of local character
- Neighbour amenity

Impact on local character

6.3 The proposal would be for a two-storey front / side extension measuring 3.65m in depth and 4.805m in width. It would be constructed with matching materials to the main property and would have a hipped gabled roof.

6.4 It should be noted that the Council's SPG states in paragraph 5.4.1 that two storey front extensions are rarely acceptable. However, in this instance, the proposal would not extend beyond the existing building line and would appear subservient to the existing property with a hipped gabled roof to the front elevation. Whilst the extension would dilute, to some degree, the present form of the house design that has a gabled two-storey front wing the subservient design of roof would mean that the overall composition would not be harmful in terms of design. In making this assessment it is noted that there are within the wider estate other examples of infill type front extensions of a similar style.

6.5 There would be a loss to the off-road car parking to the front of the property; however, this is not considered to cause significant harm to the character of the area as there would still be at least off-road parking for two cars which is compliant with policy.

Neighbour amenity

6.6 It is clear from the plans submitted that the only property that could be materially affected is no.2 Windermere Way, the property immediately adjacent to the east. That property has a front projection that includes the garage which means that any overshadowing from the proposal would not result in a materially harmful impact. In addition, the proposed extension would not extend beyond the front of that property so no material harm would result.

6.7 The plans show no additional first floor side facing windows so there is no material overlooking to the neighbouring property. It is therefore considered that the proposal complies with DES1 in this regard.

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	A	10.02.2020
Location Plan	SK01		10.02.2020
Elevation Plan	04		10.02.2020
Elevation Plan	02		10.02.2020
Proposed Plans	03	A	10.02.2020

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 development shall be carried out using the external facing materials specified in the application and no others without the prior written consent of the Local Planning Authority.

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. You are advised that the Council will expect the following measures to be taken during any building operations to control noise, pollution and parking:
 - (a) Work that is audible beyond the site boundary should only be carried out between 08:00hrs to 18:00hrs Monday to Friday, 08:00hrs to 13:00hrs Saturday and not at all on Sundays or any Public and/or Bank Holidays;
 - (b) The quietest available items of plant and machinery should be used on site. Where permanently sited equipment such as generators are necessary, they should be enclosed to reduce noise levels;
 - (c) Deliveries should only be received within the hours detailed in (a) above;
 - (d) Adequate steps should be taken to prevent dust-causing nuisance beyond the site boundary. Such uses include the use of hoses to damp down stockpiles of materials, which are likely to generate airborne dust, to damp down during stone/slab cutting; and the use of bowsers and wheel washes;
 - (e) There should be no burning on site;
 - (f) Only minimal security lighting should be used outside the hours stated above; and

- (g) Building materials and machinery should not be stored on the highway and contractors' vehicles should be parked with care so as not to cause an obstruction or block visibility on the highway.

Further details of these noise and pollution measures can be obtained from the Council's Environmental Health Services Unit.

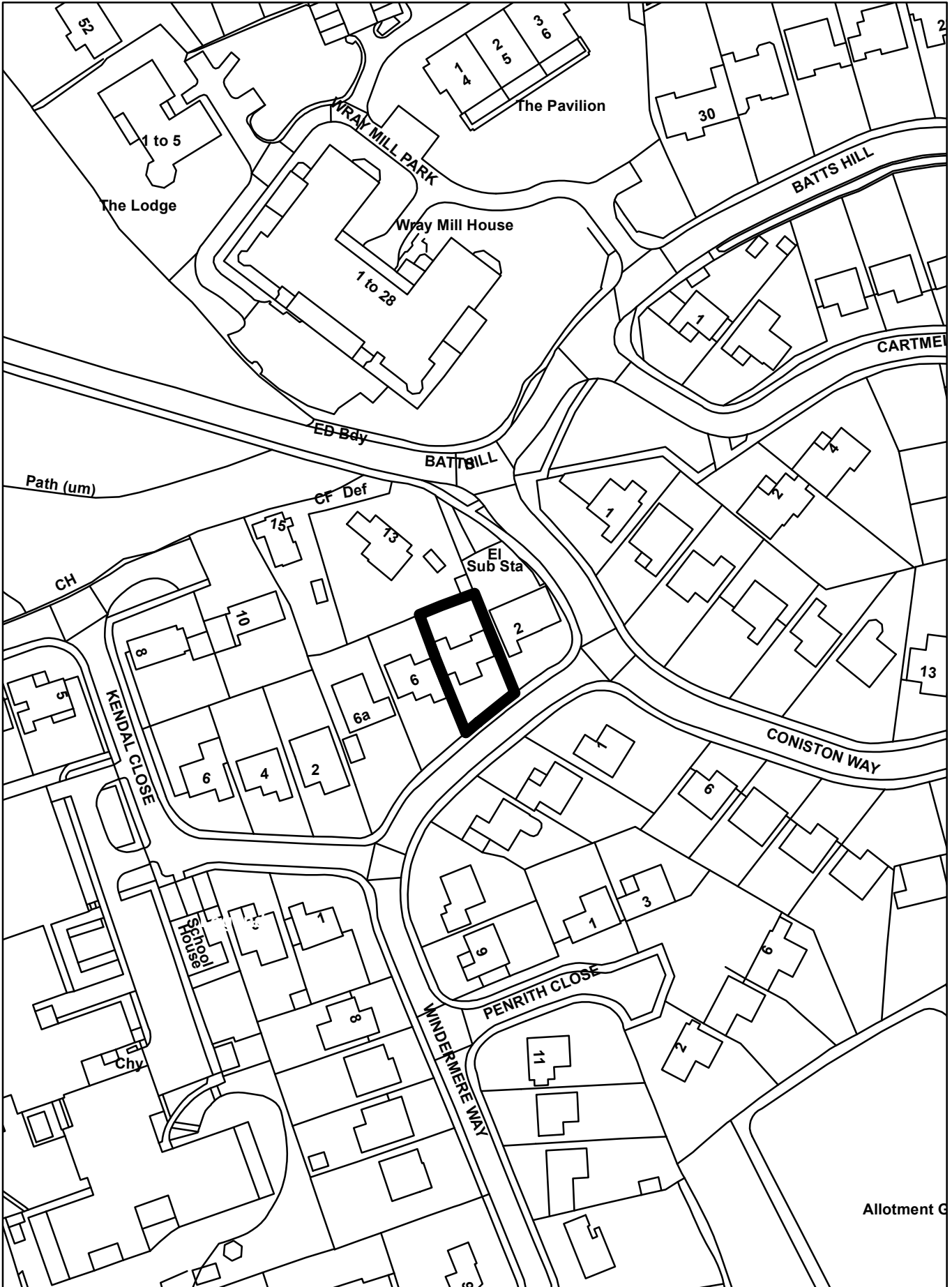
In order to meet these requirements and to promote good neighbourliness, the Council recommends that this site is registered with the Considerate Constructors Scheme - www.ccscheme.org.uk/index.php/site-registration.

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.

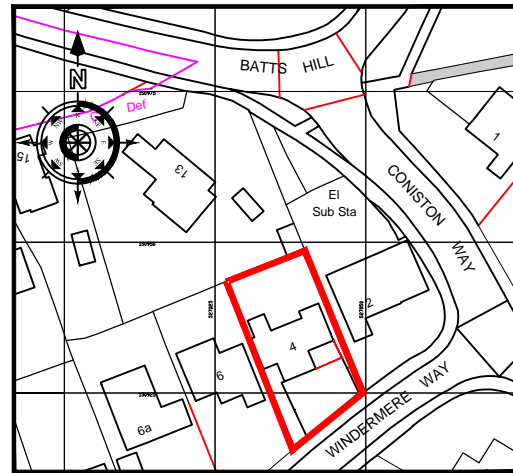
The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in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

25/00475/HHOLD 4 Windermere Way
Reigate Surrey RH2 0LW

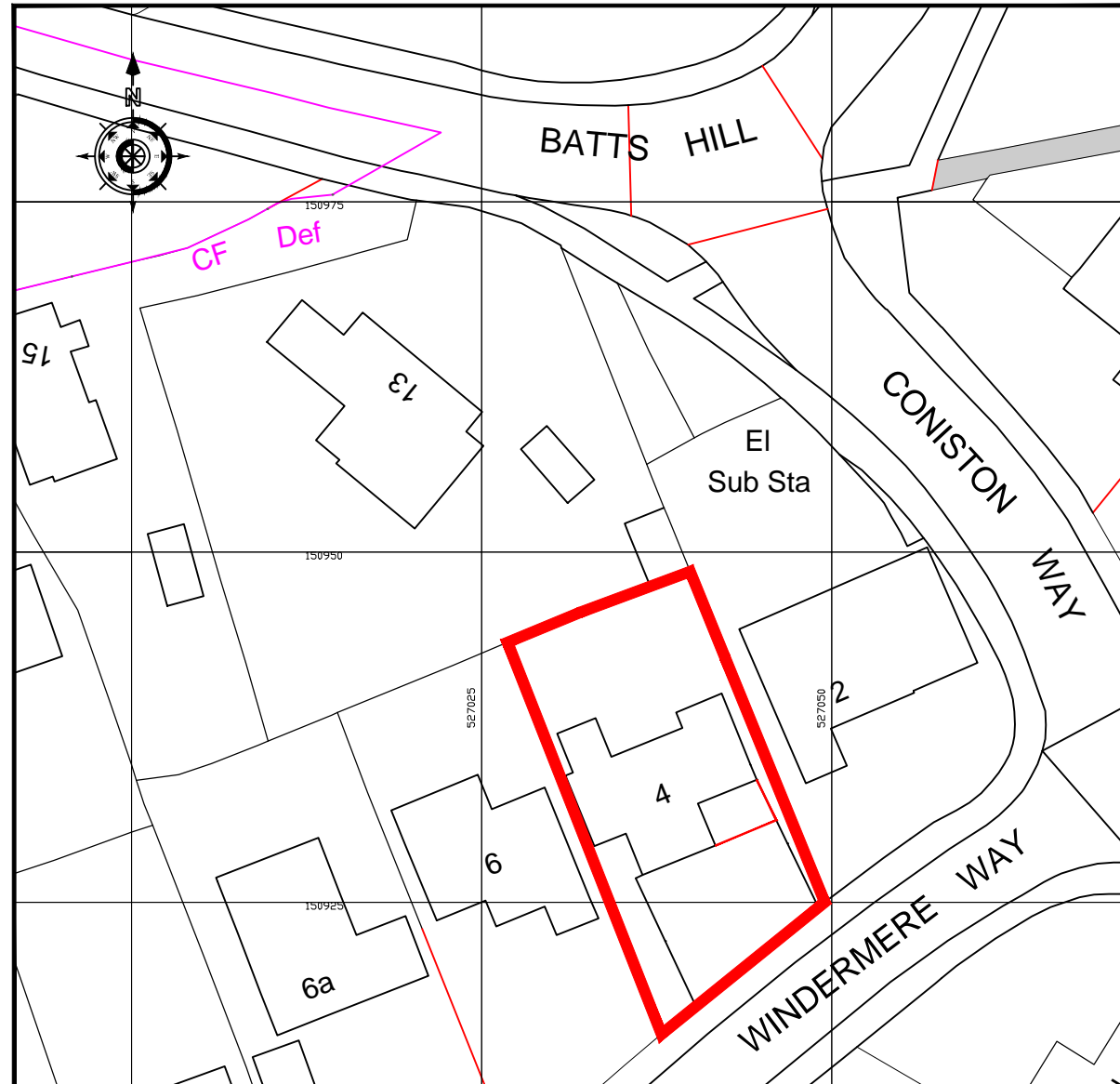
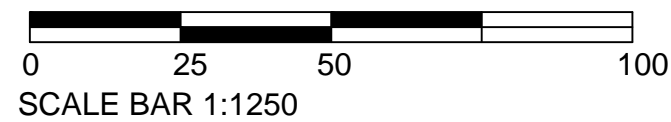


General Notes.

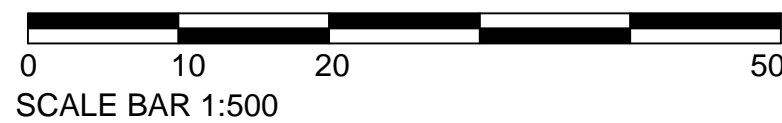
1. All concrete to have a minimum cube crushing strength of:
Mass Concrete = 25 N/mm². at 28 days.
Reinforced Concrete = 35 N/mm². at 28 days.
Nominal Aggregate size is to be 20mm.
2. All dimensions to be checked on site by the Contractor prior to construction and the Engineer to be informed of any discrepancies.
3. All new steelwork is to comply with B.S.449, 1969 and later amendments, or B.S.5950 1985 and later amendments as directed.
4. All new timber is to comply with B.S.5268, 1985, Grade SC4 and be treated.
5. All dimensions are in millimetres unless otherwise stated.
6. Fire casing to steelwork is to be two layers of 12.5mm Gypsum plasterboard with joints taped & staggered. Finished with skim coat of gypsum plaster to achieve 1 hour fire resistance.
7. All welds are to be continuous 6mm fillet welds unless otherwise stated.
8. This drawing is to be read in conjunction with all relevant Architects and other specialists drawings.
9. All work to be carried out to the approval of the local Authority District Surveyor or Building Inspector.



LOCATION PLAN
SCALE 1:1250 @ A3



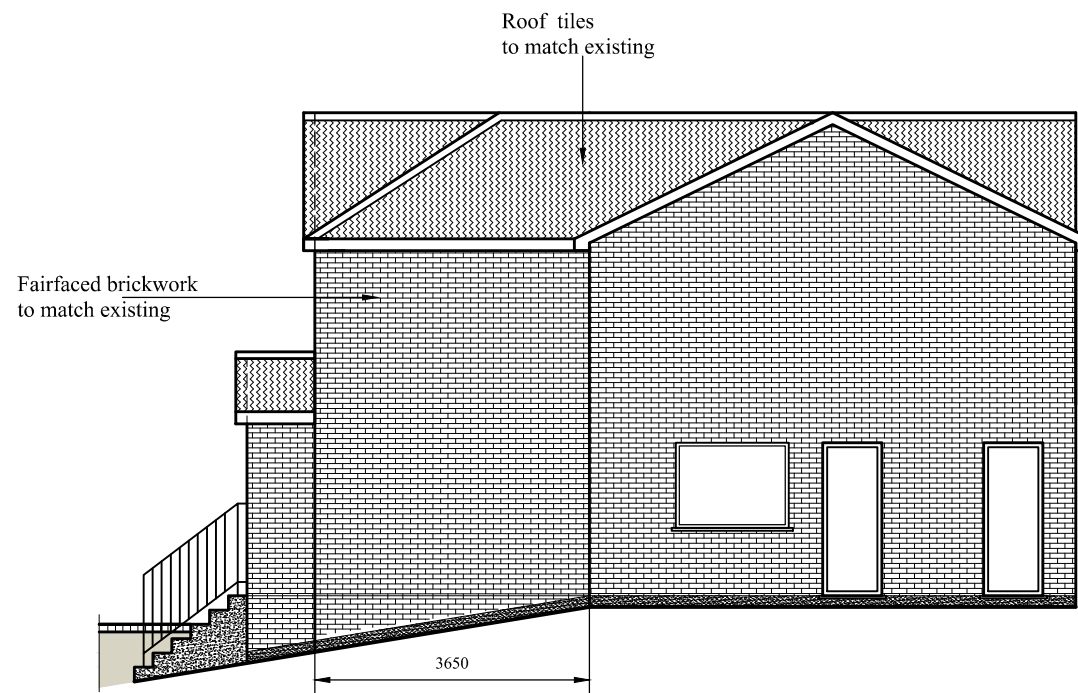
LOCATION PLAN
SCALE 1:500 @ A3



REV	DATE				
Drawing					
LOCATION PLAN AND BLOCK PLAN					
Project					
4 WINDERMERE WAY REDHILL, RH2 0LW					
Client					
Mr & Mrs Tony Taylor					
Architect					
Michael Blacker Partnership <small>Michael S. Blacker CEng, FIEE, FICE, Andrew Blacker BSc, FICE, FCI, FCI(Eng), FCI(Struct)</small>					
CONSULTING STRUCTURAL & CIVIL ENGINEERS					
<small>No1 MARK STREET, REIGATE, SURREY RH2 0BL E-MAIL: engs@blacker.co.uk TELEPHONE 01737 244886 FACSIMILE 01737 224556</small>					
<small>THE COPYRIGHT IN THIS DRAWING IS THE PROPERTY OF THE MICHAEL BLACKER PARTNERSHIP AND NEITHER THE DRAWING NOR ANY PART OF IT, NOR ANY INFORMATION CONTAINED THEREIN, SHALL BE REPRODUCED OR DISCLOSED TO ANY THIRD PARTY WITHOUT PRIOR CONSENT OF THE MICHAEL BLACKER PARTNERSHIP.</small>					
Scale	As shown	Drawn	GG	Checked	-
Date	JUNE 2019	Job No.	4545	Dwg. No.	SK01
				Rev	-



FRONT ELEVATION



SIDE ELEVATION

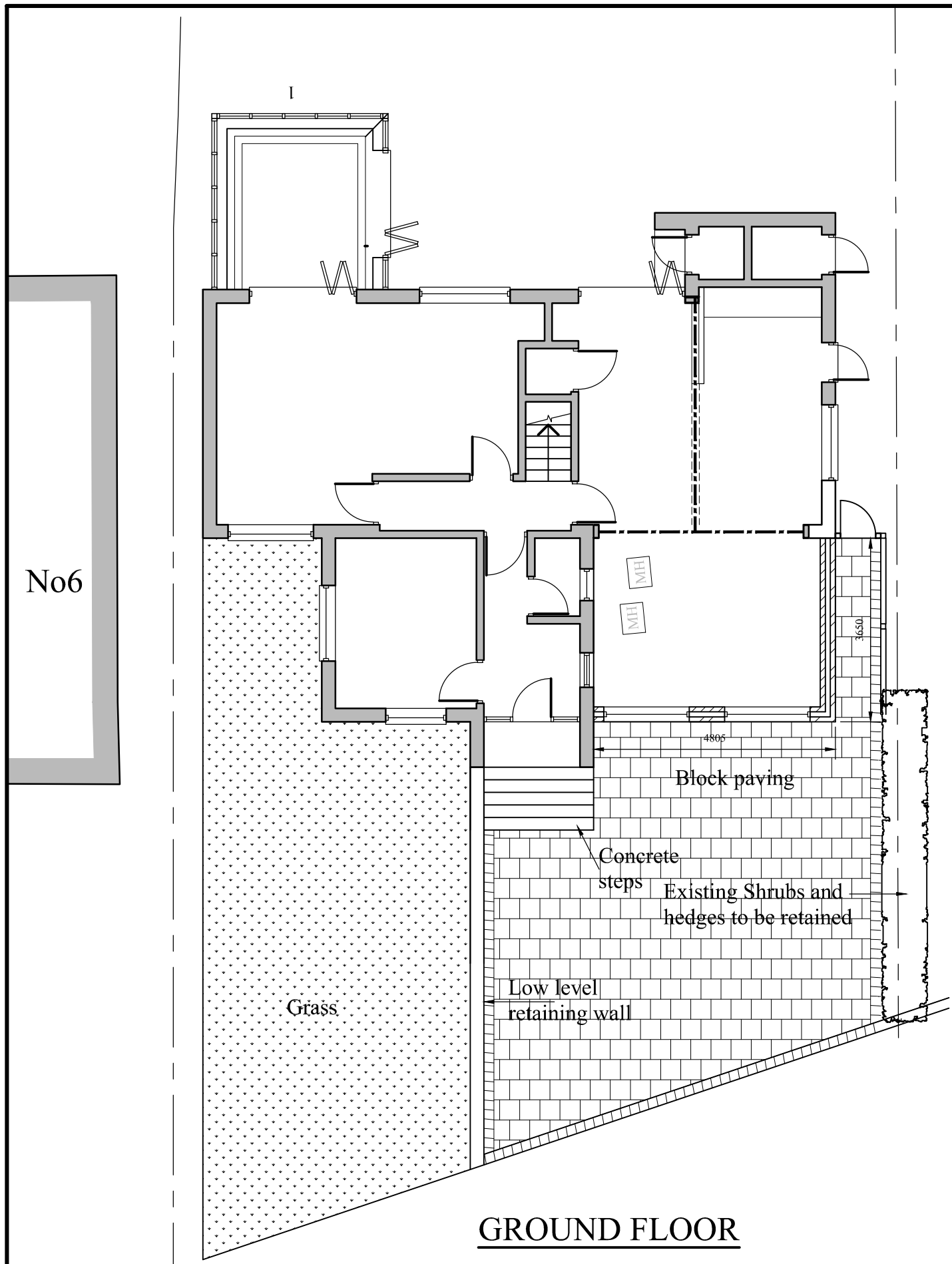


SCALE BAR 1:100

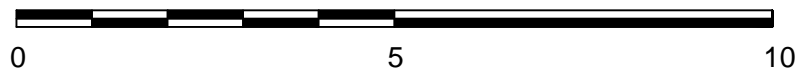
General Notes.

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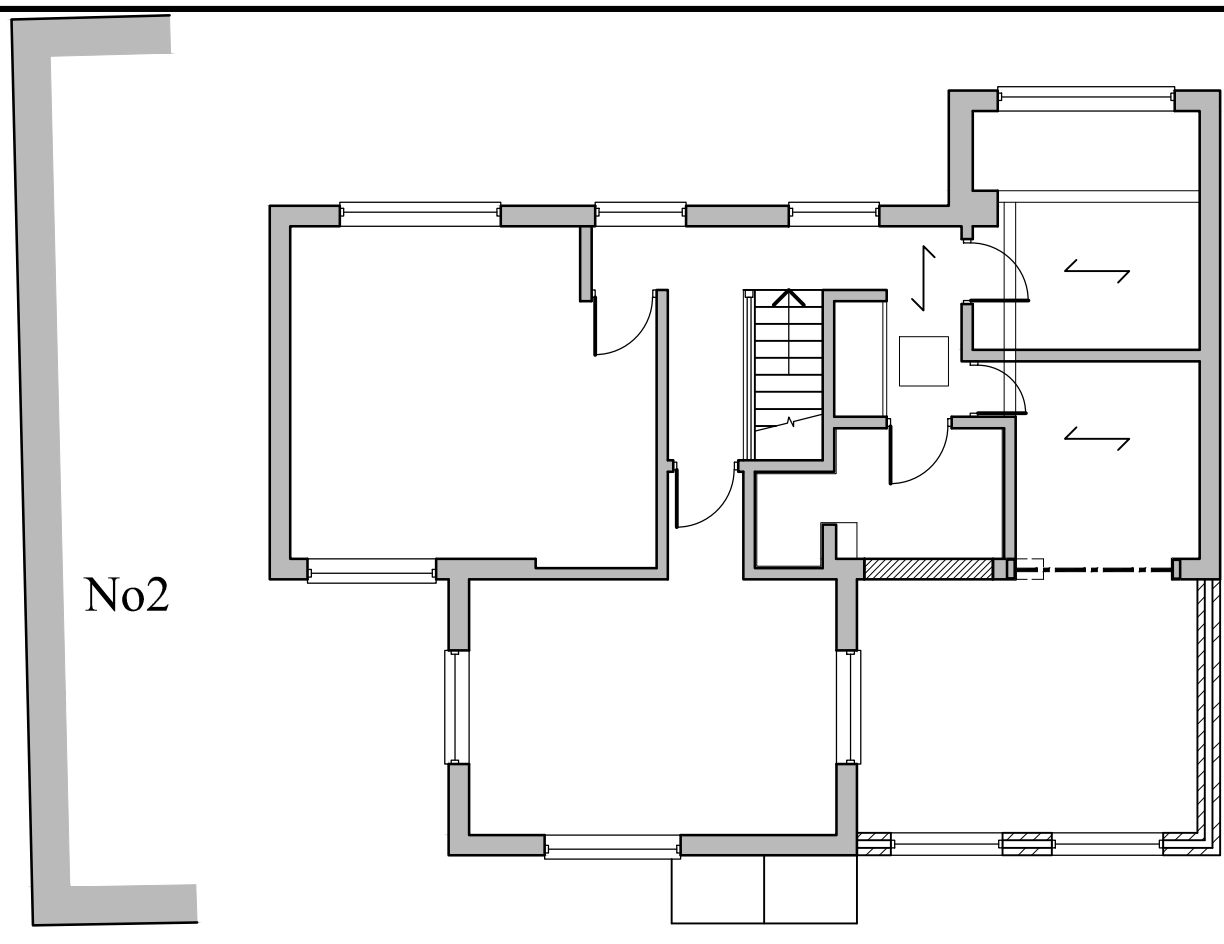
REV	DATE	
Drawing		
PROPOSED ELEVATIONS		
Project		
4 WINDERMERE WAY REDHILL, RH2 0LW		
Client		
MR & MRS TONY TAYLOR		
Architect		
Michael Blacker Partnership <small>Michael S. Blacker C.Eng. F.I.Struct.E. Andrew Blacker B.Sc.(Hons) C.Eng. M.C.E.</small>		
CONSULTING STRUCTURAL & CIVIL ENGINEERS		
<small>No 1 MARK STREET, REIGATE, SURREY RH2 0BL E - MAIL engs@blacker.co.uk TELEPHONE 01737 244886 FACSIMILE 01737 224556</small>		
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Date	JUNE 2019	Rev -
Job No.	4545	Dwg. No. 04



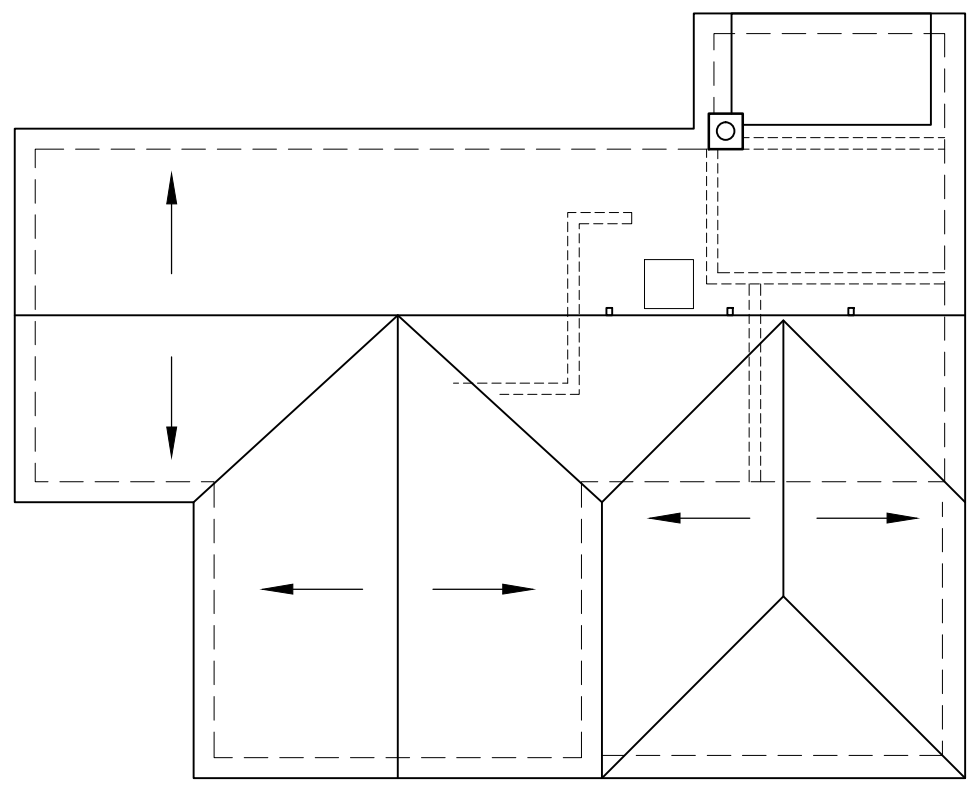
GROUND FLOOR



SCALE BAR 1:100



FIRST FLOOR



ROOF

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REV	DATE	DESCRIPTION
A	06/10/20	Minor update for planning
PROPOSED PLANS		
Project		
4 WINDERMERE WAY REDHILL, RH2 0LW		
Client		
MR & MRS TONY TAYLOR		
Architect		
Michael Blacker Partnership		
<small>Michael S. Blacker C.Eng. F.I.Struct.E., Andrew Blacker B.Sc.(Hons) C.Eng. M.I.C.E.</small>		
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Scale	1:100 @ A3	Drawn GG Checked -
Date	JUNE 2019	Job No. 4545 Dwg. No. 03 Rev. A