

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Emmer Green

App Ref: 220694/HOU

Address: 16 Brooklyn Drive, Emmer Green, Reading, RG4 8SS

Proposals: Erection of a single storey side extension

Case Officer: Marcie Rejwerska

Applicant: Mr Jonathan Cowles

Date received (valid from): 22 June 2022 **Target Decision date:**

1. SITE DESCRIPTION

The proposal site is a two-storey detached dwelling on Brooklyn Drive in Emmer Green. The property is set back from the road via a paved driveway and front garden; the property also has an existing single storey side extension. Brooklyn Drive is a residential road characterised by detached properties in similar design. The property is not listed nor in a conservation area.

2. PROPOSAL AND SUPPORTING INFORMATION

Planning permission is sought for a single storey side extension to expand the existing side extension, bringing the side element in line with the front elevation of the main dwelling.

Plans considered:

1335/01 Plans and elevations as existing

Received 13/5/2022

1335/10B Plans and elevations as proposed

Received 22/6/2022

3. RELEVANT PLANNING HISTORY

050136 - Outline application for the erection of a 2-storey dwelling, to consider matters of siting and access - Application permitted on 13/6/2005

050821 - Erection of a four bedroom dwelling - Application permitted on 19/4/2006

050882 - Erection of a six bedroom dwelling - Application refused on 10/2/2006

171296 - Ground floor side extension. Pitched roof to replace existing flat roof to garage. - Application permitted on 29/9/2017

4. CONSULTATIONS

The following addresses were consulted by letter.

43 Brooklyn Drive, Emmer Green, Reading

14 Brooklyn Drive, Emmer Green, Reading, RG4 8SS

16 Brooklyn Drive, Emmer Green, Reading, RG4 8SS

No comments received.

Equality Act 2010:

In determining this application the Council is required to have regard to its obligations under the Equality Act 2010. However, there is no indication or evidence (including from consultation on the application) that the protected groups identified by the Act have or will have different needs, experiences, issues and priorities in relation to this particular planning application. Therefore in terms of the key equalities protected characteristics it is considered there would be no significant adverse impacts as a result of the development.

5. LEGAL AND PLANNING POLICY CONTEXT

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that proposals be determined in accordance with the development plan unless material considerations indicate otherwise. Material considerations include relevant policies in the National Planning Policy framework (NPPF) - among them the 'presumption in favour of sustainable development'. The following local and national planning policy and guidance is relevant to this application:

National Policy

National Planning Policy Framework
National Planning Practice Guidance

Reading Borough Local Plan (2019)

CC7 (Design and the Public Realm)
CC8 (Safeguarding Amenity)
H9 (House Extensions and Ancillary Accommodation)

SPG/SPD

A Design Guide to House Extensions SPG

6. APPRAISAL

Character and Appearance

Policy H9 states that an extension to a house will be acceptable where it respects the character of the house in terms of scale, location, materials and design and respects the character and pattern of neighbouring properties and the street as a whole in terms of scale, location, materials and design, and any important existing building line. Policy CC7 also sets out relevant considerations for design.

Although side extensions should be set back from the front elevation to appear subservient to the main dwelling, in this case the proposed expansion of the existing side extension is not considered harmful to the character or outlook of the main dwelling. The proposal is therefore considered acceptable in terms of scale.

The proposed materials will match the existing. The proposal is considered acceptable in terms of design.

Other properties on Brooklyn Drive have varying side extensions, as such this development is not considered out of character nor harmful to the wider outlook of the street.

Residential Amenity

Policy H9 states that an extension will be acceptable where it does not result in an overbearing impact on neighbours. Policy H10 seeks to ensure that the amenity of gardens and other outdoor areas are not compromised. Policy CC8 states an extension to a house will be acceptable where it will not cause a significant detrimental impact to the living environment of existing or new residential properties.

- Privacy and overlooking
 - No identified risk of overlooking.
- Access to sunlight and daylight
 - No identified risk of overshadowing.
- Visual dominance and overbearing effects of a development
- Harm to outlook
 - The proposal is considered acceptable in terms of size, scale and design and therefore does not pose any identified risks to amenity of neighbouring properties.

7. CONCLUSION

The proposed development has been assessed as set out above and is considered to be acceptable on that basis, subject to the following conditions.

8. RECOMMENDATION

Application Permitted

Recommended Conditions:

TL1
AP1
M1