

DELEGATED APPLICATION REPORT

Target Date: 2/12/18

Application No: 181750

Address: 8 Clonmel Close, Caversham

Proposal: Single storey side extension, rear orangery and two skylights.

Case officer: Anthony Scholes

Site Description and Surrounding Area

The application site contains an attached dwelling on the Eastern side of Clonmel Close, Caversham. The application property is the end dwelling in a row of four attached dwellings. The plot adjoins a row of four attached dwellings at a right angle to the street, meaning the plot adjoins the back garden of the adjoining dwellings. The application site contains a rear amenity area approximately 10m deep and 8m wide.

The surrounding area is predominantly residential and characterised by attached and semi-detached properties of varying scale and design.

The application building is not listed, nor is it within a conservation area.

Proposal

The proposal is for a single storey side extension, rear orangery and two skylights located on the principal elevation. The proposed additions would extend beyond the rear of the existing attached garage by a total of 6.565m. The extension is proposed along the property boundary and would extend 3.5m to the rear of the existing dwelling and 2.85m to the side. The 'L' shaped extension would wrap around the original dwelling.

Materials have been selected to match those of the existing property where visible from the adjoining private gardens, and external cladding for the orangery is proposed to be timber composite linear board.

Plans Considered

The agent supplied the following, received on 9th October 2018:

Drawing No: 1830 10 05 - Existing Location Plan

Drawing No: 1830 20 02 - Proposed sections

Drawing No: 1830 20 01 - Proposed Plans

Drawing No: 1003 20 05 - Proposed Location Plan

Drawing No: 1830 20 03 - Proposed Elevations

Drawing No: 1830 10 02 - Existing Sections

Drawing No: 1830 10 01 - Existing Plans

Drawing No: 1830 10 03 - Existing Elevations

Drawing No: 1830 20 04 - Proposed Drainage Plans

Subsequently, the agent supplied the following, received on 26th October 2018:

Drawing No: 1830 20 03 B - Proposed Elevations

Drawing No: 1830 20 01 B - Proposed Plans

Relevant Planning History

Not applicable.

Consultation Responses

A site notice was displayed on the property and adjoining owners letters were sent to all adjoining properties.

One submission was received regarding the application by a neighbouring property. The owner was concerned about the proposal if it would increase the height of the dwelling along the boundary or include any windows onto their recreation space. The extension is to be a maximum height of 2.7m along the property boundary and does not propose any windows along the boundary. As the Town and Country Planning (Generally Permitted Development) (England) Order 2015 permits the construction of a 2.0m high boundary fence, it is considered that a 2.7m boundary wall will have minimal impact upon adjoining properties.

Summary of discussions with applicant/agent

While inspecting the site, the applicant advised that she wished to amend the proposed building materials for the orangery. As such, amended plans were submitted showing linear board cladding, proposed to be a timber composite. Additionally, the plans were amended as the original plans omitted skylights which are proposed on the principal elevation.

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.

Relevant Planning Policy and Guidance

The following local and national planning policy and guidance is relevant to this application:

Reading Borough Local Development Framework Core Strategy (2008)
CS7 (Design and the Public Realm)

Sites and Detailed Policies Document (Oct 2012)
DM4: Safeguarding Amenity
DM9: House Extensions and Ancillary Accommodation

Supplementary Planning Guidance - A Design Guide to House Extensions (2003)

Appraisal:

Daylight and sunlight

The proposed extension is to be 2.7m high with a flat roof design. The development would have a minimal impact on the sunlight and daylight reaching the adjacent properties.

Protection of neighbours from loss of privacy through overlooking

The proposed development will result in a boundary wall which will create a more private recreation space. Additionally, the proposed windows will be skylights and by virtue of their location will not have any potential to result in overlooking with the only views out being skyward. It is also considered appropriate to remove the ability for additional windows to be installed on the Northern Elevation (the boundary adjoining the rear gardens of adjoining premises).

Scale

The extension represents a 3.5m extension to the rear of the dwelling and a 2.85m side extension. The increase in scale is in keeping with the surrounding area and will not result in an unacceptable loss of private amenity space on the site.

Materials

The extension as designed would continue the brick wall along the property boundary to the adjoining gardens, and include modern finishes around the orangery which are predominantly viewed internally to the site. As the proposed development is located to the rear of the dwelling, the materials are considered appropriate.

Resulting garden space

The proposed development will take up some of the existing garden space, however it will maintain approximately 7m x 7m of garden space for the dwelling.

Flooding

Proposed extension is within a flood zone and a householder FRA has been submitted to comply with Policy CS35.

RECOMMENDATION GRANT

1. Time Limit
2. Approved plans
3. Materials as proposed
4. Build as per FRA
5. No additional windows

Informatives:

1. Positive and proactive - Approval

2. Terms
3. Building regulations
4. Demolition and construction
5. Enroachment and Party Wall
6. Highways