

DELEGATED APPLICATION REPORT

Target Date: 26/11/18

Application No: 181721

Address: 35 Chiltern Road, Caversham, RG4 5HR

Proposal: Single storey rear extension and new front porch

Case officer: Anthony Scholes

Site Description and Surrounding Area

The site is located on the Southern side of Chiltern Road, and is accessed via a private driveway which services 3 blocks of semi-detached dwellings. The site itself forms an odd boundary with its neighbouring properties and backs onto a public right of way. The surrounding locality is generally a consistent style of semi-detached residential dwellings.

Proposal

The proposal is for a single storey rear extension and a new front porch. The proposed front porch is to be 1.8 deep, 3.2 wide, and 2.7m high. The proposed rear extension is to be 3m in depth, and due to the odd shape of the plot, would taper from 6m to 5m as following the boundary between 35 and 37 Chiltern Road. The rear extension is to be built to the boundary of the adjoining 33 Chiltern Road and is proposed to be 2.7m in height.

Materials have been selected to match those of the existing materials, including a render finish to the front porch, tiled roofing on the hip roofed gable, and to the rear a render finish to tie in to the rest of the property. The proposal also notes replacement of pebble wash with render to the front and sides. The proposed materials are similar in appearance to the existing and are similar to adjoining properties and is therefore acceptable.

Plans Considered

The agent supplied the following, received on 1 October 2018:

Drawing No: 18053 - LO - 001 - Location plan

Drawing No: 18053 - SU - 001 - Existing site plan (block plan)

Drawing No: 18053 - SU - 002 - Existing floor plans

Drawing No: 18053 - SU - 003 - Existing front and side elevation

Drawing No: 18053 - SU - 004 - Existing rear and typical section

Drawing No: 18053 - DD - 001 - Proposed site plan (block plan)

Drawing No: 18053 - DD - 002 - Proposed floor plans

Drawing No: 18053 - DD - 003 - Proposed front and side elevation

Drawing No: 18053 - DD - 004 - Proposed rear elevation

Subsequently, the agent supplied the following, received on 2 November 2018:

Drawing No: 18053 - DD - 001 - Proposed site plan (block plan)

Drawing No: 18053 - DD - 002 - Proposed floor plans

Drawing No: 18053 - DD - 003 - Proposed front and side elevation

Drawing No: 18053 - DD - 004 - Proposed rear elevation

Relevant Planning History

None.

Consultation Responses

A site notice was displayed on the property, and adjoining owners have been notified by mail. No responses were received.

Internal Consultees:

Transport officers were consulted, it was noted that the proposed development made the provision for only 1 car parking space on site, whereas there is the requirement for 2 within the locality. Amended plans were submitted showing the provision of 2 parking spaces on site.

Summary of discussions with applicant/agent

When attending the site inspection concerns were raised to the applicant that the eaves line hanging over the adjoining property would not be supported. Amended plans were received on 2 November with amendments to the rear extension which removed the boundary encroachment. Clarification on the proposed building materials was sought on 16 November as two roof extensions are proposed with differing materials. The applicant confirmed on 19 November the proposed roof materials for the front porch to match the existing roof.

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 Checklist

DM9 states: An extension to a house will be acceptable where it:

- A. Respects the character of the house in terms of scale, location, materials and design;

To assess this, the following has been considered - would the proposal:

- detract from the appearance of the original building through the use of ill-matching materials and by not fitting in with the design, scale and

proportions of the original building; **NO**, the proposed porch would be relatively large, however due to the location of the dwellings away from the street scene, it is considered appropriate in this instance.

- reduce the amount of usable amenity space for the property to an unacceptable degree; **NO**, the balance of the plot will contain a reasonable amount of usable amenity space.
- require the loss of trees in the garden or put significant trees at risk; **NO**

B. 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; Respects neighbour's amenities and does not present a large blank façade to public areas.

To assess this, the following has been considered - would the proposal:

- significantly reduce the amount of daylight and sunlight enjoyed by neighbouring properties; **NO**
- invade the privacy of neighbouring properties through overlooking from windows or balconies; **NO**
- detract from the character of neighbouring properties through siting, excessive bulk, ill-matching materials or inconsistent design; **NO**, materials have been chosen to match. The front porch is to be rendered, whereas the existing ground floor is a mix of brick and painted timber. The materials to the side are pebblewash and to the upper floor pebblewash, both are proposed to be render. The treatments would not detract from the character of the area.
- detract from the appearance of the street or area by using ill-matched materials, glazing and detailing; **NO**

DM4: Safeguarding Amenity 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.

To assess this, the following has been considered - would the proposal cause a significant detrimental impact to the living environment of existing or new residential properties in terms of:

- Privacy and overlooking; **NO**
- Access to sunlight and daylight; **NO**
- Visual dominance and overbearing effects of a development; **NO**
- Noise and disturbance; **NO**
- Artificial lighting; **NO**
- Vibration; **NO**
- Dust and fumes; **NO**
- Smell; **NO**
- Crime and safety; **NO**

RECOMMENDATION

Subject to the following conditions:

1. Time limit
2. Materials
3. Approved plans

Informatives relating to:

1. Terms and conditions
2. Building regulations
3. Demolition and construction
4. Encroachment and Party Wall
5. Positive and proactive