

DELEGATED APPLICATION REPORT

Target Date: 16/11/18

Application No: 181427

Address: 4 Swansea Road

Proposal: Proposed single storey extension to rear of existing dwelling

Case officer: Anthony Scholes

Site Description and Surrounding Area

The site is located within a row of two-storey c. 1900 terrace housing. The site is generally flat, and contains a site area of approximately 120m². The site is located within flood zone 2 (1 in 1000), and is within the air quality management zone. The site sits within close proximity to the Reading Central Area, and adjoins the designated 'office core'. The site is immediately adjacent to a commercial precinct currently operating as a gym and instrument shop.

Proposal

The proposal is for a ground floor expansion of an existing rear kitchen extension. The proposal incorporates a mono-pitched roof falling from 3.6m at the highest point on the boundary to 2.7m. The roof is proposed to be glazed to allow greater light penetration into the dwelling. The extension is to be 1.5m wide.

Materials have been selected to match those of the existing property with the exception of the glazed roofing.

Plans Considered

The agent supplied the following, received on 12th August 2018:

Drawing No: SR: 103 - Location plan

Drawing No: SR: 100 - Block plan

Drawing No: SR: 101 - Existing and proposed ground floor plans

Drawing No: SR: 102 - Existing and proposed elevations

Subsequently, the agent supplied the following, received on 29th October 2018:

Drawing No: SR: 102 Revision A- Existing and proposed elevations

Relevant Planning History

None applicable

Consultation Responses

A site notice was displayed on the site, and letters were sent to adjoining properties.

A response was received from the occupier of 2 Swansea Road noting that the proposed development would encroach on the adjoining property. Amended plans removing the encroachment have been submitted to address this concern.

Summary of discussions with applicant/agent

The applicant was advised by e-mail on 11 October that the proposal was generally consistent with the Local Development Framework (LDF). However, amended plans

were required as Council would not support the proposal with the boundary encroachment. Additionally, as the property lies within a mapped flood zone, a flood risk assessment was required to be submitted. The agent responded with amended plans and a flood risk assessment on 29 October. On 2 November, the applicant agreed to an extension of time to 16 November 2018.

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)
CS35 (Flooding)

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. Bricks and glass would match.
- reduce the amount of usable amenity space for the property to an unacceptable degree; NO.
- 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
- 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;
- Access to sunlight and daylight;
- Visual dominance and overbearing effects of a development;
- Noise and disturbance;
- Artificial lighting;
- Vibration;
- Dust and fumes;
- Smell;
- Crime and safety;

The proposed development would not have a significant detrimental impact on the amenity of the adjoining property at 2 Swansea Road, despite being built to the property boundary at a height of 3.6m to 2.7m. The aspect and the scale of the development are generally consistent with the built form within the locality. The site itself will maintain the balance private amenity space to the rear. The applicants supporting flood risk demonstrates that the floor level of the proposed kitchen extension will be at the same floor level as the existing kitchen and is therefore compliant with the NPPF guidance on flood risk for the level of flood risk and type of development.

Flooding

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

RECOMMENDATION GRANT

Subject to the following conditions:

1. Time limit
2. Materials as proposed
3. Approved plans

4. Build as per FRA

Informatives relating to:

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