

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Thames

App Ref: 210734/HOU

Address: 90 Mayfield Drive, Caversham, Reading, RG4 5JT

Proposals: Rear 3m Extension, First floor extension over existing kitchen.

Case Officer: Nathalie Weekes

Applicant: Ryan Nicholls

Date received (valid from): 11 May 2021 **Extended Target Decision date:** 18 August 2021

1. SITE, PROPOSAL AND SUPPORTING INFORMATION

The site consists of a demi-detached dwelling house with large garden on the southern side of Mayfield Drive. The surrounding area is predominantly residential. The property is finished in brick at ground floor level and white render at first floor level. It has a hipped roof. The building line is staggered and 90 Mayfield Drive is set behind no 86 and 88. No 86 and 88 have been extended to the rear.

The site is not listed, nor in a conservation area.

Planning permission is sought for a first-floor rear extension (above the existing single storey extension), which would be set down 1.5m from the existing roof ridgeline and have a depth of approximately 3.15m and a width of 4.15m; leaving a 1.95m gap between the boundary with no. 92. It would have a pitched roof.

Plans also show that the proposal would include a ground floor extension 3m in depth, 6m in width and 2.4m to the eaves with a rooflight and changes to fenestration; extending onto an existing patio area. An additional side floor window with obscured glazing is proposed in addition to a ground floor side window and door.

Due to unforeseen circumstances a site visit cannot be undertaken however the applicant has provided photographs of the property.

Plans Considered:

Application letter from LUP Architecture Limited, dated 10/05/2021

2037_001 00 Location plan

2037_002 00 Site plan

2037_005 01 Existing plans

2037_006 01 Existing elevations

As received 11 May 2021

2037_016 01 Proposed elevations B

2037_010 04 Proposed floor plans

Drawing issue sheet

As received 16 August 2021

Relevant Planning History:

None

Consultation Responses:

Internal Consultation

No internal consultees were consulted on this application.

External Consultation

The following addresses were formally consulted via letter on 4 March 2020:

88, 40 and 92 Mayfield Drive.

No letters of representation were made.

Discussions with applicant/ agent

Revised plans were received from the agent following discussions regarding the proposed development and to remove a proposed loft element.

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:

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 Planning Policy Framework; National Planning Policy Guidance;

Reading Borough Local Plan (2019)

CC7 Design and the Public Realm

CC8 Safeguarding Amenity

H9 House Extensions and Ancillary Accommodation

Supplementary Planning Guidance - A Design Guide to House Extensions (2021)

Appraisal Checklist

H9 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 extension is considered of acceptable dimensions and design.**

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 appearance of the street as a whole in terms of scale, location, materials and design, the arrangement of doors, windows and other principal architectural features and any important existing building line;

& C. Does not present an overbearing impact on neighbours or 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**. There is normally the potential to achieve adequate levels of daylight and outlook when no part of a building cuts through a line radiating at 45 degrees from the centre of a window that lights a habitable room. A line of 45 degrees was taken from the closest first floor window of no. 92 Mayfield Drive. The line was not breached due to the extension proposed to be set off the shared boundary. The extension is also not considered to cause harm to the occupants of no. 92 for these same reasons.

Invade the privacy of neighbouring properties through overlooking from windows or balconies; **NO**, one additional side window is proposed at first floor level, however is indicated on the plans as being obscure glazed and a further window and door are proposed at ground floor level. This should not result in any significant harm to the occupants of no. 88.

Changes to the rear floor windows are proposed, closer to the party wall with no. 92. However it is not considered that this will comprise the privacy of this neighbour substantially more so than the existing rear first floor fenestration arrangement.

Detract from the character of neighbouring properties through siting, excessive bulk, ill-matching materials or inconsistent design; **NO**, the design of the rear proposed extension is considered suitably in keeping with the design of the main house in terms of scale and roof form.

Detract from the appearance of the street or area by using ill-matched materials, glazing and detailing; **NO**, materials are to match the main property and are acceptable in this regard.

D. Does not result in a loss of biodiversity within garden - **NO**

E. Ancillary accommodation, such as granny annexes, will be acceptable where it would not be capable of operating as a separate dwelling which could be let or sold separately - **NO**

CC8: states: Development will not cause a detrimental impact on the living environment of existing residential properties or unacceptable living conditions for new residential properties, in terms of:

Privacy and overlooking; **No, as discussed above**

Access to sunlight and daylight; **No, as discussed above**

Visual dominance and overbearing effects of a development; **No**

Harm to outlook; **No**

Noise and disturbance; **No**

Artificial lighting; **No**

Vibration; **No**

Dust and fumes; **No**

Smell; **No**

Crime and safety; **No or**

Wind, where the proposals involve new development of more than 8 storeys - **N/A**

Conclusion

The proposed development would not be harmful to the character or appearance of the site or its surroundings and would not have a detrimental impact on the original building or neighbouring properties. As such the proposed works are considered to be in accordance with CS7 (Design and the Public Realm) of the Reading Borough Local Development Framework Core Strategy (2008), DM4: Safeguarding Amenity and DM9: House Extensions and Ancillary

Accommodation of the Sites and Detailed Policies Document (Oct 2012) and the Councils Supplementary Planning Guidance A Design Guide to House Extensions (2003).

RECOMMENDATION: GRANT PERMISSION

Conditions

1) Time Limit

2) The development hereby permitted shall ONLY be carried out in accordance with the following approved plans:

Drawing No:

2037_001 00 Location plan

2037_002 00 Site plan

As received 11 May 2021

2037_016 01 Proposed elevations B

2037_010 04 Proposed floor plans

As received 16 August 2021

REASON: For the avoidance of doubt and to ensure that the development is carried out and adhered to in accordance with the application form and associated details hereby approved.

3) Matching Materials

Informatives

1) Building Control

2) Construction and Demolition

3) Encroachment

4) Terms

5) Positive and Proactive