

DELEGATED HOUSEHOLDER APPLICATION REPORT

Application No: 211459

Address: 18 Brooklyn Drive, Emmer Green, Reading RG4 8SS

Applicant: Mr and Mrs Zacharias

Proposal: Single storey rear extension and associated alterations

Target date: 27/10/2021

Case officer: Marcelina Rejwerska

1. Site Description and Surrounding Area:

The proposal site is a two storey detached dwelling on Brooklyn Drive in Emmer Green. The dwelling has an existing two storey extension set back from the front line of the main dwelling. At the rear of the property, a single storey kitchen and dining rooms extent 4m away from the main dwelling, at a width of 6.6m. The property benefits from a generous rear garden.

Brooklyn Drive is a tree-lined residential road comprised of detached dwellings which vary in size due to extensions. The property is not listed nor in a conservation area.



1Google Maps image demonstrating the location of 18 Brooklyn Drive. Image retrieved on 28/09/2021

2. Proposal:

Planning permission is sought for a single storey rear extension with a depth of 4m to infill the space between the existing kitchen/dining area element and the rear of the main dwelling. Associated alterations including replacement of existing doors and windows at the rear ground floor level with bifold doors, removal of windows at both sides of the ground floor level of the property, and the addition of a roof lantern to existing ground floor roof.

2.1. Plans Considered:

2021/2030 - Existing and Proposed G.A Plans and External Elevations

2021/2031 - Existing and Proposed Block Plans Inc. Existing Ordnance Survey

Received 1/09/2021

3. Relevant Planning History:

990775 - Two storey side extension - Application Permitted (23/05/2000)

4. Consultation Responses:

4.1. Internal Consultees

Trees - No objections.

4.2. External Consultation

The following addresses were formally consulted via letter on 10/09/2021:

8, 12, 14, 16A, 20 Brooklyn Drive, Emmer Green, Reading RG4 8SS

No responses received.

In addition, a site notice was displayed between 13/09/2021 - 4/10/2021.

5. Discussions with applicant/agent

None.

6. 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.

7. 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 Policy

National Planning Policy Framework

National Planning Policy Guidance

Reading Borough Local Plan (2019)

CC8 Safeguarding Amenity

H9 House Extensions and Ancillary Accommodation

H10 Private and Communal Outdoor Space

Design Guide to House Extensions Supplementary Planning Document (2021)

8. Appraisal

8.1. House Extensions and Ancillary Accommodation

In accordance with policy H9: House Extensions and Ancillary Accommodation, house extension proposals are acceptable where it:

- *Respects the character and appearance of the house in terms of scale, location, materials and design*
 - The proposal is modest in size, infilling an area of approx. 13.25m².
 - The associated alterations would increase the total height of the roof from 2.73m to 3.20m which is considered acceptable.
 - The proposed brickwork will match the existing, while new powder coated aluminium windows and doors will complement the existing.
- *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.*
 - Other properties on Brooklyn Drive such as nos. 16A and 20 have had rear extensions approved, varying in size. Therefore, this proposal would not be out of place.
 - The proposed extension is also at the rear of the property and therefore not visible from the street, preventing harm to outlook of the street scene.
- *Does not result in a loss of biodiversity within gardens.*
 - Proposal is modest in size and unlikely to have a significant impact on biodiversity within rear garden, especially as the proposed extension would sit on an existing hard surface patio.

8.2. Safeguarding Amenity

This proposal has also been assessed against Reading Borough Local Plan policy CC8: Safeguarding Amenity, which states that proposals are acceptable where they will not cause a detrimental impact on the living environment of existing residential properties with regard to:

- Privacy and overlooking
 - Removal of side windows will in fact reduce any potential for overlooking into neighbouring properties
- Access to sunlight and daylight
- Visual dominance and overbearing effects of a development
- Harm to outlook
 - By virtue of its considered subservient and modest in height and scale, the proposed single storey front and side extension is considered not to have a detrimental impact to the living conditions of neighbouring properties.

8.3. Private and Communal Outdoor Space

This proposal has also been assessed against Reading Borough Local Plan policy H10: Private and Communal Outdoor Space, which states that:

- *Usable outdoor space for houses should be no less than the gross floor area of the dwelling to which it relates.*
 - It is considered that this proposal will not represent an unacceptable loss in private outdoor space as the size of the private outdoor space will still be larger than the usable floor space of the dwelling.

9. 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 CC8 (Safeguarding Amenity), H9 (House Extensions and Ancillary Accommodation) and H10 (Private and Communal Outdoor Space) of the Reading Borough Local Plan (2019) along with the Councils Supplementary Planning Guidance A Design Guide to House Extensions (2021).

RECOMMENDATION: GRANT PERMISSION

Conditions

TL1

Approved plans

Materials to match

Informatives

Terms

Building control

Construction and demolition

Encroachment

Positive and proactive