

DELEGATED APPLICATION REPORT

Target Date: 20/08/21

Application No: 210990/FUL

Address: 1 & 3 Mansfield Road

Proposal: Single storey rear extensions

Case Officer: Tom Hughes

Site Description and Surrounding Area

The application site comprises 1 & 3 Mansfield Road, a semi-detached pair of dwellings. The dwellings have undergone various alteration, but are of original symmetrical design with two storey rear gables. No. 3 benefits from a rear conservatory. The westward site boundary abuts Castle Hill, Russell Street, Oxford Road Conservation Area. The surrounding area is residential in character.

Proposal

The proposal is for single storey rear extensions to each property, between the rear gables. The existing conservatory of no. 3 would be demolished to facilitate the proposal. The extensions would be of similar design, the extension to no. 3 projecting slightly further, separated by a boundary wall.

Certificate of Ownership - Certificate B has been signed.

Plans Considered

The agent supplied the following, received 17/06/21:

Drawing No: EDWARDS-0521-07 - Site Location and Block Plan

Drawing No: EDWARDS-0521-03 - Existing Ground Floor Plan and Elevations

Drawing No: EDWARDS-0521-01 - Proposed Ground Floor Plan

Drawing No: EDWARDS-0521-02 - Proposed Elevations

Drawing No: EDWARDS-0521-04 - Proposed Section

Drawing No: EDWARDS-0521-05 - Proposed Section

Drawing No: EDWARDS-0521-06 - Proposed Section

The case officer was able to make a full assessment of the proposal using Google Maps data.

Relevant Planning History

3 Mansfield Road

041044/FUL - Conversion of dwelling to 3 flats - Refused 10/12/04

Consultation Responses

Neighbouring owners and occupiers at 1a-5 (odds) Mansfield Road were consulted by letter. A site notice was displayed. No letters of representation were received.

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:

National Planning Policy Framework

Reading Borough Local Plan (2019)

Policy CC1 - Presumption in Favour of Sustainable Development

Policy CC2 - Sustainable Design and Construction

Policy CC3 - Adaption to Climate Change

Policy CC5 - Waste Minimisation and Storage

Policy CC6 - Accessibility and the Intensity of Development

Policy CC7 - Design and the Public Realm

Policy CC8 - Safeguarding Amenity

Policy EN1 - Protection and Enhancement of the Historic Environment

Policy EN12 - Biodiversity and the Green Network

Policy EN18 - Flooding and Drainage

Policy H9 - House Extensions and Ancillary Accommodation

Policy TR3 - Access, Traffic and Highway-Related Matters

Appraisal

The proposed in-fill extensions to 1 & 3 Mansfield Road would be of almost symmetrical design; the extension to no. 3 projecting 1.35m deeper. The extensions are of a scale proportionate to the original building, achieving a sufficient degree of subservience. External materials would match those of the existing building. Not clearly visible from public areas, no significant harm would be caused to the character and appearance of the surrounding area. The proposals would have no discernible impact on the adjacent conservation area. On this basis, the proposals are in accordance with Policies CC7, EN1 and H9.

While the proposals relate to extensions to two separate properties, they have been submitted as one single application. Certificate B has been signed, declaring that the requisite notice has been served on all land owners to which the application relates. Were the proposals submitted as individual applications, an assessment would be made on the impact of each extension on the opposite property, and vice versa. In this circumstance, a condition can be applied requiring the entirety of the extensions to be built out prior to

first occupation, which neutralises the impact of each extension on the opposite property. On this basis, no significant harm would be caused to each of 1 & 3 Mansfield Road as a result of the proposals. The proposal is located a sufficient distance from sideward boundaries, and no significant harm would be caused to adjacent residential amenities. On this basis, the proposals are in accordance with Policy CC8.

Conclusion

The proposal has been assessed and found to be acceptable as it accords with the identified policy and guidance.

RECOMMENDATION

GRANT