

DELEGATED HOUSEHOLDER APPLICATION REPORT

Application No: 201374/HOU

Address: 6 August End

Applicant: Mr Prashant Kulkarni

Proposal: Proposed single storey side extension

Target date: 26/11/20

Case Officer: Connie Davis

Site Description and Surrounding Area:

The application site comprises a semi-detached dwellinghouse located on the southern side of August End, a residential estate adjoining Brock Gardens.

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

Proposal:

Planning permission is sought for the erection of a single storey side extension. It would measure a width of 2.8m, depth of 6.85m, eaves height of 2m and a maximum height of 3.3m. It would be set back from the front elevation of the main property by 2.8m and would be level with the existing rear elevation.

It would have a hipped roof and materials to match the main property.

Plans Considered:

Drawing No.

H1478.01 - Location Plan and Block Plan

H1478.02 - Existing Floor Plans

H1478.03 - Existing Elevations

H1478.04 - Proposed Floor Plans

H1478.05 - Proposed Elevations

H1478.06 - Proposed Site Plan

Received 2nd October 2020

Relevant Planning History:

None.

Consultation Responses:

Internal Consultees

None were consulted on this application.

External Consultation

The following addresses were formally consulted via letter on 08/10/20:

5, 7 August End

A site notice was also displayed between 9th - 30th October 2020.

No responses were received.

Discussions with applicant/ agent

None.

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

National Planning Policy Framework;
National Planning Policy Guidance;

Reading Borough Local Plan (2019)

- CC1 Presumption in Favour of Sustainable Development
- CC2 Sustainable Design and Construction
- CC7 Design and the Public Realm
- CC8 Safeguarding Amenity
- H9 House Extensions and Ancillary Accommodation
- H10 Private and Communal Outdoor Space

Supplementary Planning Guidance - A Design Guide to House Extensions (2003)

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 proposed extension is considered of an acceptable scale in relation to the main house. The set-back from the front elevation (2.8m) ensures the proposal would be considered a subservient addition.**

- 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, to the western elevation of the property (where the extension would be erected), the site does not have an immediate neighbour as no.7 is located beyond the highway. As such, the proposal would not be considered to affect this neighbour in terms of access to light. It would also not be visible from no.5 August End.**
- 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, materials are proposed to match the host property.**
- 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**
- Access to sunlight and daylight; **No**
- 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 CC7 (Design and the Public Realm), CC8 (Safeguarding Amenity) and H9 (House Extensions and Ancillary Accommodation) of the Reading Borough Local Plan (2019) along with the Councils Supplementary Planning Guidance A Design Guide to House Extensions (2003).

RECOMMENDATION: GRANT PERMISSION

Conditions

1. TL1 - 3 year time limit.
2. Approved plans
3. Materials to match

Informatives

1. Building Control
2. Construction & Demolition
3. Terms
4. Encroachment
5. Positive and Proactive

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