

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Thames

App Ref: 201347/HOU

Address: 18 Buxton Avenue, Reading, RG4 7BU

Proposals: Single storey side/rear extension.

Case Officer: Mr David Brett

Applicant: Mr D Wootton

Date received (valid from): 28/09/2020

Target Decision date: 23/11/2020

1. INTRODUCTION

The proposal site is a two-storey detached dwelling along Buxton Avenue. The surrounding area is characterised as predominately residential with a mix of similarly designed semi-detached, and terraced housing.

A site visit for this application was not possible due to the Coronavirus lockdown. The agent supplied site photos on 07/10/2020. These photos were used for the purpose of determining this application.

2. PROPOSAL AND SUPPORTING INFORMATION

The proposed development is for replacing conservatory with single storey rear extension.

Plans considered:

- Existing Floor Plans & Elevations - 20-397-001
- Proposed Floor Plans & Elevations - 20-397-002
- Site & Location Plans - 20-397-003

Received on 28/09/2020

3. RELEVANT PLANNING HISTORY

None

4. CONSULTATIONS

4.1 *The following addresses were consulted by letter.*

16 Buxton Avenue, Caversham, Reading, RG4 7BU
20 Buxton Avenue, Caversham, Reading, RG4 7BU
36 Matlock Road, Caversham, Reading, RG4 7BS
38 Matlock Road, Caversham, Reading, RG4 7BS

No consultation responses have been received for this application.

5. 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.

6. LEGAL AND PLANNING POLICY CONTEXT

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 Practice Guidance

Reading Borough Local Plan (Adopted November 2019)

CC7 Design and the Public Realm

CC8 Safeguarding Amenity

H9 House Extensions and Ancillary Accommodation

H10 Private and Communal Outdoor Space

SPG/SPD

A Design Guide to House Extensions SPG

7. APPRAISAL

7.1 House Extensions and Ancillary Accommodation

In accordance with Reading Borough Local Plan 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 and locations.*
- *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.*

The proposed works to the ground floor includes a rear extension from the existing kitchen and lounge with a depth of 3m. This pitched roof extension extends to the side boundary at 20 Buxton Avenue, with a ground to eaves height of 2.3m, and a maximum height of 3.45m. The proposed rear extension to the existing kitchen and lounge also includes three roof lights, and patio doors to the rear garden.

A rear extension is also proposed to the existing utility room, to the side boundary at 16 Buxton Avenue. The depth of the proposed rear extension to the utility room is 1.8m, with a ground to eaves height of 1.9m, and a maximum height of 2.5m. The rear elevation includes a glazed door that provides access to the rear garden via the utility room.

Overall, the proposed extensions are considered subservient and to respect the character and appearance of the existing dwelling in terms of size and scale. The materials proposed have been specified to match the existing dwelling throughout. The proposed development is not considered to detrimentally impact the street scene along Buxton Avenue due to the location of the proposed development, obscured from the highway.

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

- *Does not result in a loss of biodiversity within gardens.*

The proposed extension is considered not to result in a loss of biodiversity within the garden.

7.2 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*

- *Access to sunlight and daylight*
- *Visual dominance and overbearing effects of a development*
- *Harm to outlook*

The proposed development is considered to not detrimentally impact the living conditions at 20 Buxton Avenue. The proposed development will be obstructed from view to 20 Buxton Avenue by an existing 3m depth part 1 storey, part 2 storey rear extension (approved under application 110276) to the side boundary at 18 Buxton Avenue. The side elevation of the first floor element of the rear extension at number 20 is set from the side boundary number 18. There is not considered to be harm to the living conditions at 20 Buxton Avenue Place as a result of this proposal.

Due to the size and scale of the proposed development in relation to 16 Buxton Avenue, there is not considered to be any harm to the living conditions at this property. The proposed rear extension closest to the side boundary at 16 Buxton Avenue features a modest depth at 1.8m, and ground to eaves height of 1.9m. 16 Buxton Avenue features an existing 3.5m deep (as measured from the block plan), as a result, it is not considered that the living conditions at number 16 would be harmed by the proposed rear extensions at number 18. The proposed development is not considered to harm the living conditions at number 16 to the point of refusal for this application with regards to loss of light or overbearing development.



1. Existing rear elevation in relation to the side boundary at 16 Buxton Avenue.



2. Existing rear elevation in relation to the side boundary at 20 Buxton Avenue.

No other nearby occupier is considered to be significantly impinged by the proposed development in relation to any amenity consideration. Overall, the proposed development is not considered to harm the amenity of the surrounding area. Therefore, the proposed development is considered in accordance with policy CC8 of the Reading Borough Local Plan.

7.3 *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 on the ground floor.

8. CONCLUSION

The proposed development has been assessed and the proposed works are considered to be in accordance with the above relevant policies and planning permission can be granted.

9. RECOMMENDATION

GRANT

10. CONDITIONS

TL1: Time Limit (Standard)

The development hereby permitted shall begin no later than three years from the date of this planning permission.

REASON: In pursuance of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004) in order to prevent an accumulation of unimplemented planning permissions.

AP1: Approved Plans

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

Plans considered:

- Proposed Floor Plans & Elevations - 20-397-002
- Site & Location Plans - 20-397-003

Received on 28/09/2020

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.

M1: Materials (To Match)

The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used on the existing building.

REASON: In the interests of visual amenity and ensuring the new development responds positively to the local context and character in accordance with policies CC7 and H9 of the Reading Borough Local Plan 2019.

11. INFORMATIVES

IF1: Positive and Proactive Working - approval

The Local Planning Authority has worked positively and proactively with the applicant to resolve relevant matters to allow permission to be granted within the prescribed target timescale for the decision to be issued.

IF5: Terms

Your attention is drawn to the terms and conditions of this permission. Any development which is carried out but which differs materially from the approved plans and details, or does not comply with any condition(s) or planning obligation(s) attached to the permission may result in the Council taking action to remedy the breach of planning control. If you are in any doubt please contact the Council.

IF6: Building Control

Your attention is drawn to the requirement for submission of a Building Regulations application for the proposed development. Please contact Building Control on 0118 937 2449 for advice.

IF7: Complaints about construction

Complaints are commonly received about noise and dust caused by construction and demolition works, particularly working outside reasonable hours and smoke from bonfires associated with the burning of waste on site. The developer is reminded that construction and demolition associated with the approved development will be subject to environmental health law.

IF8: Encroachment

During the course of construction, the developer should take care to ensure that no part of this development (foundations, eaves, guttering, etc.) would encroach on, under or across the boundary line with the adjoining property, as the requisite Notice has not been served on the owner of that property. This permission does not confer any right of access onto land that is not under the developer's control. The developer should also be mindful of the obligations and requirements of the Party Wall Act (1996) details of which can be found at: www.communities.gov.uk/publications/planningandbuilding/partywall