

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Abbey

App Ref: 201290/HOU

Address: 31 Denbeigh Place, Reading, RG1 8QE

Proposals: Replacing conservatory with single storey rear extension.

Case Officer: Mr David Brett

Applicant: S Mishra

Date received (valid from): 11/09/2020

Target Decision date: 06/11/2020

1. INTRODUCTION

The proposal site is a two-storey detached dwelling along Denbeigh Place. The surrounding area is characterised as part residential, part commercial. There is a mix of residential properties in the surrounding area, including detached, semi-detached, and terraced housing. The area directly west of the proposal site is considered largely commercial, with several large warehouses and two storey office buildings.

A site visit for this application was not possible due to the Coronavirus lockdown. The applicant supplied site photos on 09/10/2020. 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:

- Replacing Conservatory with Single Storey Rear Extension - 31DP-E/24082020/PD
Received on 11/09/2020

- Flood Risk Overview
Received on 09/11/2020

- 31 Denbeigh Place, Reading RG1 8QE - Flood risk Assessment
Received on 10/11/2020

3. RELEVANT PLANNING HISTORY

201291/CLP - Loft conversion with rear dormer. - Application Permitted on 05/11/2020.

4. CONSULTATIONS

4.1 *The following addresses were consulted by letter.*

27 Denbeigh Place, Reading, RG1 8QE
30 Denbeigh Place, Reading, RG1 8QE
40 Randolph Road, Reading, RG1 8EB

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 single storey rear extension has a depth of 3.2m and a width of 5.3m and would extend across the original rear elevation of the existing dwelling. The ground to eaves height of the proposed extension is 2.55m. The proposal also features a rooflight, as a result, the proposal has a total height of 3.5m. The existing conservatory to be demolished has a maximum height of 3.3m, and has a depth of 3.2m. In terms of size, scale and location, the proposed ground floor rear extension is considered similar to the existing conservatory in terms of size and scale. The proposal is considered acceptable in terms of its size, scale and location in relation to the existing dwelling.

The brickwork has been specified to match the existing dwelling on all elevations. The arrangement of windows and doors is considered acceptable, along with the proposed rooflight. The proposal is not considered to have a significant impact on the street scene along Denbeigh Place due to the location of the proposed development behind the existing dwelling.

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 as the extension will be constructed on an already developed part of the garden. The proposed single storey rear extension will be situated on an already developed (existing conservatory) part of the site.

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 30 Denbeigh Place. The proposed development will be obstructed from view to 30 Denbeigh Place by the existing garages to the side and rear of 30 and 31 Denbeigh Place. There is not considered to be harm to the living conditions at 30 Denbeigh Place as a result of this proposal.

Due to the size, scale and location of the proposed development in relation to 27 Denbeigh Place, there is not considered to be any harm to the living conditions at this property. The size and scale of the proposed development is considered similar to the existing conservatory at 31 Denbeigh Place. This is also the case for 40 Randolph Road; as due to the size, scale and location of the proposed development in relation to number 40, there is not considered to be any harm to the living conditions at this property.

Overall, the proposed development is not considered to harm the amenity of the surrounding area. Both in terms of its part residential and part commercial setting.



1. Existing conservatory at 31 Denbeigh Place (image supplied by agent).

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.

7.4 Flood Risk

As the proposal site is within flood zone 2, it is required that a flood risk assessment report be carried out and produced to support this application. The report provided addresses every aspect of the proposal. It details the impact of the single storey rear extension. The report demonstrates effectively that flood risk has been considered and addressed.

It is considered that the proposals will not increase the risk of flooding, or compromise the safety of the occupants or neighbours should a 1 in 1000 flood occur, subject to a compliance condition detailing that the measures detailed within the FRA are followed.

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:

- Replacing Conservatory with Single Storey Rear Extension - 31DP-E/24082020/PD

Received on 11/09/2020

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.

SU9: Flood Protection Measures (As Specified)

Prior to first occupation of the extension hereby permitted, all flood mitigation and protection measures as contained within 31 Denbeigh Place, Reading RG1 8QE - Flood risk Assessment dated 02/11/2020 (received on 10/11/2020) shall be implemented in full and maintained in perpetuity for the lifetime of the development.

REASON: In order to comply with good practice building for flood resilience/safety in the flood zone and in accordance with Policy EN18 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