

DELEGATED HOUSEHOLDER APPLICATION REPORT

Application No: 191872/HOU

Address: 26 Queen Street

Applicant: Mrs Ruth Steggles

Proposal: Single story front extension plus internal alterations

Target date: 20/01/20

Case officer: Connie Davis

Site Description and Surrounding Area:

The application site is a detached property located on the southern side of Queen Street. It is a private road with properties of varying styles and designs. The road is characterised by terraced properties, which then become detached when moving up the road. The application site is set back from the highway by approx. 10m.

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

Proposal:

Planning permission is sought for a single storey front extension. It would measure approximately half the width of the main house (2.7m), 3m in depth, have an eaves height of 2.5m and a maximum height of 3.3m. It would have a hipped roof and materials would match the host dwelling.

An existing car port (plastic structure) is proposed to be removed from the front of the property to make way for the extension.

Plans Considered:

Location Plan

Existing Ground Floor Plan

Existing Elevations

Proposed Ground Floor Plan

Proposed Elevations

Received 25th November 2019

Relevant Planning History:

182041 - Rear extension measuring 7m in depth, with a maximum height of 3m, and 3m in height to eaves level. Notification of the construction of an extension under class A Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 - Prior Approval Not Required

930813 - Additional floor to existing rear single storey structure to form additional bedroom - Application Permitted

Consultation Responses:

Internal Consultation

Transport

No comments received.

However, the site is located within Zone 2 according to the 'Revised Parking Standards SPD' the site should accommodate 2 off road parking spaces. It is considered that the site has sufficient room for parking.

External Consultation

The following addresses were formally consulted via letter on

24, 28 and 28a Queen Street
12 Knighton Close

In addition a site notice was displayed between 28/11/19 - 18/12/19.

One response was received which stated:

I support this proposal

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)

CC7 Design and the Public Realm
CC8 Safeguarding Amenity
H9 House Extensions and Ancillary Accommodation

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**
 - 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, due to the property being set back from the highway further than neighbouring properties, combined with the modest dimensions of the extension, it is not considered to cause significant impact on neighbouring properties, and indeed it is considered that it would be an enhancement compared to the existing car port.**
 - 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, the design of the proposed extension is considered suitably in keeping with the design of the main house in terms of scale and roof form. In addition, the property is set back from the highway by 10m and therefore the addition would not be considered overly prominent within the street scene.**
 - Detract from the appearance of the street or area by using ill-matched materials, glazing and detailing; **NO, materials are to match the main 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 CS7 (Design and the Public Realm) of the Reading Borough Local Development Framework Core Strategy (2008), DM4: Safeguarding Amenity and DM9: House Extensions and Ancillary Accommodation of the Sites and Detailed Policies Document (Oct 2012) and the Councils Supplementary Planning Guidance A Design Guide to House Extensions (2003).

RECOMMENDATION: GRANT PERMISSION

Conditions

1) Time Limit

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

Drawing No:

Location Plan

Proposed Ground Floor Plan

Proposed Elevations

Received 25th November 2019

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.

3) Matching Materials

Informatives

1) Building Control

- 2) Construction and Demolition
- 3) Encroachment
- 4) Terms
- 5) Positive and Proactive

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