

DELEGATED HOUSEHOLDER APPLICATION REPORT

Application No: 200195/HOU

Address: 31 Elmstone Drive

Applicant: Mr Munir Latif

Proposal: Proposed two storey side and part two storey rear extension

Extended Target Date: 17/04/20

Case officer: Connie Davis

Site Description and Surrounding Area:

The application site consists of a two storey semi-detached property located on the eastern side of Elmstone Drive. The property is finished in patterned stone brick at ground floor level, and more traditional red brick at first floor level. The property and its adjoining neighbor (no. 33) are set on slightly higher ground level than the neighbour to the north of the site (no. 29). They are also set slightly further forward. The surrounding area is residential

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

Proposal:

Planning permission is sought for a proposed two storey side and part two storey rear extension.

The extension would project to a depth of 11m at ground floor level and 10m at first floor level. It would extend the entire depth of the main house, and then an additional 4m at first floor level. At ground floor level, the extension would remain in line with the rear elevation of the main house.

At the front, the extension would have a width of 2.5m, be set back from the front elevation by 1m at first floor level, be set down from the ridge of the main house by 0.5m and have a mono-pitched roof between ground and first floor level.

Materials are proposed to match the main dwelling.

Plans Considered:

PL/A489/05 Rev A - Site and Location Plan

Received 3rd April 2020

PL/A489/01 - Existing Ground & First Floor Plans

PL/A489/02 - Existing Elevations

PL/A489/03 - Proposed Floor Plans

PL/A489/04 - Proposed Elevations

Received 6th February 2020

Relevant Planning History:

010577 - Single storey rear extension - Permitted Development

Consultation Responses:

Internal Consultation

Transport

The RBC transport officer requested that a pre-commencement condition be attached to the permission to confirm the proposed parking arrangement. The proposal will result in the loss of the garage, and therefore a parking space, and so a plan was required to illustrate the site can still accommodate 2 x off road parking spaces.

The agent wished to address this matter prior to determination to remove the requirement for a pre-commencement condition. A revised plan was submitted illustrating two parking spaces of the appropriate standard and therefore the proposal is considered acceptable from a highways perspective. A compliance condition will be attached to the permission.

External Consultation

The following addresses were formally consulted via letter on

29, 33 Elmstone Drive
56, 57 Beverley Road

In addition a site notice was sent to the agent on 19th February 2020.

No responses were received.

Discussions with applicant/ agent

As mentioned above, revised plans were submitted addressing the points raised by the RBC highways officer.

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
- TR3 Traffic, Access and Highway- Related Matters

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 extension is considered to be suitably subservient when viewed from the front elevation as it is set down from the ridge of the main dwelling and also set back at first floor level. The proposed roof form would also match the existing.**

Although acknowledged that the extension has a fairly substantial depth (the entire depth of the main house) the rear elevation of the house will remain as existing at ground floor, with the addition of a 4m rear projection at first floor. The additional 4m beyond the existing first floor rear elevation is in line with the Design Guide SPG.

- 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. There is normally the potential to achieve adequate levels of daylight and outlook when no part of a building cuts through a line radiating at 45 degrees from the centre of a window that lights a habitable room. A line of 45 degrees was taken from the first-floor window of the adjoining neighbour, no. 33 Elmstone Drive. This line was not breached and as such no harm is caused.**

In relation to no. 29, this property has three first floor side windows, although no neighbour comments have been made in relation to these. Due to the fairly uniform style of properties in this stretch of the road, it is assumed that these windows would serve a bathroom, landing and secondary window for a bedroom (similar to the application site). Bathrooms and landings are not considered habitable spaces, and the bedroom would be served by another window. These windows are currently restricted in their light levels due to already facing on to no. 31. As such, the proposal is not considered to conflict with these neighbouring windows or reduce light further than the existing situation to a harmful degree.

- Invade the privacy of neighbouring properties through overlooking from windows or balconies; **NO, no side windows are proposed.**
- Detract from the character of neighbouring properties through siting, excessive bulk, ill-matching materials or inconsistent design; **NO, the design of the extension is considered suitably in keeping with the design of the main house in terms of design and roof form. It is also not considered that the extension would result in a terracing effect due to there still being a separation between no. 29 and 31 which is due to the changing ground levels and differing set backs from the highway.**

A similar development has occurred at no. 41 and as such this extension is not considered detrimental to 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, as discussed above**
- Access to sunlight and daylight; **No, as discussed above**
- 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:

PL/A489/05 Rev A - Site and Location Plan

Received 3rd April 2020

PL/A489/03 - Proposed Floor Plans

PL/A489/04 - Proposed Elevations

Received 6th February 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.

3) Matching Materials

4) The development hereby permitted shall not be occupied until all vehicle parking space(s) have been provided in accordance with the plans hereby approved. The space(s) shall be kept available for parking at all times thereafter.

REASON: To ensure that the development is provided with adequate parking facilities to meet the needs of future occupiers and reduce the likelihood of roadside parking which could be a danger to other road users in accordance with Policy TR3 and TR5 of the Reading Local Plan 2019.

Informatives

1) Building Control

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

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