

DELEGATED HOUSEHOLDER APPLICATION REPORT

Application No: 200424/HOU

Address: 36 Rotherfield Way

Applicant: Mr & Mrs Hawkins

Proposal: Two storey side extension and new front porch

Target date: 11/05/20

Case officer: Connie Davis

Site Description and Surrounding Area:

The application site is a two-storey semi-detached property located on the southern side of Rotherfield Way. The site is located on higher ground level than neighbouring properties to the west, whereas those to the east are also on higher ground.

The surrounding area is residential with primarily semi-detached properties of original similar scale, although numerous properties appear to be extended in different forms.

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

Proposal:

Planning permission is sought for a two-storey side extension and new front porch. The side extension would have a width of approximately 3m, expand the entire depth of the main house, have an eaves height of 3.8m and a maximum height of 6m. It would be set back from the front elevation at first floor level and set down from the ridge of the main house by 0.5m. It would have a hipped roof to match the main dwelling.

The front porch would extend 2.6m across the existing house, before integrating with the ground floor of the side extension. The porch/ ground floor element would have a mono-pitched roof and would project forwards of the main house by 1.5m which is similar to the dimensions of the existing porch area.

Materials are proposed to match the main property.

Plans Considered:

01 D - Existing & Proposed Plans & Elevations

Received 18th March 2020

Relevant Planning History:

None.

Consultation Responses:

Internal Consultees

Transport

No objections. Informatives recommended relating to the highway and not damaging the verge.

External Consultation

The following addresses were formally consulted via letter on 02/04/20:

34 and 38 Rotherfield Way

In addition, a site notice was displayed between 2nd - 23rd April 2020.

No responses have been 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)

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, the proposed extensions are considered of an acceptable scale in relation to the main house.**
 - 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, the side extension would be set off the boundary with no. 34 by approx. 2m. In addition, due to the positioning of these properties in relation to each other, the extension would only face on to the roof of this property (due to the difference in ground level).**
 - Invade the privacy of neighbouring properties through overlooking from windows or balconies; **NO, one first floor side window is proposed. However, this will face on to the roof of the neighbouring property. Because of this, it is not considered necessary to restrict this window to obscure glazing in this instance.**
 - Detract from the character of neighbouring properties through siting, excessive bulk, ill-matching materials or inconsistent design; **NO, although properties are of a general similar appearance, there is some variety in terms of porches. Numerous other properties in the vicinity have had side extensions (single and two storey). As such, the proposal is not considered detrimental to the street scene due to its already varied nature.**
 - 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 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. Matching materials

Informatives

1. Building Control
2. Construction & Demolition
3. Terms
4. Encroachment
5. Highways
6. Do not damage the verge
7. Positive and Proactive

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