

DELEGATED HOUSEHOLDER APPLICATION REPORT

Application No: 201158/HOU

Address: 17 Newark Street

Applicant: Mr Balver Singh

Proposal: Proposed single storey rear extension to provide improved facilities for existing dwelling

Target date: 13/10/20

Case Officer: Connie Davis

Site Description and Surrounding Area:

The application site is a two-storey mid terrace dwelling. The property has been rendered at both ground and first floor level. The surrounding area is residential comprising of properties of a similar size to the application site.

The application site is not listed, nor in a Conservation Area.

Proposal:

Planning permission is sought for the erection of a single storey rear extension. It would measure a depth of 4m and seeks to infill the 'tunnel' between the application site and no. 15 Newark Street. It would have a width of 1.9m, height of 2.8m and would have a flat roof.

Materials are proposed to match the host dwelling.

The proposal slightly encroaches over the boundary with no. 15 Newark Street. However, Certificate B has been signed stating that this neighbour has been served 21 days notice prior to the submission of the application to the Local Planning Authority. No response has been received regarding the matter.

Plans Considered:

NS17:P02 - Site Location Plan

NS17:P01 - Block Plan

Received 17th August 2020

NS17:P03 Rev A - Floor Plans existing & proposed

NS:P04 - Existing & Proposed Elevations

Received 18th August 2020

Relevant Planning History:

None.

Consultation Responses:

Internal Consultees

No internal consultees were consulted on this application.

External Consultation

The following addresses were formally consulted via letter on 19/08/20

15, 17 and 19 Newark Street

A site notice was also sent to the agent on 19/08/20

One observation has been received:

We would like to keep a general observation on this building work as it has an impact on the shared wall of our rented property 19, Newark Street, RG1 2SR.

Officer comment: The proposed extension is to be on the boundary with no. 15 rather than 19. However, this neighbour can keep general observation on the works should they wish. This would be a civil matter between the applicant and neighbour.

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
H10 Private and Communal Outdoor Space

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 proposal complies with the Council Design Guide SPD in terms of depth. The overall scale of the proposal is considered acceptable for a mid terrace property.**
- 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, 15 Newark Street would undoubtedly notice the additional height and depth of the neighbouring property along the shared boundary due to the 'tunnel' that would be formed. However, the 4m depth of the proposed extension is not considered to cause an unacceptable level of harm in terms of loss of daylight and sunlight. The extension is considered to be at the limit of acceptability in this regard.**
- Invade the privacy of neighbouring properties through overlooking from windows or balconies; **NO, no side windows are proposed. However a condition will be applied preventing the flat roof of the extension being used as a balcony in the interests of residential amenity.**
- Detract from the character of neighbouring properties through siting, excessive bulk, ill-matching materials or inconsistent design; **NO, materials are proposed to match the main property.**
- Detract from the appearance of the street or area by using ill-matched materials, glazing and detailing; **NO, the extension would not be visible within the street scene.**

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, as discussed above.**
- Visual dominance and overbearing effects of a development; **No, the proposal is considered at the limit of acceptability. The depth of the extension complies with the Council's House Extensions Design Guide SPG.**
- 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. Materials as specified
4. No use of roof

Informatives

1. Building Control
2. Construction & Demolition
3. Terms
4. Encroachment
5. Positive and Proactive

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