

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Norcot

App Ref: 200111/HOU

Address: 43 Drayton Road, Reading, RG2 8JL

Proposals: Two storey extension and alterations.

Case Officer: Mr David Brett

Applicant: Mr Lewis and Miss Laidley

Date received (valid from): 24/01/2020

Target Decision date: 20/03/2020

1. INTRODUCTION

The proposal site is a semi-detached dwelling located at the corner of Drayton Road and Osbourne Road, on the south side of Drayton Road. Drayton Road consists of mostly brick and rendering semi-detached dwellings. Being the end plot on Drayton Road, number 43 benefits from a large garden and large driveway in relation to other properties nearby.

2. PROPOSAL AND SUPPORTING INFORMATION

The proposed development is for a two-storey extension and internal alterations.

Plans considered:

- Existing Plans & Elevations - 1171/1
- Proposed Plans & Elevations - 1171/2
- Proposed First Floor Plan & Roof Plan - 1171/3

Received on 24/01/2020

3. RELEVANT PLANNING HISTORY

- 901061 - Side extension to existing house and conversion to form sheltered accommodation comprising 1 studio flat and 6 one bedroom flats with wardens flat in roof space and GF common room, laundry & WC. - Application Refused on 12th October 1990.
- 900233 - Side extension to existing house to form sheltered accommodation comprising 5 No studio flats, 2 No one bedroom flats & warden flat in roofspace with G F residents common room, laundry & w.c. - Application Refused on 14th February 1991.
- 992096 - Single storey side extension to provide conservatory. - Application Permitted on 28th June 1999.
- 191729 - Two storey extension and alterations. - Application Permitted on 20th January 2020.

This application was permitted in accordance with current Local Plan policies and sets a precedent for the current scheme.

4. CONSULTATIONS

4.1 *The following addresses were consulted by letter.*

41 Drayton Road, Reading, RG30 2PH - No response has been received.

50 Brisbane Road, Reading, RG30 2PE - No response has been received.

52 Brisbane Road, Reading, RG30 2PE - No response has been received.

Reading Borough Council Transport - Response received on 06/03/2020

- *There are no Transport objections to this application as the proposed side extension does not change the existing parking arrangements. The property is served by an existing dropped kerb leading to an area of hardstanding.*

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.*
 - The height of the proposed two storey side extension is 7.5m, and is set down 2m from the highest point of the roof of the existing dwelling. This aspect of the proposal is considered to contribute positively to the subservience of this proposal.
 - The proposed two storey side extension has a width of 4.3m. This is considered acceptable in relation to the width of the existing dwelling, which is 5m. The proposal is also set back 5.17m from the front of the dwelling, which contributes positively to its subservient characteristics. Overall, this proposal is not considered an overdevelopment to the existing dwelling.
 - The lack of a window on the ground floor front elevation of the proposal is considered acceptable given that this façade is obscured by a 1.83m high fence and a hedge.

7.2 Safeguarding Amenity

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 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 two storey side extension will consist of materials to match the existing dwelling. The arrangement of windows and doors is considered acceptable and to not harm the character and appearance of the existing dwelling. The height and scale of the proposal in relation to the existing dwelling is considered subservient and not an overdevelopment.
 - The proposal is set far back (5.17m) from the building line.

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 ground floor of the two storey side extension will be obscured from view from both Drayton Road and Osbourne Road by a 1.83m high fence and a large hedge.
 - The proposed side extension is situated 10.5m away from the front of 43 Drayton Road, and set back 5.17m from the front elevation of the existing dwelling. The ground floor would be obscured by a 1.83m high fence, with the proposal at a slightly elevated height from the main road. Given these factors, it is considered that the proposal will not detrimentally impact the street scene or appear an overdevelopment to Drayton Road.
 - At its nearest point, the side extension would be 4.93m from the boundary that fronts on to Osbourne Road, the fence combined with the large hedge would obscure the proposed side extension from view along Osbourne Road. The roof of the extension and part of the first floor may be visible, however, this proposal is considered to not detrimentally impact the character and appearance of the street scene.
 - Loss of light and overlooking is not considered as a concern to neighbouring properties in respect to this proposal. The extension is set back to the side of a semi-detached dwelling at the end of Drayton Road, and is considered not to detrimentally impact the amenity of neighbouring properties 41 Drayton Road, 52 Brisbane Road and 50 Brisbane Road.

7.3 Private and Communal Outdoor Space

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 side extension (20m²) would represent a parking space (gravel surface) on an already developed part of the property. The combined area of the existing ground floor of the dwelling (70m², excluding conservatory to be demolished) and the proposed side extension would still represent less than half of the overall site area (measurements taken from the following plan: Proposed Plans & Elevations - 02). This means that there would be acceptable private outdoor space for the property.

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 does not represent a loss in private outdoor space that would result in the area of the related dwelling being larger than the related private outdoor space.

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:

- Existing Plans & Elevations - 1171/1
- Proposed Plans & Elevations - 1171/2
- Proposed First Floor Plan & Roof Plan - 1171/3

Received on 24/01/2020

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.

M3: Materials (As Specified)

The materials to be used in the construction of the external surfaces of this development shall be as specified on the plans and/or application forms unless otherwise agreed in writing with the Local Planning Authority.

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.

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 or agreed extended 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