

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Southcote

App Ref: 200805/HOU

Address: 3 Shrubland Drive, Reading, RG30 3LS

Proposals: Proposed Front porch extension.

Case Officer: Mr David Brett

Applicant: Mr B Boztepe

Date received: 12/06/2020

Valid From: 12/06/2020

Target Decision date: 07/08/2020

1. INTRODUCTION

The proposal site is a two-storey semi-detached dwelling on Shrubland Drive, Southcote. The area is considered predominantly residential with a mix of similarly designed semi-detached dwellings.



1. Front Elevation of 3 Shrubland Drive (image supplied by applicant).

A site visit for this application was not possible due to the Coronavirus lockdown. The applicant supplied site photos on 01/07/2020. These photos were used for the purpose of determining this application.

2. PROPOSAL AND SUPPORTING INFORMATION

The proposed development is for a front porch extension.

Plans considered:

- ~~Location & Block Plan - P1053-01~~
- Existing Plans and Elevations - P1053-02
- ~~Proposed Plans and Elevations - P1053-03~~

Received on 12/06/2020

- Location & Block Plan - P1053-01 Rev A

- Proposed Plans and Elevations - P1053-03 Rev A
Received on 03/08/2020

During the course of the application the extent of the front extension has been reduced in depth and width (off the boundary with the neighbouring property), following officer advice.

3. RELEVANT PLANNING HISTORY

None

4. CONSULTATIONS

4.1 *The following addresses were consulted by letter.*

1 Shrubland Drive, Reading, RG30 3LS - No consultation response received.

5 Shrubland Drive, Reading, RG30 3LS - No consultation response received.

Reading Borough Council, Transport - Response received on 30/06/2020

- *The proposed extension does not change or impact the existing parking arrangements. 2 off road parking spaces have been illustrated on Block Plan P1053-01 as well as retention of the garage.*
 - Block Plan P1053-01 superseded by Block Plan P1053-01 Rev A. Block Plan P1053-01 Rev A still demonstrated two vehicle parking spaces as well as the retention of the garage.

A site notice was displayed from 23rd June 2020, expiring on 14th July 2020 - no responses have been received.

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.*
- *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 works are for a porch extension. The proposed porch extension has a depth of 1.6m and a width of approximately 3.3m. The total increase in footprint for the dwellinghouse would be approximately 5.3m². The proposed porch extension has a ground to eaves height of 2.3m and maximum height of 3.4m. The proposed porch extension features a pitched roof.

Overall, the proposed porch extension is considered appropriate in terms of size and scale in relation to the existing dwelling. The materials used in the construction of the porch extension have been specified to match. At a depth of 1.6m, the proposed porch extension is not considered to infringe any important building line along Shrubland Drive.

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 extension is considered not to result in a loss of biodiversity within the garden as the extension will be constructed on an already developed part of the site.

7.2 Safeguarding Amenity

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*

Due to the size and scale of the proposed works, it is considered that the development would not harm the living conditions at neighbouring properties 1 and 5 Shrubland Drive. The size and scale of the proposal is such that harm would not come to outlook from neighbouring properties. There would also not be any loss of light to the nearest habitable windows at neighbouring properties. The proposed works are considered to not harm the character and appearance of the existing street scene. Porch extensions of the size and scale proposed within this application are considered characteristic of the surrounding area.

7.3 Private and Communal Outdoor Space

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 will not represent an unacceptable loss in private outdoor space. As the size of the private outdoor space will still be larger than the usable floor space of the dwelling on the ground floor.

7.4 Transport

As per the transport observations above, the proposals are satisfactory subject to the recommended compliance condition relating to parking spaces.

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:

- Location & Block Plan - P1053-01 Rev A
- Proposed Plans and Elevations - P1053-03 Rev A

Received on 03/08/2020

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.

M1: Materials (To Match)

The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used on the existing building.

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.

DC1: Vehicle Parking (As Specified)

The extension 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.

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 timescale for the decision to be issued.

IF3: Highways

- i) The attention of the applicant is drawn to Section 59 of the Highways Act 1980, which enables the Highway Authority to recover expenses due to damage caused by extraordinary traffic.
- ii) Any works affecting the Highway shall be in accordance with Reading Borough's Council's document "Guidance Notes for Activities on the Public Highway within the Borough of Reading". The applicant should note that compliance with this document is mandatory and licences to work on the Highway will only be issued if the requirements contained within it are met. A copy can be obtained from the Council's website.

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