

DELEGATED HOUSEHOLDER APPLICATION REPORT

Application No: 200500/HOU

Address: 35 The Mount

Applicant: Mr & Mrs J Cooke

Proposal: Replacement of rear wall and roof to existing conservatory with new cavity wall and insulated roof with lantern light

Target date: 26/05/20

Case officer: Connie Davis

Site Description and Surrounding Area:

The application site is a two-storey semi-detached property located on the eastern side of The Mount. The property has a front gable with a bay window at first and floor level. At the rear, the property has a fairly standard conservatory which is a pentagon shape.

The surrounding area is residential and the site is not listed, nor in a conservation area.

Proposal:

Planning permission is sought to replace the existing conservatory with an extension made of brick. It would have approximately the same dimensions as the existing structure. It would be of the same depth of approx. 4m, height of 3.3m and width of 2.6m. It would have a roof lantern.

An almost identical development has been carried out at the adjoining property (no. 33), as can be seen on the proposed plans.

Plans Considered:

201465/01 - Location Plan

201465/02 - Block Plan

201465/03 - Existing Plan and Elevations

201465/04 - Proposed Plan and Elevations

Received 1st April 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 14/04/20:

33 and 37 The Mount

In addition, a site notice was displayed between 14th April - 5th May 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**
- 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 extension is a replacement of an existing structure and the footprint is almost identical. The adjoining neighbour (no. 33) also has an identical rear extension to that proposed under this application. The development does not seek to go past the established rear building line and therefore is not considered to adversely affect either adjacent neighbour in terms of enjoyment to sunlight.**
- Invade the privacy of neighbouring properties through overlooking from windows or balconies; **NO, however a condition will be attached preventing the flat roof being used as a roof terrace or balcony without separate permission from the LPA in the interests of neighbouring residential amenity.**
- Detract from the character of neighbouring properties through siting, excessive bulk, ill-matching materials or inconsistent design; **NO, the extension would not be visible from the street.**
- Detract from the appearance of the street or area by using ill-matched materials, glazing and detailing; **NO, materials are proposed to match the host dwelling.**
- 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
4. No use of roof

Informatives

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

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