

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Whitley
App Ref: 191820
Address: 38 Champlain Street, Reading, RG2 6AF
Proposal: Single storey rear extension.
Case Officer: Mr James Schofield
Applicant: Mr & Mrs Yang
Date received (valid from): 13 November 2019
Target Decision date: 13 April 2020

1. SITE DESCRIPTION

38 Champlain Street is an end of terrace dwelling in a new build community toward the southwestern edge of the town. The rear of the site has a northeasterly aspect and is set back from the edge of the nearest non-attached dwelling. The site falls within a designated Area of Archaeological Potential. The site is not within a conservation area and there are no relevant trees which enjoy tree protection orders.

2. PROPOSED DEVELOPMENT

The application seeks permission for a single storey rear extension at a depth of 3 metres for the majority of the width of the dwelling; being setback approximately a metre from the 'right' elevation as shown on the plans. Plans considered:

Drawing No. 900-04074-1 Existing Plan and Elevations
Drawing No. 900-04074-2 Proposed Plan and Elevations
Block Plan
Location Plan
As received 13 November 2019

Archaeological Impact Assessment AOC Project Number: 25211
As received 17 April 2020

3. RELEVANT PLANNING HISTORY

None relevant.

4. CONSULTATIONS

Neighbours

A site notice was displayed on and all adjoining neighbours were consulted by letter and two responses were received. The content of the public comment received (below in full) addresses several points which can be broadly summarised as relating to the potential for the proposal to impact their parking, the legality of the build as it relates to warranty issues, practicality of the build, damage resulting from construction, potential for loss of light and noise related disruption due to construction. The last two points will be addressed in section 7.3 relating to amenity. The other points are outside of the purview of the planning system, and as such, cannot influence the decision to grant or withhold planning permission.

A resident of 34 Champlain Street commented;

[The] Application form states “No” to the [question will the] proposed works affect existing car parking arrangements. We completely disagree with this statement as both 34 (our property) and 36 Champlain Street have designated car parking spaces directly outside the rear access point to 38 Champlain Street’s garden. As a result, we have a major concern as to how building materials, equipment, machinery and labour will gain access, be transported and stored for the duration of this work. There is a further worry of [the] potential [for] car damage due to the required route to be taken [for building supplies etc]. Our property, 34 Champlain Street, owns part of the access route needed to get to the rear of the garden, as it [is] the only access to our front and rear (gate to the side of property to access the back) door this causes issues in four ways:

- 1. Potential damage to the walk-way and property plants (mandated to be kept up to standard by property management company) based on materials needed to be transported - if access is planned via the rear garden*
 - 2. Potential damage to the property based on materials needed to be transported in and out. There is an overhanging balcony that is supported on our side of the walk way that would be under huge risk of damage trying to squeeze the necessary materials through, which also then poses a structural property risk and void of NHBC [risk] - if access is planned via the rear garden*
 - 3. [As a result of the development the] Route will likely become dirty and be a huge stress and inconvenience that cannot be avoided to enter our property - front or back entrance, as they are both via the same walkway.*
 - 4. Use of our walk way has not been permitted by 34 Champlain street, and likely to be used given the materials required to be transported - No permission has been requested or even communicated by the owners of 38 Champlain Street.*
- With frequent home working, the noise pollution could cause unnecessary stress and inconvenience.*
 - As per section 10.3 of Berkeley Group About your St Edward Home has the estate manager been consulted as the proposed extension will be deemed as a major structural addition.*

And 36 Champlain Street commented;

The residents of 36 Champlain Street would like to object to the planning application of 38 Champlain Street pending more specific and detailed plans of the proposed rear extension. Initial concerns include:

- According to the NHBC Buildmark Warranty, amendments or extensions to the property are outside of the NHBC’s scope. Therefore, we wholly disapprove pending further assurances and clarifications.*
- 38 Champlain Street are a semi-detached property. What structural impact will this have to 36 Champlain Street?*
- Plans are not clear on how the proposed extension will affect the existing party wall or boundary line both during and post construction.*
- The length and height of the extension, as per proposed planning document, suggests there will be a significant hinderance to both the light and aesthetics of 36 Champlain Street and its garden. It will make the already small garden feel very enclosed and claustrophobic. This could also have a catastrophic impact on property resale.*
- As a new build property, the proposed extension could affect the still ongoing settlement of the building will 38 Champlain cover any resultant costs incurred by 36 Champlain Street?*
- [The] Application form states “No” to the [question will the] proposed works affect existing car parking arrangements. We completely disagree with this statement as both 36 and 34 Champlain Street have designated car parking spaces directly outside the rear access point to 38 Champlain Street’s garden. As a result, we have a major concern as to how building materials, equipment,*

machinery and labour will gain access, be transported and stored for the duration of this work.

- *With a home working contract, the noise pollution could cause unnecessary stress and inconvenience.*
- *As per section 10.3 of Berkeley Group About your St Edward Home has the estate manager been consulted as the proposed extension will be deemed as a major structural addition e.g. “such as a conservatory”.*

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 Planning Policy

National Planning Policy Framework (2019)

National Planning Practice Guidance

Reading Borough Local Plan (adopted 2019)

CC7: Design and the Public Realm

CC8: Safeguarding Amenity

EN12: Biodiversity and the Green Network

H9: House Extensions and Ancillary Accommodation

TR3: Access, Traffic and Highway-related Matters

SPG/SPD

A Design Guide to House Extensions SPG

7. APPRAISAL

7.1 Principle of development

Residential alterations including the construction of outbuildings are supported in principle by Policy H9 (House Extensions and Ancillary Accommodation) of the Local Plan (2019) subject to a number of criteria ensuring the effects of such extensions and alterations respect its context and are not harmful. These considerations will be examined in more detail in the following sections.

7.2 Character and scale

Policy CC7 of the Local Plan states that, development must be of a high design quality that maintains and enhances the character and appearance of the area in Reading in which it is located.

Policy H9 states that an extension will be acceptable where it: respects the character of the house, the pattern of neighbouring properties and building lines.

The proposed rear extension is considered to be in keeping with the established aesthetic of the site and wider area due to maintaining an appropriate scale, materials and design language. As such, the development is not considered to cause any harm to the character or appearance of either the dwelling or the wider area, and to accord with the aims of Policy CC7 and the design considerations of Policy H9.

7.3 Amenity

Policy CC8 requires development to refrain from causing a detrimental impact on the living environment of existing residential properties or unacceptable living conditions for residents. And Policy H9 compliments these aims by indicating that acceptable development will not present an overbearing impact on neighbours or public areas.

The ground floor elements of the outbuilding are deemed to avoid any concerns about detrimental impact on neighbour's privacy or overbearingness by virtue of siting and design; with no views into adjacent neighbour's private outdoor amenity space being introduced.

Neighbour's objections included concerns regarding the potential for a loss of light amenity. Due to the layout of the proposal relative to the site and its context, a northeasterly aspect and a setback from the 'right' elevation (as labelled in the plans) which set the extension further away from the most likely to be affected neighbour, the proposal is considered to avoid creating an unacceptable detrimental loss of light.

The proposed development would leave over half the plot undeveloped.

Neighbour's objections related the potential for excessive noise during construction are well taken, and it is considered reasonable to include restrictions on the timing of construction and resultant dust and refuse.

Subsequent to the above analysis, in this instance and based on the site's individual circumstances, the proposed development is deemed to accord with Policy CC8 and the overbearingness considerations of Policy H9 if the discussed conditions are included with any permission granted.

7.4 Biodiversity and sustainability

Part 'b' of Policy EN12 indicates that all development sites should not result in a net loss of biodiversity or geodiversity and should provide a net gain for biodiversity wherever possible through new tree planting, wildlife friendly landscaping and other ecological enhancements. These aims are supported by Policy H9 which states that an extension will only be acceptable where it does not result in the loss of biodiversity within gardens.

The site does not benefit from any protected trees or identified Green Links. The proposal is not considered likely to result in a net loss of biodiversity or geodiversity. As such the proposal is considered to accord with the biodiversity and sustainability considerations of Policies H9 and EN12 of the local plan.

7.5 Archaeological Impact

Policy EN2 indicates planning permission will not be granted in cases where the assessment of the archaeological impacts is inadequate. An Archaeological Impact Assessment was undertaken which confirmed the site lies within an area of very high Archaeological potential. However, the assessment confirmed that the proposed development is considered to pose a low risk of disturbance or damage to shared Archaeological assets. As such, the development is considered to accord with Policy EN2 of the Local Plan (2019).

8. CONCLUSION

In light of the above assessment the proposal is considered to accord with the requirements of the development plan. As such, the proposed development is recommended for approval subject to conditions.

9. RECOMMENDATION

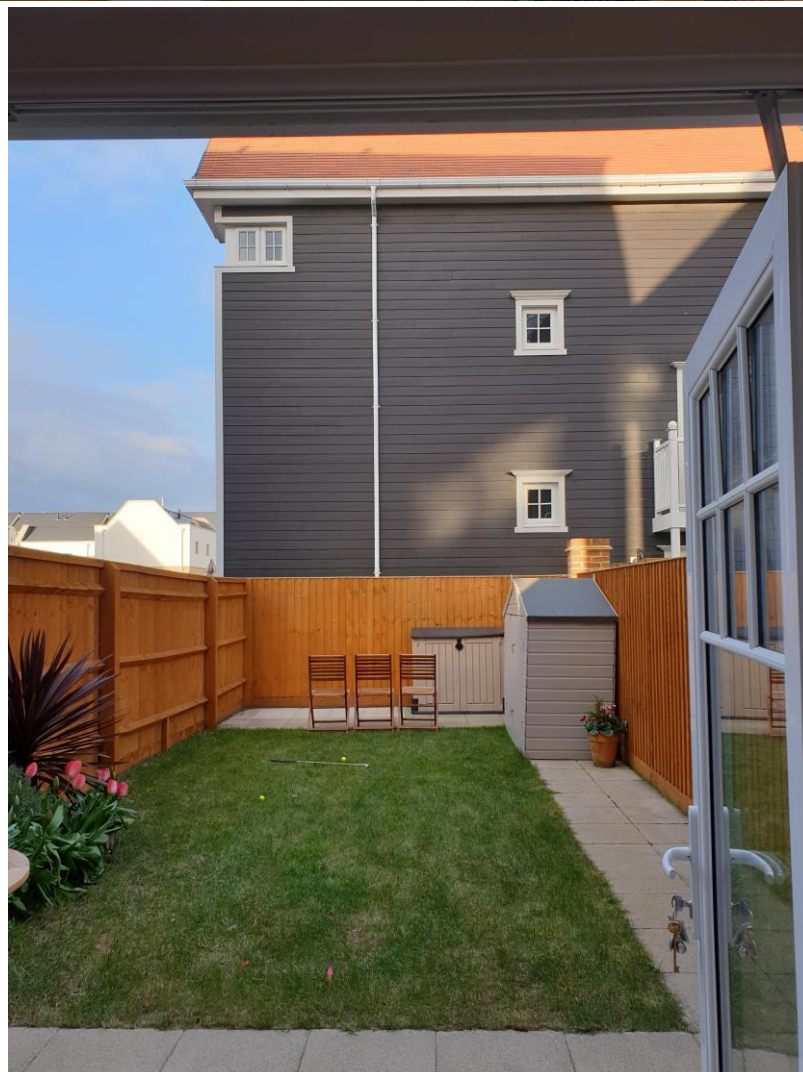
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10. CONDITIONS

1. TL1 Time Limit
2. AP1 Approved Plans
3. M3 Materials as specified
4. Construction Timing Etc

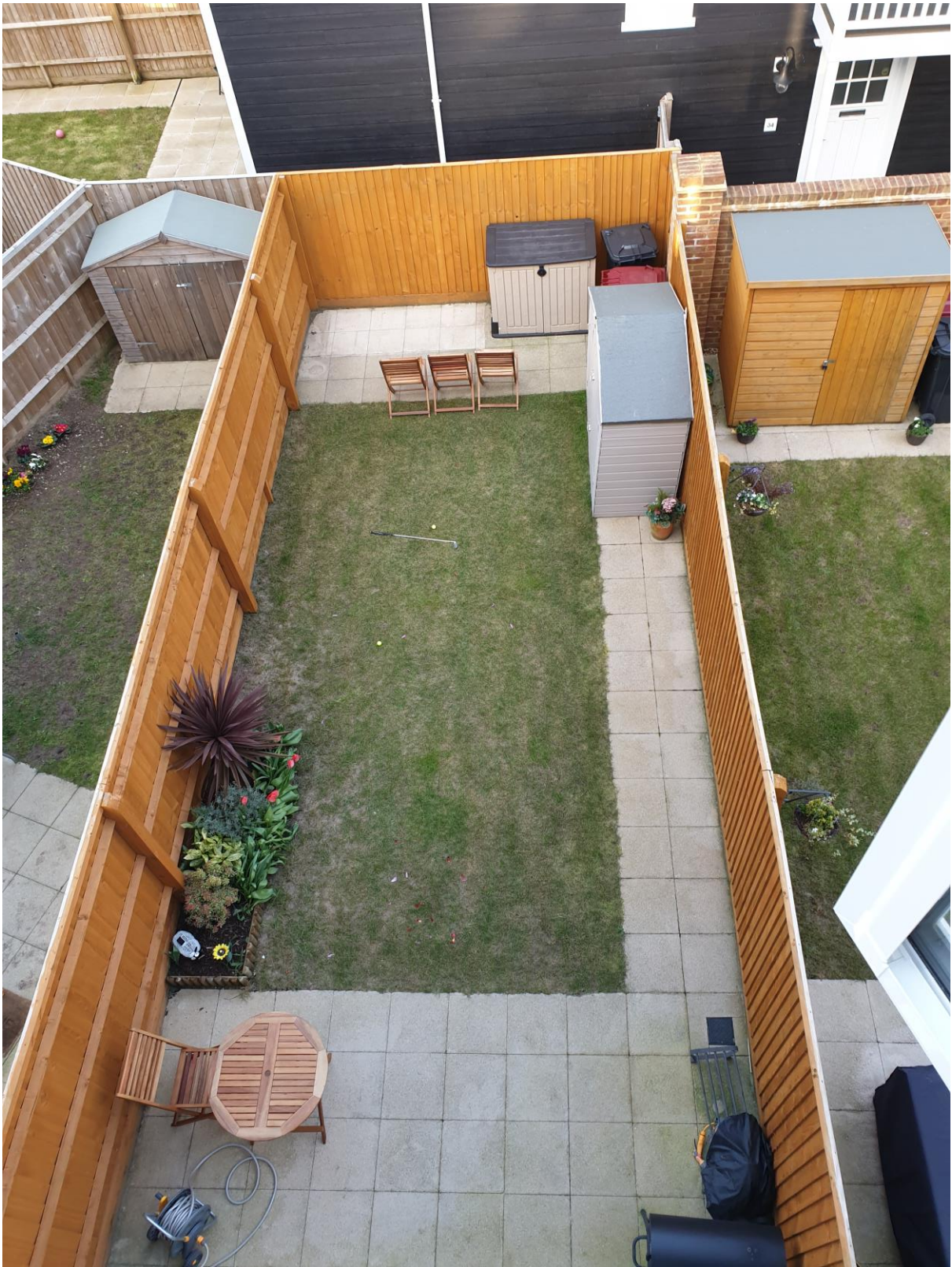
APPENDIX
Site Photos

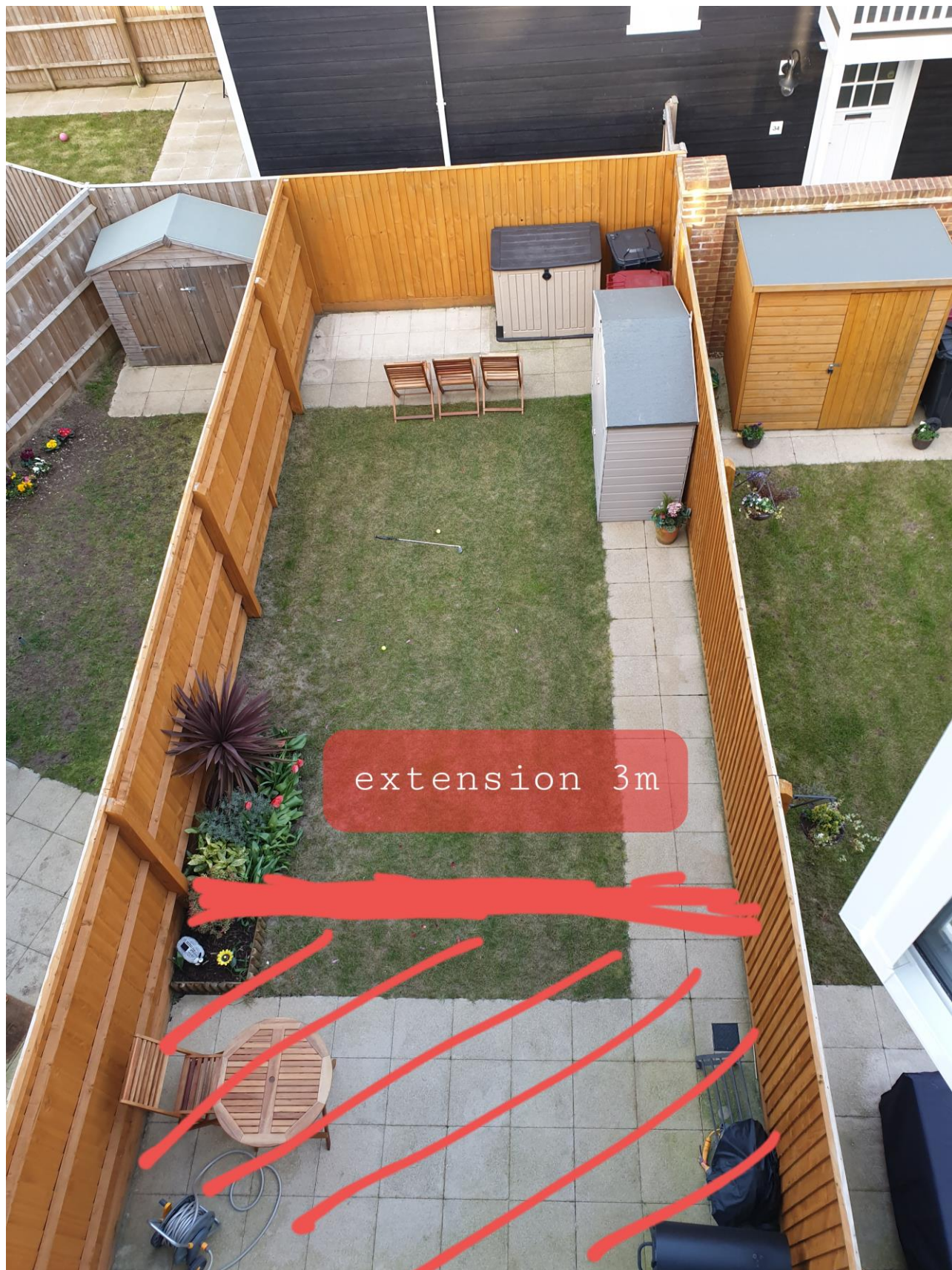
Photographs taken and provided by the applicant on the 30th of March 2020 (site visit not possible due to the COVID-19 pandemic lockdown).











extension 3m