

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Southcote

App Ref: 200627/HOU

Address: 36 Fontwell Drive, Reading, RG30 4QR

Proposals: Single storey rear extension.

Case Officer: Mr David Brett

Applicant: Mr & Mrs Weaver

Date received (valid from): 01/05/2020

Target Decision date: 26/06/2020

1. INTRODUCTION

The proposal site is two storey detached dwelling on Fontwell Drive in Southcote. The surrounding area is predominantly residential and consists of similarly designed two storey detached dwellings.

A site visit for this application was not possible due to the Coronavirus lockdown. The applicant supplied site photos on 22/06/2020. These photos were used for the purpose of determining this application.

2. PROPOSAL AND SUPPORTING INFORMATION

The proposed development is for a single storey rear extension to detached house.

Plans considered:

- Existing Ground Floor Plan - 20047.S.PP-01
- Existing Elevations - 20047.S.PP-02
- Proposed Ground Floor Plan - 20047.S.PP-03
- Proposed Elevations - 20047.S.PP-04
- Location Plan - 20047.S.PP-05
- Block Plan- 20047.S.PP-06

Received on 01/05/2020

3. RELEVANT PLANNING HISTORY

None

4. CONSULTATIONS

4.1 *The following addresses were consulted by letter.*

34 Fontwell Drive, Reading, RG30 4QR
38 Fontwell Drive, Reading, RG30 4QR
54 Cockney Hill, Tilehurst, Reading, RG30 4EU
56 Cockney Hill, Tilehurst, Reading, RG30 4EU
62a Cockney Hill, Tilehurst, Reading, RG30 4EU

No consultation responses have been received for this application.

A site notice was displayed from 8th May 2020, expiring on 29th May 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.*
 - The proposed single storey rear extension has a depth of 3m, and a width of 10.8m. The ground to eaves height of the proposed rear extension is 2.25m. The roof of the proposed single storey rear extension is pitched. The proposal does not extend the beyond the existing side elevation of 36 Fontwell Drive, nor does the proposal extend beyond the rear elevation of the existing garage.
 - Overall, the proposal is considered acceptable in terms of size and scale and contributes positively to the character and appearance of the existing dwelling.
- *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.*
 - 36 Fontwell Drive is at a higher elevation than 34 Fontwell Drive, and at a lower elevation than 38 Fontwell Drive. 36 Fontwell Drive is a corner plot, which means the rear of the dwelling is at a wider angle to neighbouring residents at 34 and 38 Fontwell Drive.
 - The arrangement of windows and doors, and selection of materials for the single storey rear extension is considered acceptable. All materials relating to the proposed single storey rear extension have been specified to match.
 - The proposed ground floor rear extension is not considered to detrimentally impact the character and appearance of the street due as the proposal would not be visible from the highway.
 - It is considered that the proposal would respect the existing building line to the rear of 36 Fontwell 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 single storey rear 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 garden. The proposed single storey rear extension will be situated on the existing patio.

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*
 - The proposed single storey rear extension is not considered to harm the amenity of 38 Fontwell Drive as the works would be obscured by the existing garage at 36 Fontwell Drive.



1. Existing Rear Elevation - 36 Fontwell Drive.

- The proposed works are also not considered to detrimentally impact the living conditions at 34 Fontwell Drive due to the angle of the plot, and separation distance between the proposals and nearest habitable window at 34 Fontwell Drive. While 36 Fontwell Drive is at a higher elevation than number 34, the size, scale and situation of the proposal is considered not to detrimentally impact the living conditions at 34 Fontwell Drive in terms of loss light, overbearing or harm to outlook.



2. Existing Rear Elevation - 36 Fontwell Drive. 34 Fontwell Drive also pictured.

- Overall, the proposed single storey rear extension is not considered to detrimentally impact the living conditions to neighbours in 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.

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:

Plans considered:

- Proposed Ground Floor Plan - 20047.S.PP-03
- Proposed Elevations - 20047.S.PP-04
- Location Plan - 20047.S.PP-05
- Block Plan- 20047.S.PP-06

Received on 01/05/2020

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.

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.

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