

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Mapledurham

App Ref: 200086/HOU

Address: 41 Woodcote Way, Caversham, Reading, RG4 3DN

Proposals: Single storey rear extension

Case Officer: Mr David Brett

Applicant: Ms Deborah Walker

Date received (valid from): 20/01/2019

Target Decision date: 16/03/2020

1. INTRODUCTION

The proposal site is a detached dwelling, located in Mapledurham along Woodcote Way. Woodcote Way consists of a mixture of semi-detached and detached dwellings, all of a similar design. The contributes to the creation of a set identity and character for the surrounding area. The majority of the dwellings along Woodcote Way have large gardens and on site parking for two vehicles. The distance from the existing rear elevation of proposal site to the back of the garden is 41m. The proposal site is close to local conveniences at 30 Woodcote Way, which includes a post office and convenience store.

2. PROPOSAL AND SUPPORTING INFORMATION

The proposed development is for a single storey rear extension.

Plans considered:

- DPA 202-01-P1 - Site Location Plan
- DPA 202-02-P1 - Site plan
- DPA 202-04-P1 - Existing Plans
- DPA 202-05-P1 - Existing Elevations
- DPA 202-12-P2 - Proposed Plans
- DPA 202-13-P2 - Proposed Elevations

Received on 20/01/2019

3. RELEVANT PLANNING HISTORY

None

4. CONSULTATIONS

4.1 *The following addresses were consulted by letter.*

39 Woodcote Way, Caversham, Reading, RG4 3DN
43 Woodcote Way, Caversham, Reading, RG4 3DN
8 Gurney Close, Caversham, Reading, RG4 7LE

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)

CC8 Safeguarding Amenity
H9 House Extensions and Ancillary Accommodation
H10 Private and Communal Outdoor Space

SPG/SPD

Reading Borough Design Guide to House Extensions

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, locations, materials and design.*
 - This single storey rear extension is not considered to have a detrimental impact on the character and appearance of the existing dwelling. The materials chosen will match the existing dwelling. The design of rear extension roof comprises of a flat roof that extends 2.47m from the rear of the dwelling, that then slopes to a tile roof. This brings the overall depth of the rear extension to 3.7m.
 - This design incorporates a characteristic of the existing dwelling; a tiled, sloped roof above the existing rear patio doors and kitchen window. This design aspect is considered to successfully retain the character of the existing dwelling.
 - The size and scale of the proposal is also considered acceptable given the size of the existing dwelling.

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.*
 - This proposal is not considered to have a detrimental impact on the character and appearance of the surrounding area, as the proposed rear extension would be largely obscured by the front of the dwelling and adjoined garage.
 - There is a possibility that the top of the rear extension may be visible from the highway. However, due to the higher situation of the dwelling from the highway and the use of matching materials, the impact would be minimal.

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*

- This proposal is considered not to have an overbearing impact on neighbours or present a large blank façade to public areas. 43 Woodcote Way has a deeper single storey rear extension (4.1m) that extends further than the proposed extension at 41 Woodcote Way (3.7m).
- The proposal is not considered to be harmful to neighbouring properties in terms of loss of light, overlooking or overbearing. This is due to the size and scale of the proposal in relation to the neighbouring dwellings. The proposal is likely to have little to no impact on the amenity of neighbouring properties 39 and 43 Woodcote Way.

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.*
 - 41 Woodcote Way has a large rear garden that extends 41.5m from the rear of the dwelling to the end of the garden. The width of the rear garden is 9.7m. At the far end of the garden from the host dwelling, there is a garden shed and a small summer house.
 - Although the proposed rear extension (17m²) would represent a loss in private outdoor space to the rear of the property, the combined area of the existing ground floor dwelling (88m²) and the proposed rear extension would still represent less than half of the overall site area (measurements taken from the following plan: Proposed Plans - DPA 202-12-P2). 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 will not represent an unacceptable loss in private outdoor space. As the size of the private outdoor space will still be considerably 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:

- DPA 202-01-P1 - Site Location Plan

- DPA 202-02-P1 - Site plan
- DPA 202-04-P1 - Existing Plans
- DPA 202-05-P1 - Existing Elevations
- DPA 202-12-P2 - Proposed Plans
- DPA 202-13-P2 - Proposed Elevations

Received on 20/01/2019

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