

DELEGATED HOUSEHOLDER APPLICATION REPORT

Application No: 200282/HOU

Address: 101 Mayfield Drive

Applicant: Mr Andrew Mulholland

Proposal: Proposed First Floor extension over existing Ground Floor Kitchen for larger Master Bedroom above.

Target date: 17/04/20

Case officer: Connie Davis

Site Description and Surrounding Area:

The application site is a two-storey semi-detached dwelling located on the northern side of Mayfield Drive. The property is finished in brick at ground floor level and white render at first floor level. It has a hipped roof.

The surrounding area is residential with properties being of the same design and style.

The site is not listed, nor in a conservation area.

Proposal:

Planning permission is sought for a first-floor rear extension (above the existing single storey extension). It would have a depth of approximately 3m and a width of 5m; leaving a 1m gap between the boundary with no. 103. It would have a pitched roof and be finished in materials to match the main dwelling.

Plans also show that the proposal would include the installation of a ground floor side window to serve a bathroom, and an additional window would be installed close to the party wall with no. 103 to serve a bedroom.

Plans Considered:

098 - Block Plan

099 - Site Location Plan

100 - Existing Floor Plans

101 - Existing Elevations

Received 26th February 2020

102 Rev A - Proposed Floor Plans

103 Rev A - Proposed Elevations

Received 3rd April 2020

Relevant Planning History:

950826 - Single storey rear extension - Application Permitted

Consultation Responses:

Internal Consultation

No internal consultees were consulted on this application.

External Consultation

The following addresses were formally consulted via letter on 4th March 2020:

99 and 103 Mayfield Drive.

Two letters of representation were made from no 103 Mayfield Drive:

- 1) *I request confirmation that should I, the adjoining neighbour at 103 Mayfield Drive decide to build an extension that we would take into consideration only the original plans with regards to right for light. The newly formed escape window to rear elevation which is closer to the party wall than the existing window should not restrict us.*
- 2) *Should we wish to extend we would seek confirmation that the right for light angle would be taken from the original window and not that of the newly proposed escape window.*

Officer Comment: Each planning application is assessed on its own merits and its impact to neighbouring amenity considered. Should the owners of no. 103 wish to build an extension following the completion of that at no. 101, the LPA will assess the impact on no. 101 as built (ie. not the layout of the original property). If the extension has not been built (but could still be implemented), the LPA will assess the impact on both the original property and what could be built and take a view based on adopted policies.

Discussions with applicant/ agent

Revised plans were received from the agent (not at request) to incorporate an additional ground floor side window.

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 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, the extension is considered of acceptable dimensions and design.**
 - 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**. There is normally the potential to achieve adequate levels of daylight and outlook when no part of a building cuts through a line radiating at 45 degrees from the centre of a window that lights a habitable room. **A line of 45 degrees was taken from the closest first floor window of no. 103 Mayfield Drive. The line was not breached due to the extension proposed to be set off the shared boundary. The extension is also not considered to cause harm to the occupants of no. 99 for these same reasons.**

- Invade the privacy of neighbouring properties through overlooking from windows or balconies; **NO, one additional side window is proposed at ground floor level. However this will serve a bathroom and is indicated on the plans as being obscure glazed. As such this should not result in any harm to the occupants of no. 99.**

One additional first floor window is proposed at the rear, close to the party wall with no. 103. However it is not considered that this will comprise the privacy of this neighbour substantially more so than the existing rear first floor fenestration arrangement.

- Detract from the character of neighbouring properties through siting, excessive bulk, ill-matching materials or inconsistent design; **NO, the design of the rear proposed extension is considered suitably in keeping with the design of the main house in terms of scale and roof form.**
- Detract from the appearance of the street or area by using ill-matched materials, glazing and detailing; **NO, materials are to match the main property and are acceptable in this regard.**

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, as discussed above**
- Access to sunlight and daylight; **No, as discussed above**
- 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 CS7 (Design and the Public Realm) of the Reading Borough Local Development Framework Core Strategy (2008), DM4: Safeguarding Amenity and DM9: House Extensions and Ancillary Accommodation of the Sites and Detailed Policies Document (Oct 2012) and the Councils Supplementary Planning Guidance A Design Guide to House Extensions (2003).

RECOMMENDATION: GRANT PERMISSION

Conditions

1) Time Limit

2) The development hereby permitted shall **ONLY** be carried out in accordance with the following approved plans:

Drawing No:

098 - Block Plan

099 - Site Location Plan

Received 26th February 2020

102 Rev A - Proposed Floor Plans

103 Rev A - Proposed Elevations

Received 3rd April 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.

3) Matching Materials

Informatives

1) Building Control

2) Construction and Demolition

3) Encroachment

4) Terms

5) Positive and Proactive

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