

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Katesgrove
App Ref: 191701
Address: 188 Northumberland Avenue, Reading, RG2 7PU
Proposal: Proposed single storey rear extension and internal modifications.
Case Officer: Mr James Schofield
Applicant: Mr Sunilkumar Nair
Date received (valid from): 25 October 2019
Target Decision date: 18 December 2019

1. SITE DESCRIPTION

Northumberland Avenue is characterised by sets of terraces and semi-detached dwellings perforated with modest gaps. The development site is an end of terrace residential dwelling located on the western side of Northumberland Avenue. The side gardens of 188 and 186 Northumberland Avenue create a wedge shaped gap which is wider closer to the street.

2. PROPOSED DEVELOPMENT

The proposed development is for a single storey side rear extension.

Plans considered:

Drawing No. P1111-01 Location & Block Plan

Drawing No. P1111-02 Existing Plans and Elevations

Drawing No. P1111-03 Proposed Plans and Elevations

As received 23 October 2019

3. RELEVANT PLANNING HISTORY

None.

4. CONSULTATIONS

Neighbours

All adjoining neighbours were consulted by letter and no responses were received. Site notice posted 30/10/2019.

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

H9: House Extensions and Ancillary Accommodation

EN12: Biodiversity and the Green Network

SPG/SPD

A Design Guide to House Extensions SPG

7. APPRAISAL

7.1 Principle of development

The application seeks permission for side and rear extensions to an existing residential dwelling. Such domestic works 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 property is part of a well well-defined “building line” which follows the road alignment. All properties benefit from generous rear gardens and a range of existing rear extensions and outbuildings. The proposed extension would be located to the rear of the property and is only partially visible from the street between the application property and 186 Northumberland Avenue. The proposal includes a pitched roof structure which reflects the style of the main dwelling and displays a contemporary use of glazing which provides a generous and usable internal space without causing any harm to the appearance or character of the host dwelling.

The proposed depth of 6.5 metres does exceed the recommended 4 metres for rear extensions in the design guide. The presence of boundary treatment would screen a large proportion of the structure, with a eaves height of 2.82m rising to 3.85m, and a generous rear garden means the development would not result in an inappropriate level of development to rear garden land.

Therefore the development is not considered to cause any harm to the character or appearance of either the dwelling or the wider area, and therefore is consistent 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. Policy H9 compliments these aims by indicating that acceptable development will not present an overbearing impact on neighbours or public areas.

The ground floor element of the side and rear extensions are deemed to avoid any concerns about detrimental impact on neighbours privacy, sunlight or overbearingness by virtue of its modest eaves height. The proposed development would not introduce any new views into neighbouring gardens, obstruct sunlight or introduce development which would be overbearing for neighbours. The site enjoys a large rear garden and the proposed development would leave the vast majority of the plot undeveloped. Subsequent to the above analysis, whilst constituting a large extension, in this instance and based on the sites individual circumstances, the proposed development is deemed to accord with Policy CC8 and the overbearingness considerations of Policy H9.

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 proposed development would not result in any loss of biodiversity within the garden. As such, the development is considered to accord with the biodiversity considerations of Policy H9. The development is not considered to comply with the aspirations of Policy EN12 part 'b' as it does not seek to provide a net gain for biodiversity despite capacity to do so. However, given the scale and timing of the application (being submitted prior to the adoption of these policies) it is considered that the modest biodiversity shortcoming is not alone enough to warrant withholding planning permission.

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

GRANT

10. CONDITIONS

1. TL1 Standard time-limit
2. AP1 Standard approved plans
3. M1 Materials to match

APPENDIX

Site Photos

Photographs taken in the course of a site visit conducted on the 11th of December 2019.



