

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Southcote

App Ref: 191895/HOU

Address: 12 Kenilworth Avenue, Reading, RG30 3DN

Proposals: Single storey rear extension

Case Officer: Mr David Brett

Applicant: Mr Martin Phillips

Date received (valid from): 27/11/2019

Target Decision date: 22/01/2020

1. INTRODUCTION

The proposal site is a semi-detached dwelling, located to the east of Kenilworth Avenue, which is a private estate. The highway is wide and well maintained with the majority of houses being semi-detached with a cohesive design style and character throughout. The adjoining property at 14 Kenilworth Avenue has a two-storey side extension that was approved in July 1989 (case 890443).

The proposal consists of the removal of the existing conservatory to allow for the addition of a 9.15m x 4.1m rear extension. The extension would create two rooms; a TV/cinema room to the East of the dwelling, and a garden room to the West of the dwelling with bifold doors leading in to the rear garden. The garden room would also allow for light through a 2.15m x 1.6m sky light.

2. PROPOSAL AND SUPPORTING INFORMATION

The proposed development is for a single storey rear extension.

Plans considered:

- Existing Elevations PL.001
- Proposed Elevations PL.002
- Existing Ground Floor Plan PL.003
- Proposed Ground Floor Plan PL.004
- Proposed Site Plan PL.005
- Existing Site Plan PL.006

Received on 27/11/2019

3. RELEVANT PLANNING HISTORY

None

4. CONSULTATIONS

4.1 *The following addresses were consulted by letter.*

10 Kenilworth Avenue, Reading, RG30 3DN

14 Kenilworth Avenue, Reading, RG30 3DN

19 Southcote Lane, Reading, RG30 3AG

21 Southcote Lane, Reading, RG30 3AG

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

EN15 Air Quality

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.*
 - Regarding materials and the design of the proposals; the application states that the materials selected for the rear extension are to match the existing dwelling and conservatory. This is desirable in order to maintain the character and appearance of the 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 does not present an overbearing impact on neighbours or a large blank façade to public areas. 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*
 - It is considered that this proposal would not harm the amenity to neighbouring properties 10 and 14 Kenilworth Avenue. The height and scale of the proposal means that it is considered to not detrimentally impact 10 or 14 Kenilworth Avenue in terms of privacy, access to light, or appear overbearing.
 - There are side facing windows to the rear of 10 Kenilworth Avenue that look out towards 12 Kenilworth Avenue. The size and scale of the proposed extension, coupled with the fact that there is already a 1.83m high fence in place, means that the proposal is considered not to be harmful to the outlook from this property or cause harm in terms of loss of light.
 - 14 Kenilworth Avenue does have a conservatory to the rear of the property next to the boundary between 12 and 14 Kenilworth Avenue. The size and scale of the proposed extension, coupled with the fact that there is already a 1.83m high fence in place, means that the proposal is considered not to have a detrimental impact on the outlook from the conservatory or cause harm in terms of loss of light.

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.*
 - Although the proposed rear extension (37.52m²) would represent a loss in private outdoor space to the rear of the property, the combined area of the existing dwelling (74.82m², not including conservatory to be removed) and the proposed rear extension would still represent less than half of the overall site area (measurements taken from the following plan: Proposed Site Plan PL.005). 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 larger than the usable floor space of the dwelling on the ground floor.

7.4 Air Quality

This proposal has been considered against Reading Borough Local Plan policy EN15, as the proposal site is within an Air Quality Management Area (AQMA). As demonstrated in the policy, this proposal does not meet the requirements for an Air Quality Assessment (AQA) and is considered not enough of a detrimental impact air quality to warrant such an assessment due to the size and scale of the proposal.

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:

- Existing Elevations PL.001
- Proposed Elevations PL.002
- Existing Ground Floor Plan PL.003
- Proposed Ground Floor Plan PL.004
- Proposed Site Plan PL.005
- Existing Site Plan PL.006

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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