

DELEGATED HOUSEHOLDER APPLICATION REPORT

Application No: 182154/HOU

Address: 22 Berrylands Road

Applicant: Mr Simon Green

Proposal: Single storey side extension

Target Date: 11/03/19

Case officer: Connie Davis

Site Description and Surrounding Area:

The application site is a two storey semi-detached property located on the western side of Berrylands Road and on the corner of The Ridgeway. The surrounding area is residential and is characterised by pairs of semi-detached dwellings.

Proposal:

The proposal consists of a single storey side extension which will also protrude forwards of the front elevation of the property to form a porch area.

The property currently has a small side element (although there is no record of the house previously being extended so it is assumed that this part of the original design). This side element which measures a width of 2.8m, depth of 4.9m and eaves height of 2.5m.

The proposed extension which will replace this structure will measure approximately 2.3m eaves height, 8m in depth and 5.4m in width (front elevation) and 2.8m in width (rear elevation). The extension will have a flat gable roof and will be installed with a roof light, whilst the porch element will have a mono-pitched roof over the front door.

All materials are to match the existing property.

Plans Considered:

182-18-9A Rev A - Rear Elevation - Existing
182-18-7A Rev A - Front Elevation -Existing
182-18-8A Rev A - Side Elevation - Existing
182-18-6A Rev A- Roof Plan - Existing
182-18-5A Rev A - Loft Floor Plan - Existing
182-18-4A - First Floor Plan - Existing
182-18-3A Rev A - Ground Floor Plan - Existing
182-18-1A Rev A - Area Plan
182-18-2B Rev B - Site Plan
182-18-15A Rev A - Side Elevation Proposed
182-18-16A Rev A - Rear Elevation Proposed
182-18-14A Rev A - Front Elevation Proposed
182-18-13A Rev A - Roof Plan Proposed
182-18-12A Rev A - Loft Floor Plan Proposed
182-18-11A Rev A - First Floor Plan Proposed
182-18-10A Rev A - Ground Floor Plan Proposed

Received 14th January 2019.

Relevant Planning History:

None.

Consultation Responses:

Internal Consultees

None.

External Consultation

The following addresses were formally consulted via letter on 14th January 2019:

21 Berrylands Road
1 The Ridgeway

No responses have been received.

A site notice was displayed at the property until 12th February 2019. No responses have been received.

Discussions with agent/ applicant

None.

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

National Planning Policy Framework;
National Planning Policy Guidance;

RBC Local Development Framework

Core Strategy 2008 (Altered 2015)

CS7 Design and the Public Realm

Sites and Detailed Policies Document 2012 (Altered 2015)

DM4 (Safeguarding Amenity)

DM9 (House Extensions and Ancillary Accommodation)

Supplementary Planning Guidance - A Design Guide to House Extensions (2003)

Appraisal Checklist

DM9 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 precedence of a side extension structure has already been set at the property. The proposed extension is not considered to be excessive in scale in relation to the existing property and when viewed from the street**
- 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 the street as a whole in terms of scale, location, materials and design, and any important existing building line; Respects neighbour's amenities and does not present 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**
- invade the privacy of neighbouring properties through overlooking from windows or balconies; **NO**
- detract from the character of neighbouring properties through siting, excessive bulk, ill-matching materials or inconsistent design; **NO**
- detract from the appearance of the street or area by using ill-matched materials, glazing and detailing; **NO, materials are to match the existing property**

DM4: Safeguarding Amenity states an extension to a house will be acceptable where it will not cause a significant detrimental impact to the living environment of existing or new residential properties. This has been assessed and it is considered the proposal would not cause a significant detrimental impact to the living environment of any existing or new occupiers or neighbours, subject to a condition preventing the use of the resultant flat roof as a terrace.

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. The development hereby permitted shall be carried out in accordance with the following approved plans:

182-18-1A Rev A - Area Plan
182-18-2B Rev B - Site Plan
182-18-15A Rev A - Side Elevation Proposed
182-18-16A Rev A - Rear Elevation Proposed
182-18-14A Rev A - Front Elevation Proposed
182-18-13A Rev A - Roof Plan Proposed
182-18-12A Rev A - Loft Floor Plan Proposed
182-18-11A Rev A - First Floor Plan Proposed
182-18-10A Rev A - Ground Floor Plan Proposed

Received 14th January 2019.

Reason: because permission is granted in respect of the development as detailed in the approved plans only.

2. The roof area of the extension hereby permitted shall not be used as a balcony, roof garden or similar amenity area without the grant of further specific planning permission from the Local Planning Authority.

Reason: To safeguard the amenities of the adjoining premises from overlooking and loss of privacy in accordance with Policy DM4.

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