

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Redlands

App Ref: 190573/HOU

Address: 85 Blenheim Road, Reading, RG1 5NG

Proposals: Proposed demolition of the existing outbuilding and erection of a replacement single storey outbuilding in the back garden.

Case Officer: Tom French

Date received (valid from): 5 April 2019 Target Decision date: 31 May 2019

PROPOSAL AND SUPPORTING INFORMATION

It is proposed to demolish the existing outbuilding and erect a single storey hipped roof outbuilding to the rear of the property.

Plans considered:

Drawing no.:

- 01 - Existing Floor Plans and Elevations
- 02 - Proposed Floor Plans and Elevations
- Block Plan
- Site Plan

As received: 08/04/2019

CONSULTATIONS

The following addresses were consulted by letter.

94 De Beauvoir Road, Reading
83 Blenheim Road, Reading, RG1 5NG
82 Blenheim Road, Caversham, Reading, RG4 7RR
89 Blenheim Road, Reading, RG1 5NG
Flat Gnd Flr, 96 De Beauvoir Road, Reading, RG1 5NP
Flat 1st Flr, 96 De Beauvoir Road, Reading, RG1 5NP

Two letters of support have been received.

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 policies in 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'

Reading Borough Local Development Framework Core Strategy (2008)

CS7 (Design and the Public Realm)

Sites and Detailed Policies Document (2012)

DM4 (Safeguarding Amenity)

DM9 (House Extensions and Ancillary Accommodation)

SPG/SPD

A Design Guide to House Extensions SPG

Assessment

Design, impact on the host dwelling, character of the area and street scene

It is proposed to demolish the existing outbuilding and erect a replacement single storey outbuilding. The proposed outbuilding would be full width of the plot with a depth of 4.5m, a maximum height of 3.8m and an eaves height of 2.8m. For context, the existing outbuilding also covers the full width of the plot, has a depth of 3m and a flat roof 2.4m high.

The proposed development would be to the rear of the property and as such would not be visible from the street scene along Blenheim Road. Given the extent of the existing outbuilding and those to the neighbouring properties; it is considered that the proposal would not be significantly out of keeping with the pattern and character of the surrounding area. The proposed outbuilding would have a hipped roof and would be finished with materials to match the main house. As such it is considered to be of sufficient design quality to respect the character of the host dwelling in terms of location, design, materials and scale.

The increase in the scale of the proposed outbuilding would be relatively modest, having the same width and an increase in depth of 1.5m, and with materials to match existing and hipped roof is considered to integrate satisfactorily with the character of the host dwelling and visual amenity of the surrounding area.

The host dwelling would retain sufficient amenity space to the rear elevation, which is considered adequate for a dwelling of this size and relative to the character of amenity spaces to surrounding dwellings.

The proposal would accord with Policies CS7, DM9 and DM10.

Impact on neighbouring amenity

The neighbouring properties potentially affected by the proposed development are 83 Blenheim Road, 87 Blenheim Road and 96 De Beauvoir Road; located to the north, south and rear of the application site respectively.

With regards to the northern and southern neighbours, no.s 83 and 87, the proposed outbuilding would be single storey and located to the rear of the application site. As such there would not be any detrimental impacts of the proposal in terms of loss of light or overbearing. It is considered that as the additional windows proposed would be at ground floor level and separated from the nearest windows of neighbouring properties by approximately 10m, that there would not be any significant adverse effects in terms of privacy or overlooking.

With respect to 96 De Beauvoir Road, given the scale and orientation (having no east facing windows) of the proposed development it is considered that it would not significantly impact upon the living environment of the occupiers of no.96.

The proposal would therefore accord with Policy DM4.

Other Issues

Community Infrastructure Levy (CIL)

The proposal would not be liable for the Community Infrastructure Levy.

Ancillary Use

To ensure that the proposed outbuilding remains ancillary to the host dwelling, it is considered necessary to include a condition to this effect.

RECOMMENDATION:

Grant

The development is not harmful to the character or appearance of the site or its surroundings and does not have a detrimental impact on the original building or neighbouring properties. As such the proposal is 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 (2012) and the Councils Supplementary Planning Guidance A Design Guide to House Extensions (2003).

CONDITIONS

1. Time Limit
2. Materials
3. Approved Plans
4. Ancillary