

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Abbey

App Ref: 191680/HOU

Address: 42 William Street, Reading, RG1 7DE

Proposals: Proposed single storey rear extension to replace outhouses and enhance kitchen and living space.

Case Officer: Mr James Schofield

Applicant: Mr Manjit Gill

Date received (valid from): 28 October 2019

Target Decision date: 17 January 2020

1. INTRODUCTION

The development site is a mid-terrace residential dwelling located on the northern side of William Street. The rear garden has a south-facing aspect.

2. PROPOSAL AND SUPPORTING INFORMATION

This application seeks retrospective planning permission for a recently constructed single storey rear extension at 6 meters depth with a 2.9m high flat roof.

Plans considered:

Location Plan

Dwg No. 1252/7 - Block Plan

Dwg No. 1252/1 - Plans as Existing

Dwg No. 1252/4/a - Plans as Proposed

As received 28 October 2019

Dwg No. 1252/1/a - Plans as Existing

Dwg No. 1252/4/b - Plans as Proposed

As received 10 January 2020

Dwg No. 1252/4/c - Plans as Proposed

As received 17 January 2020

3. RELEVANT PLANNING HISTORY

None

4. CONSULTATIONS

All adjoining neighbours were consulted by letter and no responses were 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 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

Extensive work has taken place to 42 William Street which, thus far, have not been reflected in the planning history of the site. If approved this application is an opportunity to clarify the existing state of the site at this time positively and proactively. Incorrect plans which did not reflect the existing site in light of the recent works were submitted for this application and subsequently corrected with amended plans. Only those parts of the works done to the dwelling which pertain to the rear single-storey extension of this mid-terrace residential dwelling are seeking planning permission inclusive to this application; internal alterations, the rear dormer and fenestration changes to the existing dwelling are reflected correctly on the plans without being considered for approval. It is understood that the applicant considers those works not under consideration to be an exercise of permitted development rights; applying for a permitted development certificate is recommended.

The works considered by this application 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 depth of the single-storey rear extension at 6 metres does exceed the recommended 4 metres for rear extensions in the design guide. However, the proposal is not deemed to demonstrate inappropriate scale or siting because the proposal is not considered likely to cause harm. This is due to the depth of the rear extension of No. 38 and at a similar height to the previously existing fence. The proposed materials throughout appear to reflect the dwelling and its wider context.

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

The single storey rear extension is deemed to avoid any concerns about detrimental impact on neighbour's privacy, sunlight or overbearingness by virtue of its single-storey height and the depth of rear extensions to adjacent properties.

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 over half 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 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.

The absence of any biodiversity loss is, however, a consideration in arriving at the view that these modest biodiversity shortcomings are not alone enough to warrant withholding planning permission in this instance.

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 visit photos 8th of January 2020.





