

DELEGATED APPLICATION REPORT

Address: 25 Ardler Road

Application No: 190621/HOU

Proposal: Part first floor rear extension

Applicant: Mr Tri Ratna Tuladhar

Date received (valid from): 15/04/2019

Target Decision date: 10/06/2019

Case officer: Tom French

1. Site description and Surrounding Area

The application site includes a two storey semi-detached dwelling on the east side of Ardler Road. The application property has an existing full width single storey rear extension. The application site has a rear amenity area approximately 16m deep and 7.4m wide.

The surrounding area is predominantly residential with semi-detached and terrace dwellings of varying design and style.

The application building is not listed, nor is it located within a conservation area. The application site is located within flood zone 3.

2. The Proposal

Householder planning permission is sought for a first floor rear extension. The proposed extension would be sited above the existing rear extension to the north side of the property. It would have a hipped tiled roof to match the existing.

3. Consultation

Neighbours consultation:

No.s 23 & 27 Ardler Road have been notified of the application and a site notice has also been displayed at the site.

One objection has been received. The objection was made based on the following concerns:

- The proposed extension would impact on the light reaching no.27 and cut off light that come through the kitchen windows
- Due to the proximity to the boundary the extension would overlook no.27 and invade the privacy of the occupiers of no.27.

4. Plans and Documents Considered

The Council, in reaching its recommendation, has taken into consideration the following plans & documents:

Drawing No.:

- 01/DT/03/2019 - Floor Plans

- 02/DT/03/2019 - Front Elevation
- 03/DT/03/2019 - Side Elevations
- 04/DT/03/2019 - Section
- 05/DT/03/2019 - Block Plan
- Location Plan

As received: 15/04/2019

5. Relevant Planning History

190648 - CLP - Certificate of Lawfulness for proposed Loft Conversion with Rear Dormer and Front Two Sky Lights - Permitted Development

6. 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.

7. Relevant Planning 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. The Development Plan for Reading relevant to the application site comprises the Reading Local Development Framework '*Core Strategy*' 2008 (Altered 2015) and '*Sites and Detailed Policies Document*' 2012 (Altered 2015).

The '*National Planning Policy framework*' ('NPPF') states clearly that its content is to be a material consideration in the determination of applications. The 'NPPF' states that due weight should be given to the adopted policies of the Local Development Framework (LDF) (Core Strategy and Sites and Detailed Policies Document) according to their degree of consistency with the 'NPPF' (the closer the policies in the plan to the policies in the 'NPPF', the greater the weight that may be given). Accordingly, the 'NPPF' and the following development plan policies and supplementary planning guidance are relevant:

8. Relevant Policies

The application has been assessed against the following policies:

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)

DM10 (Amenity Space)

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

9. Appraisal

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

The proposed development would be to the rear of the property and as such would not be visible from the street scene along Ardler Road. The proposed extension would be located within the footprint of the existing property and would retain the existing gap to the common boundary with no.27. As such the proposal would retain the existing spaciousness and would not appear unduly cramped.

The extension would project 3.5m from the existing rear elevation at first floor level, 0.5m less than the existing single storey rear extension and less than the 4m suggested as normally permissible in the Supplementary Planning Guidance - A Design Guide to House Extensions(2003). The proposed extension would have a hipped tiled roof to match the existing that would be set down from the main ridge by 1.2m. It is also proposed that the first floor extension would have a width of 3.5m, leaving a 2.7m gap to the boundary with the adjoining neighbour. The proposed extension would be finished with materials to match the host dwelling. As such, in the context of the existing full width single storey rear extension, the proposed first floor extension is considered to respect the character of the host dwelling and surrounding area in terms of scale, design and materials.

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 23 Ardler Road and 27 Ardler Road, located to the south and north of the application property respectively.

With respect to no.23, the adjoining neighbour, the proposed extension would be set off the common boundary by 2.7m and would project a relatively modest 3.5m from the existing rear elevation. This separation distance is considered sufficient that there would not be a significant detrimental impact upon neighbouring amenity in terms of loss of light or overbearing. Further, no additional south side windows are proposed and subject to a

condition preventing the addition of side facing windows without the grant of a separate planning permission, it is considered that there would not be any significant adverse effects in terms of privacy or overlooking.

With regards to no.27, the proposed extension would be sited within the footprint of the existing rear extension and as such the existing gap to the common boundary would be retained (approximately 1.5m). Also given the orientation of no.27 relative to the application property, the proposed extension would not project beyond the existing rear elevation of no.27. Whilst the proposal would be located to the south of no.27, given the above, it is considered that there would not be a significant detrimental impact in terms of loss of light or overbearing effects.

An additional first floor north side facing window is proposed. As this would serve a bathroom it is considered reasonable to include a condition stating that it must be obscure glazed and non-opening. Subject to a suitably worded condition it is considered there would not be a significant detrimental impact in terms of privacy or overlooking.

The proposal accords with Policy DM4.

Other Issues

Community Infrastructure Levy

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

Flooding

The application property is located within flood zone 3. Given that the proposal would not increase the footprint of the existing dwelling and would be at first floor level; there would not be any implication of the proposed development in terms of flooding.

Public Consultation Response

It is considered that the objections raised during the public consultation response have been adequately addressed above in the section titled 'Impact on neighbouring amenity'.

Application 190648

Application 190468 for a certificate of lawful development for a hip to gable and rear dormer extension has been issued at this site. The hip to gable extension and rear dormer are not shown on the plans for this application. As such they have not been included in the consideration of this application. It is considered that the proposed first floor rear extension would not be acceptable in design terms (due to the excessive bulk and massing) if considered in the context of the hip to gable and/or rear dormer extensions (as shown in application 190648).

It is also noted that as both schemes involve significant changes/additions to the roof, it would not be possible to implement the first floor rear extension as per the approved plans of this application and the development as shown in the submitted plans for application 190648. A flat roof to the first floor rear extension would enable a first floor rear extension and hip to gable extensions to be constructed. However, whilst there are

examples of single storey flat roofs in the surrounding area (including the existing rear extension to the host dwelling), there is no existing predominance of two storey flat roof extensions in this locality. Within the general vicinity, flat roofs at first floor level are not an established feature and therefore the principle of one in this location is not considered appropriate. The introduction of a two storey flat roof extension would be considered out of place and wholly out of character within the context of the traditional tiled hipped roofs that are characteristic of this area. A flat roof first floor level, a roof form more readily associated with a commercial development than a residential extension, would appear visually jarring and disrupt the existing duality of the semi-detached pair. As such, it would not to respect the character and pattern of the surrounding area in terms of design.

10. Recommendation

Grant planning permission, subject to the following conditions:

Conditions

1. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which the permission was granted.

Reason: to prevent an accumulation of unimplemented planning permissions, and in accordance with Section 91 of the Town & Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2. The materials to be used in the construction of the external surfaces of this development shall match those of the existing building.

Reason: To ensure that the new development appears in keeping with the existing building, in the interests of the character of the area, in accordance Policy DM9 of the Sites and Detailed Policies Document 2012 (altered 2015).

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

Drawing No.:

- 01/DT/03/2019 - Floor Plans
- 02/DT/03/2019 - Front Elevation
- 03/DT/03/2019 - Side Elevations
- 04/DT/03/2019 - Section
- 05/DT/03/2019 - Block Plan

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

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and/or re-enacting that Order)

the proposed first floor north side elevation window shall be *non-opening and glazed with obscure glass* on parts below 1.7m as a minimum when measured from the floor level of the respective rooms, before occupation of that room, and shall be permanently maintained thereafter as non-opening and obscure glazed.

Reason: To safeguard the amenities of the adjoining premises from overlooking and loss of privacy in accordance with Policy DM4 and DM11.

5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and/or re-enacting that Order) no windows, other than those shown on the approved plans shall at any time be placed in the north and south side elevations of the extension hereby permitted without the grant of a separate 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

Informatives

1. 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.
2. The applicant's attention is drawn to Building Regulations requirements. Please contact Building Control on 0118 937 2449 for advice.
3. The construction (and demolition) of the development will be subject to environmental health law and the applicant is referred to:
<http://beta.reading.gov.uk/environmentalprotection>
4. The decision to grant planning permission follows the positive and proactive consideration of the issues raised by this planning application and issuing the decision within the statutory time period.