

DELEGATED APPLICATION REPORT

Target Date: 10/06/2019

Application No: 190622/HOU

Address: 22 Delft Close, Reading

Proposal: Single storey side and rear extension

Case officer: Sarah Burr

Site Description and Surrounding Area:

The application site is a two storey end terrace property with a two storey side extension and existing conservatory to the rear. The surrounding area is predominantly residential. The site lies in an area of contaminated land.

Proposal:

The proposal includes a single storey extension to the rear of the existing dwelling, as well as a single storey rear extension on the site of the existing conservatory. The proposed rear extension is slightly larger than the existing conservatory and would add approximately 0.5m in width, 0.2m in depth and 0.2m in height. The proposed side extension measures 2.8m in depth and has a width of 3m with an eaves height of 2.4m. The proposed side extension would be 2m from the boundary with Weald Rise.

The materials will consist of brick, concrete roof tiles and white upvc doors and windows to match the existing property.

Plans Considered:

The agent submitted the following drawing:

Drawing number 22DR.MP01-

Proposed Single Storey Rear Extension Existing and Proposed Plan and Elevations

Received 15th April 2019.

Relevant Planning History:

140883/HOU - Two storey side extension. Permitted 01/08/2014. Implemented.

151195/NMA - Non-material amendment to 140883 to insert roof lights to front and rear roof slopes. Permitted 03/08/2015. Implemented.

Consultation Responses:

Properties at 19 and 21 Delft Close were consulted formally via letter on 25th April 2019. A site notice was displayed 28th April 2019 to 19th May 2019. No comments were received.

Summary of discussions with applicant/agent:

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

The following local and national planning policy and guidance is relevant to this application:

Reading Borough Local Development Framework Core Strategy (2008)
CS7 (Design and the Public Realm)

Sites and Detailed Policies Document (Oct 2012)

DM4: Safeguarding Amenity

DM9: House Extensions and Ancillary Accommodation

DM10: Private and Communal Outdoor Space

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 proposed extensions to the side and rear of the property do not exceed the Council's guidance of 4m in depth and would extend just 0.2m further to the rear than the existing conservatory.**
- reduce the amount of usable amenity space for the property to an unacceptable degree; **NO, the property and garden are larger than nearby properties and the plot is considered capable of accommodating an extension of this length.**
- 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, the orientation of the properties is such that the proposed extension will not significantly reduce the amount of light to the neighbouring properties. In particular, a distance of 2.4m will be retained between the proposed extension and the boundary with 21 Delft Close.**
- 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.

To assess this, the following has been considered - would the proposal cause a significant detrimental impact to the living environment of existing or new residential properties in terms of:

- Privacy and overlooking; **NO**
- Access to sunlight and daylight; **NO, see comments above.**
- Visual dominance and overbearing effects of a development; **NO, the proposal it is not considered visually dominant or overbearing as the extension does not exceed the depth of the existing conservatory.**
- Noise and disturbance; **NO**
- Artificial lighting; **NO**
- Vibration; **NO**
- Dust and fumes; **NO**
- Smell; **NO**
- Crime and safety; **NO**

RECOMMENDATION:

GRANT

Subject to the following conditions:

1. Time limit
2. The development hereby permitted shall be carried out in accordance with the following approved plans:
Drawing No: 22DR.MP01-
Proposed Single Storey Rear Extension Existing and Proposed Plan and Elevations
Received 15th April 2019.
Reason: because permission is granted in respect of the development as detailed in the approved plans only.
3. Materials

Informatives relating to:

1. Positive and proactive
2. Terms and conditions
3. Building regulations
4. Construction and demolition
5. Encroachment

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