

DELEGATED APPLICATION REPORT

Address: 29 Matlock Road

Application No: 190642/HOU

Proposal: Two storey side extension and single storey rear extension

Applicant: Ms Ham

Date received (valid from): 17/04/2019

Target Decision date: 12/06/2019

Case officer: Tom French

1. Site description and Surrounding Area

The application site contains a two storey semi-detached dwelling on the west side of Matlock Road. There is a rear amenity area approximately 26m deep and 9m wide.

The surrounding area is predominantly residential with semi-detached dwellings of varying style and design, many of which have been significantly extended.

The application building is not listed, nor is it located within a conservation area.

2. The Proposal

Householder planning permission is sought for a two storey side extension and single storey rear extension. The proposed side extension would project 1.7m from the existing side elevation, leaving a 1m gap to the common boundary. The existing conservatory would be demolished and a single storey rear extension erected that would project 3.7m from the original rear elevation (1.2m beyond the rear depth of the existing conservatory).

3. Consultation

Neighbours consultation:

No.s 27 & 31 Matlock Road and 11 Ilkley Road have been notified of the application and a site notice has also been displayed at the site.

One objection has been received.

The comments received raised the following objections to the proposal:

- Over shadowing - The proposed rear extension will overshadow the neighbouring property (including the primary window to a habitable room)
- Loss of light - The proposed rear extension would breach the 45 degree line from the neighbouring window and would result in a significant loss of light to the principal living area of no.27
- Position, mass and bulk - The excavations for the foundations are likely to have an impact on the structural stability of the existing buildings.
- Insufficient Car Parking - The proposal does not provide the two off street parking spaces required by the Revised Parking Standards and Design SPD
- Summary - The proposal would have an unacceptable impact upon amenity and highway considerations.

4. Plans and Documents Considered

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

Drawing No.:

- 01 K - Layout Plans & Elevations

As received: 17/04/2019

5. Relevant Planning History

None at the application site.

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

CS24 Car/cycle Parking

Sites and Detailed Policies Document 2012 (Altered 2015)

DM4 (Safeguarding Amenity)

DM9 (House Extensions and Ancillary Accommodation)

DM10 (Amenity Space)

DM12 (Access, Traffic and Highway-Related Matters)

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 two-storey extension would be located to the side of the application property and as such would be visible from the street scene along Matlock Road. The proposed side extension would be two storey and project 1.7m from the existing side elevation. At first floor level the proposed side extension would be set back 1m from the existing front elevation and the ridge of the extension would be set down 0.6m from the main ridgeline. The result is a side extension that appears subservient to the existing house and is considered to respect the character of the host dwelling in terms of scale. Whilst the proposed two storey side extension would reduce gapping in the street scene, a 1m gap to the common boundary with no.31 would be retained. Further, the principle of two storey side extensions along Matlock Road is well established with two storey extensions being permitted at each of the following properties (many of which do not retain a 1m gap to the boundary): No.s 33 (permitted application number 030317), 37 (permitted application number 070125), 39 (permitted application number 010153), 41 (permitted application number 980336), 47 (permitted application number 960290), 51 (permitted application number 992290), 53 (permitted application numbers 010982 & 050637), 55 (permitted application number 041118), 57 (permitted application numbers 091684 & 100713) and 58 (permitted application number 060605). As such, it is considered that the proposed side extension would not be significantly out of character with the surrounding area or wider street scene and with a 1m set off the boundary would not appear unduly cramped.

The two storey side extension would be built with materials to match the exiting (as secured via a compliance condition) and with a pitched roof is considered to integrate satisfactorily with the character of the host dwelling and visual amenity of the surrounding area.

To the rear, a single storey rear extension is proposed with a part flat part pitched roof; the extension would connect to the proposed two storey side extension at ground floor level. The rear extension would have an eaves height of 2.6m and a maximum height of 3.6m. It would project a maximum of 3.7m from the original rear elevation of the host dwelling (less than the 4m suggested as normally permissible in the Supplementary

Planning Guidance - A Design Guide to House Extensions 2003) and 1.2m beyond the existing conservatory. As such, in terms of scale, the proposed single storey rear extension is not considered to be significantly out of character with the host dwelling. Further, the proposed rear extension would be finished with materials to match the existing, albeit including more contemporary bi-fold doors and glazing on the rear facing pitched element of the extension, and is considered to sufficiently respect the character of the host dwelling in terms of 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 27 Matlock Road and 31 Matlock Road, located to the south and north of the application site respectively.

With respect to no.27, the adjoining neighbour, the proposed side extension would be located to the north of the property and as such would not affect the living environment of the occupiers of no.27. The proposed rear extension would abut the common boundary and would breach 45 degree line taken from the centre of the nearest habitable window. However, the rear extension would be single storey (with a height of 2.7m to the south side) and would project 3.7m from the original rear elevation of the host dwelling; a relatively modest 1.2m beyond the existing rear elevation of the conservatory. As such, given the scale of the proposal, the extent of the existing conservatory and existing boundary treatment; it is considered that, on balance, whilst visible from the rear of adjoining no.27, the proposed extension would not have such a significant detrimental impact in terms of overbearing or loss of light to warrant the refusal of this application.

Further, the proposed rear extension would be single storey with no windows in the south side elevation. As such, subject to a condition preventing the flat roof area being used as a terrace (unless separate permission is subsequently sought and granted), the proposal would not have a significant adverse impact upon the occupiers of no.27 in terms of privacy or overlooking.

With regard to no.31, the proposed extension would be set off the common boundary by 1m and would not project beyond the existing side and rear extension at no.31. As such the proposed extension would not have any significant detrimental impact upon the living environment of no.31 in terms of loss of light or overbearing effects.

Five north side facing windows are proposed, with four at ground floor level and one at first floor level. The ground floor side facing windows would be sited adjacent to the side elevation of no.31 and, being at ground floor level, are not considered to have any significant adverse effects on neighbouring amenity. As the proposed first floor side facing

window would not serve a habitable room it is considered reasonable to attach a condition requiring it to be obscure glazed and non-opening in order to safeguard neighbouring amenity. It is also considered necessary to include a condition preventing the addition of additional windows at first floor level.

Therefore in overall terms, subject to the aforementioned conditions, the proposal accords with Policy DM4.

Other Issues

Community Infrastructure Levy

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

Transport

As existing, one off road parking space is provided to the front of the property. Whilst it would be possible to park additional cars to the side of the application property, there is a gate, indicating that the space to the side of the property is not frequently in use for parking. Further, a single storey side extension could be erected under permitted development rights (without the grant of planning permission) that would prohibit the use of the area alongside the house for parking. As such, it cannot be reasonably assumed that the hardstanding to the side of the house is used as a parking space, or if it is, would be retained for in the future. Whilst not explicitly shown on the submitted plans, there is sufficient space to the front of the property to provide one off road parking space. As such it is considered that the proposed extension would not alter the existing off road parking provision.

Public Consultation Response

The majority of the issues raised in the neighbour consultation period have been addressed above. In relation to other matters, structural stability of nearby buildings, construction techniques or exaction are not material planning considerations and as such cannot inform upon the outcome of this planning application.

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:

01 K - Layout Plans & Elevations
As received: 17/04/2019

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

4. The flat roof area of the ground floor 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.

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) the proposed first floor side facing 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.

6. 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 at first floor level in the north side elevation 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.