

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Thames

App Ref: 190803/HOU

Address: 19 Moss Close, Caversham, Reading, RG4 5HH

Proposals: Single storey rear extension

Case Officer: Tom French

Date received (valid from): 16 May 2019 **Target Decision date:** 11 July 2019

PROPOSAL AND SUPPORTING INFORMATION

Plans considered:

D2064-01 - Existing Floor Plan, Elevations & Local Plan

D2064-02 - Proposed Floor Plan, Elevation & Roof Plan

As received: 16/05/2019

CONSULTATIONS

The following addresses were consulted by letter.

25 Derby Road, Caversham, Reading, RG4 0HE

23 Derby Road, Caversham, Reading, RG4 5HE

39 Grosvenor Road, Caversham, Reading, RG4 5EN

25 Lady Jane Court, Caversham, Reading, RG4 5EH

37 Grosvenor Road, Caversham, Reading, RG4 5EN

35 Grosvenor Road, Caversham, Reading, RG4 5EN

18 Moss Close, Caversham, Reading, RG4 5HH

No letters of representation have been received.

The RBC Natural Environment Officer provided a consultation response raising no objection to the proposal subject to the following condition:

No development related activities should take place within the Root Protection Area of the Honey Locust (subject to Tree Preservation Order 28/14) which could either result in compaction, e.g. storage of materials without suitable ground protection, or leaching of toxic materials into the ground, e.g. mixing of cement.

Reason: to ensure that appropriate protection is given to trees of amenity value within and adjacent to the site in accordance with Policy CS38.

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'

Relevant Planning History

970278 - OUT - Two storey detached house with single storey double garage - Application Permitted

111354 - FUL - Single storey rear extension - Application Permitted

141069 - EXT - Extension of time planning application relating to a single storey rear extension - Application Withdrawn

141412 - HOU - Single storey rear extension - Application Permitted

Reading Borough Local Development Framework Core Strategy (2008)

CS7 (Design and the Public Realm)

CS38 (Trees, Hedges and Woodlands)

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

The proposed extension would be to the rear of the property and as such would not be visible from the street scene along Moss Close. The proposed extension would project 5.4m beyond the existing rear elevation of the host dwelling. Whilst greater than the 4m recommended in the Supplementary Planning Guidance - A Design Guide to House Extensions (2003), the proposed extension would be single storey and it is considered that the proposal would not be significantly out of character with the host dwelling or rear amenity area in terms of scale in this specific instance.

The proposed extension would have a partially hipped roof with flat crown and would be finished with material to match the existing house. As such it 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 and DM9.

Impact on neighbouring amenity

Given the orientation of the application site relative to the neighbouring properties along Grosvenor Road and Lady Jane Court, the proposed extension would be to the rear of the

neighbouring properties and as such would benefit from a large separation distance between the proposed development and habitable rooms of the surrounding dwellings. It is therefore considered that it would not have a significant detrimental impact upon amenity.

With respect to 18 Moss Close, located to the west of the application property, the proposed development would retain the existing 1.5m set off the common boundary and would project less than 1m beyond the existing rear elevation of no.18. Further, no.18 is set off the common boundary by approximately 2m. As such there would not be any significant detrimental impact upon the living environment of the occupiers of no.18 in terms of loss of light or overbearing effects.

The proposal is for a single storey rear extension with no side facing windows. As such there would not be any undue adverse effects upon neighbouring amenity 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.

Trees

Further to the consultation response from the Natural Environment Officer it is considered necessary to include a condition restricting development within the root protection area of the Honey Locust Tree (subject to TPO 28/14).

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

Time Limit

Materials

Approved Plans

Trees