

DELEGATED HOUSEHOLDER APPLICATION REPORT

Application No: 191245/HOU

Address: 16 Norris Road

Applicant: Mr Sundeep Pandher

Proposal: Single storey rear extension with velux window

Target date: 27/09/19

Case officer: Connie Davis

Site Description and Surrounding Area:

The application site is a mid-terrace property located on the southern side of Norris Road. The surrounding area is residential with similar style and size properties.

The application site is not listed, nor in a conservation area. However it is within an air quality management area.

Proposal:

Householder planning permission is sought for the erection of a single storey rear extension. The extension would measure a depth of 2.8m along the boundary with no. 18 Norris Road. However due to the existing rear elevation being stepped, the extension would measure a depth of approx. 3.8m on the northern elevation.

The extension would have a width of 3.2m, eaves height of 2.8m and maximum height of 3.6m.

Materials are proposed to match the existing.

Plans Considered:

SP.10 - Site/ Block Plan

SP.11 - Existing Layout

SP.12 - Existing Elevations

Received 30th July 2019.

SP.13 A - Proposed Layout

Received 25th September 2019

SP.14 Rev A - Proposed Elevations

Received 27th September 2019.

Relevant Planning History:

190922/HPA - Rear extension measuring 6m in depth, with a maximum height of 3.6m, and 2.4m in height to eaves level. Notification of the construction of an extension under class A Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 - Application Permitted

190418/HOU - Single storey rear extension with 2 Velux roof lights over - Application Withdrawn

Consultation Responses:

Internal Consultees

Private Sector Housing Team:

The Private Sector Housing Team provided the following observation:

I note that the property was inspected in May while occupied as a house in multiple occupation (HMO). The ground floor middle rooms shown as a dining room was occupied as a bedroom with a poor means of escape (being an inner room accessed from the kitchen). The house also lacked sufficient bathroom facilities. The proposed layout improves the number of bathroom facilities / amenity to meet HMO licence requirements and the escape route is improved to protect occupant safety from fire. The proposed velux would need to be openable if the room is to be a habitable room, to protect the health of the occupants.

Officer comment: *There is no record of the property being converted to a HMO and as such its lawful use is a single dwellinghouse (C3 use). The property is restricted by an Article 4 direction which prevents this change of use occurring without planning permission being granted. This application has been submitted as a householder extension. Therefore the HMO license requirements cannot be considered under this application.*

External Consultation

The following addresses were formally consulted via letter on 05/08/19:

14 and 18 Norris Road
83 and 85 Wokingham Road

In addition a site notice was sent to the agent on 05/08/19:

Two responses were received from neighbouring properties:

The concerns raised are as follows:

1) The house is being used as a HMO

Officer comment: *See above response. However any unauthorised use of the property should be reported to the Reading Borough Council Planning Enforcement team.*

2) No site notice has been displayed

Officer comment: *Site notices are sent to applicants in good faith that these will be displayed. The application has been advertised on the Council's website and neighbouring properties directly being notified by letter.*

3) Boundary dispute with no 18. The neighbour was concerned that the proposed development would straddle the boundary between the application site and the neighbouring property.

Officer comment: *It is understood that there is a small gap between the boundary wall and the extension at no. 18. This space has been infilled with concrete. During the course of the application there has been dispute about the ownership of this small portion of land due to the rear elevation of no. 16 not directly being in line with the boundary wall. However amended plans were received to illustrate that the proposed extension would not go over this infilled space. The extension will only be built up to the boundary wall within the plot of no. 16.*

It is considered that this amendment has satisfied the concerns of this neighbour and no notice is required to be served. An informative would be attached to the permission reminding the developer not to encroach on neighbouring land, and that a Party Wall Agreement can be further investigated moving forward.

Discussions with applicant/ agent

As above, amended plans were required to address the issues raised by the adjacent neighbour regarding boundary lines.

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 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

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 Private and Communal Amenity Space

DM19 Air Quality

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 extension is in keeping with that at the adjoining property (no. 18). It is not considered that the extension is out of proportion and complies with the Council's SPG on House Extensions. It is acknowledged that a HPA application has been granted at the site (6m rear extension) which would infill the small corridor between the property and the boundary with no. 14. This has been illustrated on plan SP.10. Although this prior approval, combined with the extension proposed under this current application, would result in a site more developed than neighbouring properties, it is not considered that the single storey rear extension as part of this application is out of proportion with the main house. It is also not considered that cumulatively the two developments are out of keeping due to the context of surrounding properties, particularly no. 18 which also has a rear extension. However it is acknowledged that the house will have been extended to its logical limit (if not more due to the HPA being granted due to no neighbour objection being received).
- reduce the amount of usable amenity space for the property to an unacceptable degree; **NO**, the extension would still result in a sufficient amount of rear amenity space comparable to that of neighbouring properties. However a condition would be included on the permission to prevent any further rear extension or erection of an outbuilding being carried out under Permitted Development (Classes A and E of the General Permitted Development Order, 2015). This means that any future application would have to be assessed by the Local Planning Authority whereby the remaining amenity space could be protected from development.
- 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**, there is no conflict with no. 18 Norris Road as the extension would protrude to the same depth as this neighbouring property. The extension is also set approximately 0.6m. A line of 45 degrees was also taken from neighbouring windows at no. 14. The only window that resulted in a breach of this 45 degree line was the window located on the rear elevation (not on the outrigger), adjacent to the boundary. However light to this window has already been reduced by the

HPA being approved (as not neighbour objection was received). Therefore the extension proposed under this application is not considered to impact light levels any more substantially to this window than the extension granted under the HPA would do.

- invade the privacy of neighbouring properties through overlooking from windows or balconies; **NO, no windows are proposed on the side elevations of the rear extension.**
- detract from the character of neighbouring properties through siting, excessive bulk, ill-matching materials or inconsistent design; **NO, the proposal would not be visible from the street.**
- detract from the appearance of the street or area by using ill-matched materials, glazing and detailing; **NO, materials have been selected to match the host dwelling.**

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**
- Visual dominance and overbearing effects of a development; **NO**
- Noise and disturbance; **NO**
- Artificial lighting; **NO**
- Vibration; **NO**
- Dust and fumes; **NO**
- Smell; **NO**
- Crime and safety; **NO**

Conclusion

The proposed development would not be harmful to the character or appearance of the site or its surroundings and would not have a detrimental impact on the original building or neighbouring properties. As such the proposed works are 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 (Oct 2012) and the Councils Supplementary Planning Guidance A Design Guide to House Extensions (2003).

RECOMMENDATION: GRANT PERMISSION

Conditions

1. TL1 - 3 year time limit.

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

SP.10 - Site/ Block Plan

Received 30th July 2019.

SP.13 A - Proposed Layout

Received 25th September 2019

SP.14 Rev A - Proposed Elevations

Received 27th September 2019.

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

3. Matching Materials

4. Notwithstanding the provisions of Part 1, Schedule 2, Article 3, of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking or re-enacting that Order with or without modification), no development within Class A (enlargement, improvement or other alteration) or Class E (building or enclosure, swimming or other pool required for a purpose incidental to the enjoyment of the dwellinghouse) shall be carried out within the curtilage of the dwelling without express planning permission from the Local Planning Authority.

Reason: Due to the constrained nature of the site and as unrestricted development could harm the amenities of neighbouring properties through overlooking or being overbearing and harm the appearance of the main house and the area in general and should therefore be controlled in accordance with Policies CS7, DM4, DM9 and DM10.

Informatives

1. Building Control
2. Construction & Demolition
3. Terms
4. Encroachment
5. Positive and Proactive

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