

DELEGATED APPLICATION REPORT

Address: 170 St Peters Avenue

Application No: 181170 / HOU

Proposal: Part single, part two-storey rear extension and associated works

Applicant: Claire Parker

Date received (valid from): 25/07/2018

Target Decision date: 21/09/2018

Case officer: Tom French

1. Site description and Surrounding Area

The application site contains a two storey detached dwelling on the east side of St Peters Avenue, near the junction with Woodcote Road. The application property has an existing rear conservatory and a prominent two storey bay windows to the front elevation. The application site includes a rear amenity area approximately 25m deep and 12m wide.

The surrounding area is predominantly residential and characterised by large detached properties of varying architectural style and design.

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

2. The Proposal

A householder planning permission is sought for a part two storey part single storey rear extension. A two storey rear extension is proposed to infill the area alongside the existing two storey rear projection and the boundary with no.172. A single storey rear extension with a lean to roof is also proposed. The single storey extension would project 4m from the rear of the original house and 1.8m beyond the rear of the two storey extension.

It is proposed that the existing conservatory would be demolished to make space for the proposed development.

The proposals also detail the installation of a rooflight in the rear roofslope.

3. Consultation

Neighbours consultation:

No.s 168 & 172 St Peters Avenue and 95 & 97 Woodcote Road have been notified of the application and a site notice has also been displayed at the site from the 31st July 2018. Three representations have been received, all from the same neighbouring property. The comments received relate to the following objections:

- The proposal would result in a loss of light at 172 St Peters Avenue
- The proposal would result in a loss of privacy at 172 St Peters Avenue
- There is no room for the adequate provision of foundations without encroaching onto land belonging 172 St Peters Avenue
- The construction will require access to 172 St Peters Avenue

- The proposal would not respect the pattern of St Peters Avenue, specifically with relation to the spaces between properties
- The proposed extension is too big for the available space
- The proposal would reduce the value of 172 St Peters Avenue
- The objector highlights various parts of the Design and Access Statement that they disagree with / believe to be inaccurate

4. Plans and Documents Considered

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

Drawing No.:

- 001 - Existing
- 001 - Proposal 03
- Design & Access Statement 03 June 2018

As received: 25/07/2018

5. Relevant Planning History

None

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') 2012 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 application property and therefore would not be visible from the street scene along St Peters Avenue. The extension would abut the boundary with no.172 and be set off the boundary with no.168 by 1.2m. As such the extension would retain the existing relationship with the both boundaries and would not appear unduly cramped.

The two storey element of the extension would project a relatively modest 2.2m from the original rear elevation, which is less than the existing conservatory - albeit the conservatory is single storey. The single storey element would project 1.8m beyond the rear of the proposed two storey extension and the original rear elevation of the kitchen to result in an extension that projects a maximum of 4m from the rear of the original house. The ground floor element therefore accords with the SPG - A Design Guide to House Extensions in terms of scale/depth. In this instance the limited depth of the first floor element is also considered to be appropriate, set within the context of the existing host building.

The pitch of the rear roof slope would be altered in order to allow the two storey element to integrate into the existing hipped roof form. The single storey element would have a lean-to roof form with an eaves height of 2.6m and a maximum height of 3.8m. With materials to match existing, and considering the various roof forms of existing extensions at nearby properties, the proposal is considered to integrate satisfactorily with the character of 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, DM9 and DM10.

Impact on neighbouring amenity

The neighbouring properties potentially affected by the proposed development are 168 and 172 St Peters Avenue, located to the south and north of the application site respectively.

With regards to no.168, the two storey element would be to the north of the application property and therefore would not affect the neighbouring amenity. The existing 1.2m gap to the common boundary would be retained and to the south of the application property the extension would be single storey and project a relatively modest 1.8m from the existing rear elevation. As such it is considered that would not be any significant adverse effects in terms of loss of light or overbearing.

Whilst an additional south facing side window is proposed, this would be a ground floor level and would not serve a habitable room. As such there would not be an undue detrimental impact in terms of overlooking or privacy.

With respect to no.172, the proposal would abut the common boundary. The two storey element of the proposal would be to the south of no.172 and would project beyond the existing rear elevation of no.172. However the two storey extension would only project beyond the rear elevation of no.172 by 1m. Whilst the single storey element would protrude a further 1.8m beyond that it would be at ground floor level with an eaves height of 2.6m. The extension would not breach the 45 degree line taken from the centre of the nearest window at the neighbouring property. As such the proposed development accords with the SPG - A Design Guide to House Extensions and is not considered, on balance, to have a significant detrimental impact upon no.172 in terms of loss of light or overbearing.

The proposal does not include any north facing side windows, and subject to a condition stating that they shall not be added in at a later time without the grant of a separate planning permission, is not considered to have any adverse effects 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).

Public consultation responses

Many of the issues raised in the objections from nearby occupiers have been addressed above. In relation to other matters, the developer should take care to ensure that no part of this development (foundations, eaves, guttering, etc.) would encroach on, under or across the boundary line with the adjoining property (such matters are controlled via the separate Party Wall Act - with an informative included on the decision notice in this regard). Further, this permission does not confer any right of access onto land that is not under the developer's control.

In addition, it is noted that the devaluation of nearby property is not material consideration in the determination of a planning application.

Whilst due weight has been afforded the provided Design and Access Statement (as received 25/07/2018) during the consideration; permission is granted in respect of the development as detailed in the approved plans only, which do not include the Design and Access Statement.

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:

001 - Proposal 03

As received: 25/07/2018

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)

no windows, other than those shown on the approved plans shall at any time be placed in the north side elevation of the building or 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. During the course of construction, the developer should take care to ensure that no part of this development (foundations, eaves, guttering, etc.) would encroach on, under or across the boundary line with the adjoining property, as the requisite Notice has not been served on the owner of that property. This permission does not confer any right of access onto land that is not under the developer's control. The developer should also be mindful of the obligations and requirements of the Party Wall Act (1996) details of which can be found at: www.communities.gov.uk/publications/planningandbuilding/partywall
5. 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.