

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Minster
App Ref: 191486
Address: 11 Carsdale Close, Reading, RG1 6DL
Proposal: Ground floor rear extension and extension to front of house.
Case Officer: Mr James Schofield
Applicant: Ms M
Date received (valid from): 16 September 2019
Target Decision date: 11 November 2019

1. SITE DESCRIPTION

The development site is a two-storey semi-detached residential dwelling located to the northern side of Carsdale Close.

2. PROPOSED DEVELOPMENT

The application relates to a retrospective application for a single-storey front extension and a single-storey rear extension. The front extension would measure 1 meter in depth, whilst the rear extension would measure 4.9m into the rear garden.

Plans considered

Project No. 19275/16A Block Plan and OS Map

Project No. 19275/11 Existing Plans

Project No. 19275/12 Existing Elevations

Project No. 19275/13 Proposed Plans

Project No. 19275/14 Proposed Elevations

Project No. 19275/15 Proposed 3D

As received 12 September 2019

3. RELEVANT PLANNING HISTORY

An enforcement investigation took place (ref: E19188) which came to the conclusion that while the extension requires planning permission as it exceeds 3 meters in depth, no harm to amenity could be established.

4. CONSULTATIONS

Neighbours

All adjoining neighbours were consulted by letter and no responses were received.

Transport

The transport officer noted the front extension does lead to a reduction in off-street parking space and that the plans did not indicate the number of parking spaces provided. As such revised plans including this information should be sought. A request for amended plans showing the parking arrangements was requested from the agent but the LPA did not receive such plans.

5. 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.

6. LEGAL AND PLANNING POLICY CONTEXT

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 Planning Policy

National Planning Policy Framework (2019)
National Planning Practice Guidance

Reading Borough Local Plan (adopted 2019)

CC7: Design and the Public Realm
CC8: Safeguarding Amenity
H9: House Extensions and Ancillary Accommodation
EN12: Biodiversity and the Green Network
TR3: Access, Traffic and Highway-Related Matters

SPG/SPD

A Design Guide to House Extensions SPG

7. APPRAISAL

7.1 Principle of development

The application seeks retrospective permission for front and rear extensions to an existing residential dwelling which, at the time of writing, are currently under construction. Such domestic works are supported in principle by Policy H9 (House Extensions and Ancillary Accommodation) of the Local Plan (2019) subject to a number of criteria ensuring the effects of such extensions and alterations respect its context are not harmful. These considerations will be examined in more detail in the following sections.

7.2 Character and scale

Policy CC7 of the Local Plan states that, development must be of a high design quality that maintains and enhances the character and appearance of the area in Reading in which it is located. Policy H9 states that an extension will be acceptable where it: respects the character of the house, the pattern of neighbouring properties and building lines.

The front extension follows the depth of the awnings located on the dwelling and 15 Carsdale; as such the scale is considered to be adequately sympathetic. While the new front extension does depart from the established character of 15 Carsdale and other semi-detached dwellings within the close, as a hereto intact repeating pattern exists to front elevation treatments, the appearance of the dwelling and wider area is not deemed to be harmed.

The rear extension is not visible from the street due to a combination of elevation and boundary treatments which serve to obstruct its view. As such it is considered that the development sufficiently respects the character and pattern of the dwelling and neighbouring properties. While the scale of the rear extension is in excess of design guidelines; at least half of the garden is retained and therefore the scale is deemed not to be inappropriate. Consequently, the development is not considered to cause any harm to the character or appearance of either the dwelling or the wider area, and therefore accords with the aims of Policy CC7 and the design considerations of Policy H9.

7.3 Amenity

Policy CC8 requires development to refrain from causing a detrimental impact on the living environment of existing residential properties or unacceptable living conditions for residents. And Policy H9 compliments these aims by indicating that acceptable development will not present an overbearing impact on neighbours or public areas.

The depth of the rear extension is significant and on the boundary line with 15 Carsdale, however, it is not considered that any harm to amenity results. Nor does it result in any overbearing impact on neighbours or public areas. Consequently the development accords with Policy CC8 and overbearing concerns of Policy H9.

7.4 Biodiversity and sustainability

Part 'b' of Policy EN12 indicates that all development sites should not result in a net loss of biodiversity or geodiversity, and should provide a net gain for biodiversity wherever possible through new tree planting, wildlife friendly landscaping and other ecological enhancements. These aims are supported by Policy H9 which states that an extension will only be acceptable where it does not result in the loss of biodiversity within gardens.

The site does not benefit from any protected trees, identified Green Links or observable contributions to the biodiversity of the Borough. As such, the development is considered to accord with the biodiversity considerations of Policy H9. The development is not considered to comply with the aspirations of Policy EN12 part 'b' as it does not seek to provide a net gain for biodiversity despite capacity to do so. However, this alone is not considered sufficient to warrant withholding planning permission for this retrospective application.

7.5 Highway safety

Policy TR3 indicates proposed development will accord with the most up-to-date objectives of the Local Transport Plan, comply with the adopted standards of the Transport Authority and refrain from having a material detrimental impact on the function of the transport network.

A request for amended plans showing the parking arrangements was requested as per the transport officer's request. No such plans were received. It is considered that the site visit and submitted plans offer sufficient clarity that sufficient parking provision will exist, and as such, the development is considered to accord with Policy TR3 of the Local Plan (2019).

8. CONCLUSION

In light of the above assessment the proposal is considered to accord with the requirements of the development plan. As such, the proposed development is recommended for approval subject to conditions.

9. RECOMMENDATION

GRANT

10. CONDITIONS

1. AP1 Standard approved plans
2. M1 Materials to match

APPENDIX
Site Photos

Photographs taken in the course of a site visit conducted on the 8th of November 2019.



