

DELEGATED APPLICATION REPORT

Address: 68 Foxhays Road

Application No: 190679/HOU

Proposal: Demolition of existing single storey side extension. Erection of part two storey part single storey side extension and single storey rear extension.

Applicant: Mr R Rolfe

Date received (valid from): 25/04/2019

Target Decision date: 20/06/2019

Agreed Extension of Time:

Case officer: Tom French

1. Site description and Surrounding Area

The application site contains a two storey semi-detached dwelling on the corner of Foxhays Road and Holberton Road. The application site has off road parking to the front of the property and small private amenity area to the rear.

The surrounding area is predominantly residential with dwellings of a mix of scale, styles and design.

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

2. The Proposal

Householder planning permission is sought to demolish the existing single storey side extension and erect a part two storey part single storey side extension. A single storey rear extension is also proposed.

3. Consultation

Neighbours consultation:

No.s 10, 12 & 66 Foxhays Road and 33 & 35 Holberton Road have been notified of the application and a site notice has also been displayed at the site.

No responses have been received.

4. Plans and Documents Considered

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

Drawing No.:

- 2104.G.1, Date: 23.04.2019 - Existing
- 2104.G.2, Date: 23.04.2019 - Proposed
- 2104.G.3, Date: 20.04.2019 - Location & Site Plan and Section

As received: 25/04/2019

- 2104.G.1, Date: 03.07.2019 - Existing

- 2104.G.2, Date: 03.07.2019 - Proposed
- 2104.G.3, Date: 03.07.2019 - Location & Site Plan and Section

As received: 04/07/2019

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') 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 side extension would be to the north side of the application property and given the corner location, would be highly visible from the street scene along Foxhays Road and Holburton Road. As a result of the irregular shape of the application site, the side elevation of the original property was significantly set off the northern boundary, allowing space for the significant width of the existing single storey side extensions. Within the context of the application site and existing built form, there is no objection to the principle of a substantial side extension in this location.

It is considered that in the context of the scale of the built form and massing of the existing property, side extension and garage that the proposed part two storey part single storey side extension would not be significantly out of character with the host dwelling or surrounding area in terms of scale. The two storey element of the proposed side extension would have a hipped roof to match the existing main roof that would be set down by 0.3m. The proposed side extension would also be set back from the existing front elevation of the main house by 0.6m. As such, despite the significant width, the proposed extension would read from the street scene as a subservient addition to the property that respects the character of the host dwelling in terms of scale and design. The single storey element of the proposed side extension would have a pitched roof and a large garage style door. The proposed side extension would be sited closer to Foxhays Road than the existing garage, however it would retain a distance of approximately 9m from the road. This set back would serve to lessen the impact of the proposal on the street scene. The proposal would be finished with materials to match the existing and is considered to integrate satisfactorily with the visual amenity of the host dwelling and character of the surrounding area.

The proposed rear extension would be single storey with a lean-to roof form and would project 3.2m from the existing rear elevation. The rear extension would not be visible from the street scene along Foxhays Road or Holburton Road and would project less than the 4m suggested as normally permissible in the Supplementary Planning Guidance - A Design Guide to House Extensions (2003). It is also noted that a 3m rear extension could be constructed at this site without planning permission utilising permitted development rights.

The rear element of the proposal would be finished with materials to match the existing and is considered to be relatively modest in terms of scale, design and impact. As such, the proposed single storey rear extension is considered to respect the character of the host dwelling and surrounding area in terms of materials, scale, design and location.

The proposal would significantly reduce the usable amenity area to the rear of the property. It is considered that the host dwelling would retain sufficient amenity space to the front and side elevations, which is considered adequate for a dwelling of this size and relative to the character of amenity spaces to the surrounding dwellings to the north and rear of the application site. It is noted that the majority of properties along Foxhays Road to the south of the application site have a traditional layout with the bulk of the amenity space to the rear. It is considered that the application site, being a corner plot, relates more closely with the character of the other properties on the corner of Foxhays Road and Holburton Road (10 Foxhays Road, 33 Holburton Road & 35 Holburton Road).

The proposal would accord with Policies CS7, DM9 and DM10.

Impact on neighbouring amenity

The neighbouring properties potentially affected by the proposed extension are 66 Foxhays Road, 33 Holburton Road and 10 Foxhays Road, located to the south, north and rear of the application site respectively.

With respect to no.66, the proposed side extension would be to the north of the application property and as such would not impact upon the amenity of no.66. The proposed rear extension would abut the common boundary, however it would be single storey and project a modest 0.2m beyond the rear elevation of the existing rear extension at no.66. As such it is considered that there would not be any significant detrimental impacts upon the living environment of the occupiers of no.66 in terms of loss of light or overbearing effects.

No additional south facing side windows are proposed and as such the proposal would not alter the existing relationship between no.66 and the application site in terms of privacy or overlooking.

With regards to no.33, the proposed side extension would project to within 0.5m of the common boundary. However, the side extension is single storey closest to the boundary and as a result of the irregular shaped plot would be mostly further from the boundary than 0.5m. Further, as a result of the irregular shaped plots of both the application property and no.33, the proposed side extension would be angled away from the main house at no.33 and would not project beyond the existing garage. It is considered that due to the above factors, the proposed side extension would not have an undue detrimental impact on the amenity of no.33 in terms of loss of light or overbearing effects.

The proposed rear extension would be single storey and sited approximately 10m from the main dwelling at no.33. As such it would not have a significant detrimental impact in terms of loss of light or overbearing.

One additional north side facing window is proposed. As this would be at ground floor level and would serve a bathroom, it is considered reasonable to include a condition requiring it to be obscure glazed and non-opening. Given a two storey side extension is proposed it is

also considered necessary, in order to protect neighbouring amenity, to include a condition preventing the addition of first floor side facing windows without the grant of a separate planning permission. Subject to the above conditions there would not be a significant detrimental impact on the living environment of the occupiers of no.33 in terms of privacy or overlooking.

With respect to no.10, the proposed side extension would be sited approximately 22m from the existing rear elevation of no.10. As this exceeds the 20m stated as acceptable in Policy DM4, it is considered to be a suitable relationship that would not unduly impact upon amenity. The proposed rear extension would be slightly closer than the recommended 20m to the existing rear of no.10, however as the proposal would be single storey and relatively modest in scale it is not considered to have significant detrimental impact upon the amenity of no.10.

Given the scale, design, layout and facilities proposed it is considered necessary to include a condition requiring that the extension hereby permitted be retained for a use that is ancillary to the host dwelling.

Subject to condition, the proposal would accord with Policy DM4.

Other Issues

Community Infrastructure Levy

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

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:

Drawing No.:

- 2104.G.2, Date: 03.07.2019 - Proposed
- 2104.G.3, Date: 03.07.2019 - Location & Site Plan and Section

As received: 04/07/2019

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) the proposed ground floor north facing side 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 room, 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.

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) no windows, other than those shown on the approved plans shall at any time be placed in the first floor 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

6. The extension hereby permitted shall not be occupied at any time other than for purposes ancillary to the use of the principal dwelling, *68 Foxhays Road*, as a dwellinghouse.

Reason: To accord with the terms of the application, and to ensure that separate occupation of the extension would not detract from the amenities or living conditions of neighbouring residential properties (or the character of the locality) in accordance with Policies DM9 and 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

