

DELEGATED APPLICATION REPORT

Address: 137 Upper Woodcote Road

Application No: 190326 / HOU

Proposal: Replacement ground floor rear extension

Applicant: Mr Terry Jones

Date received (valid from): 25/02/2019

Target Decision date: 22/04/2019

Case officer: Tom French

1. Site description and Surrounding Area

The application site contains a two storey detached dwelling on the south side of Upper Woodcote Road. The application property has an existing single storey conservatory to the rear.

The surrounding area is predominantly residential with large detached dwelling of varying style, scale 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 rear conservatory and erect a flat roof single storey rear extension. The proposed extension would project 4m from the existing rear elevation with a maximum height of 3.5m. It is proposed that the rear extension would be finished with timber cladding.

3. Consultation

Neighbours consultation:

No.s 135 & 139 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.:

- 10WCR/01 - Existing Plans & Elevations
- 10WCR/02 - Proposed Plans
- 10WCR/03 - Proposed Elevations
- 10WCR/04 - Proposed Site & Location Plan

As received: 25/02/2019

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') 2019 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)

9. Appraisal

Design, impact on the host dwelling, character of the area and street scene

The proposed extension is to the rear of the property and as such would not be visible from the street scene along Upper Woodcote Road. The existing gaps to the boundary would be retained and as such the proposal would not appear unduly cramped. The proposed extension would project 4m beyond the original rear elevation of the property and a modest 0.8m beyond the rear of the existing conservatory.

The extension would project a modest 0.8m beyond the existing extension with a flat roof would integrate satisfactorily with the character of the host dwelling and visual amenity of the surrounding area. Whilst the proposed extension would not be finished with materials to match the existing (timber boarding is specified on the plan), given the modest scale of the proposal and that it is located to the rear of the property (and not visible from the street scene), it is considered likely that there would not be any significant detrimental impact from the proposed materials to warrant the refusal of this application. However, to ensure the design quality of the scheme (general the lack of information provided regarding the precise nature of the timber boarding proposed) it is recommended that a materials condition is secured. This shall explicitly require the submission and approval of materials prior to works above foundation level (hence not a pre-commencement condition) taking place. With this condition secured it is considered that the proposal would comply with Policy CS7.

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 135 Upper Woodcote Road and 139 Upper Woodcote Road, located to the east and west of the application site respectively.

With regards to no.135, the proposed extension would not project beyond the rear of no.135, would be single storey and set off the common boundary by 1.6m which, combined with no.135 being set 2m off the common boundary, is considered sufficient to mitigate any detrimental impacts upon amenity in terms of loss of light or overbearing.

With respect to no.137, the proposed extension would project a modest 0.8m beyond the rear of the existing conservatory and would retain the existing 3.4m gap to the common boundary. As such there would not be any significant adverse impacts in terms of loss of light or overbearing effects.

The proposal is for a single storey rear extension and whilst a side facing window is proposed, it is not considered that the proposal would have a significant detriment impact on neighbouring amenity in terms of privacy or overlooking (as it is located at ground floor level).

As a flat roof is proposed, it is considered necessary to include a condition preventing it being used as a terrace to protect nearby amenity.

The proposal accords 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. No works above foundation level shall take place until details of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

Reason: as no details have been submitted and in the interests of the visual appearance of the building and the area in accordance with Policy CS7 of the Reading Borough Core Strategy 2008 (altered 2015).

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

Drawing No.:

- 10WCR/02 - Proposed Plans
- 10WCR/03 - Proposed Elevations
- 10WCR/04 - Proposed Site & Location Plan

As received: 25/02/2019

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

4. The roof area of the extension hereby permitted shall not be used as a balcony, roof garden or similar amenity area without the grant of further specific 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. 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.