

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Caversham

App Ref: 190779/HOU

Address: 37 Ardler Road, Caversham, Reading, RG4 5AE

Proposals: Two storey rear extension and single storey front extension. Resubmission of application 180527

Case Officer: Tom French

Date received (valid from): 14 May 2019 **Target Decision date:** 9 July 2019

PROPOSAL AND SUPPORTING INFORMATION

Plans considered

- PL-01 - Proposed Site Plan
- PL-02 - Existing Plans
- PL-03 - Existing Elevations
- PL-04 - Proposed Plans
- PL-06 - Proposed Elevations
- Location Plan

As received: 13/05/2019

- Existing Site Plan
- Proposed Site Plan

As received: 30/07/2019

CONSULTATIONS

The following addresses were consulted by letter.

39 Ardler Road, Caversham, Reading, RG4 5AE

35 Ardler Road, Caversham, Reading, RG4 5AE

One letter of representation has been received. This objected to the proposal for the following reasons:

- Loss of daylight/sunlight to neighbouring property and related overshadowing concerns
- The development would negatively impact upon the specific medical requirements of neighbours
- No other property has been extended to the front and so the proposed extension is not in keeping with other properties in the road
- Concerns relating to the accuracy of submitted plans
- No site notice has been displayed

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 policies in 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'

Reading Borough Local Development Framework Core Strategy (2008)

CS7 (Design and the Public Realm)

Sites and Detailed Policies Document (2012)

DM4 (Safeguarding Amenity)

DM9 (House Extensions and Ancillary Accommodation)

SPG/SPD

- A Design Guide to House Extensions SPG

Assessment

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

The proposal consists of a single storey front extension and two storey rear extension to replace the existing single storey flat roof rear extension.

The front extension proposed would project 1.5m from the existing front elevation of the host dwelling and would have a mono-pitch roof form with maximum height of 3.5m and an eaves height of 2.6m. It would be the full width of the front of the property and include the front door and ground floor front facing windows. The prevailing character along Ardler Road is residential, however, beyond that there is no consistency in types of dwelling, design ideology or characteristic features. Whilst there are no front projections of the exact type proposed, there are a number of examples of porches/front extensions along the road (namely no.s 4 & 4a, 33 & 33a, 34 and 48). As such it is considered that the principle of a front extension would be acceptable in this location. Further, the proposal would be relatively modest in scale and would be finished with materials to match the existing. It is considered that the proposed front extension would integrate satisfactorily with the visual amenity of the host dwelling and surrounding area.

The rear element of the proposed extension would not be visible from the street scene along Ardler Road. Whilst the proposed extension would be two storey, it would project a relatively modest 2.5m from the original rear elevation (less than the 4m recommended in the Supplementary Planning Guidance - A Design Guide to House 2003)). Considering the above in combination with the extent of the existing single storey rear extension and the proposed extension is considered to respect the character of the host dwelling and surrounding area in terms of scale, design, materials and location.

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 35 Ardler Road and 39 Ardler Road, located to the south and north of the application property respectively.

With respect to the adjoining neighbour, no.35, both the front and rear extensions proposed would abut the common boundary. The application property is to the north of no.35 and given the modest scale of the proposed front extension it is considered that it would not have a significant detrimental impact upon the living environment of the occupiers of no.35 in terms of loss of light, overbearing effects, privacy or overlooking. The proposed rear extension would abut the common boundary at first floor level and would project 2.5m beyond the existing rear elevation of no.35. The proposal would breach the 45 degree line taken from the middle of the nearest window to a habitable room at no.35, however it would only do so by 0.4m. Given the overall scale of the proposal, the orientation of the site (with no.35 being to the south of the application site) and the extent of the existing single storey rear extension at no.35; it is considered, on balance, that the proposed development would not unacceptably reduce the level of amenity enjoyed by the occupants of no.35 to an extent to warrant the refusal of this application.

Considering no.39, the application property has a greater set back from the road than no.39. The proposal would also retain the existing 1.5m off the common boundary (with no.39 being set off the boundary by a similar distance. The proposed front extension would be single storey, relatively modest in scale and would not project beyond the existing front elevation of no.39. Whilst the application site is to the south of no.39 the above considerations, combined with the proposed set off the common boundary, are sufficient to mitigate any significant detrimental impacts in terms of loss of light, overbearing effects, privacy or overlooking. Due to the positioning of the application site relative to no.39, the proposed two storey rear extension would project approximately 6m beyond the rear of no.39. Further, it would breach the 45 degree line from the window of the nearest habitable room at no.39. However, the existing 1.5m set off the common boundary and the proposed extension would breach the 45 degree line at a distance of approximately 5m. As such it is considered that there would not be any undue detrimental impacts upon the amenity of no.39.

The proposal therefore accords with Policy DM4.

Other Issues

Community Infrastructure Levy

The proposal would not be liable for the Community Infrastructure Levy.

Public Consultation Response

Some of the issues raised in the public consultation have been addressed above. With respect to other matters, given the minimal impact upon neighbouring amenity (as described above) there is little reason to suggest that the proposal would negatively impact upon health or wellbeing of nearby occupiers. Inaccuracies were identified within the submitted plans and documents; these have been addressed through the submission of amended plans. Whilst the applicants may not have displayed a site notice, the LPA has consulted the neighbouring properties by letter. As such it is considered that the statutory duty with respect to consultation has been fulfilled.

Application 180527

A previous application for a similar scheme was submitted at this site under the application number 180527. This application was withdrawn following feedback from officers. It is considered that the current application has been sufficiently amended (from that submitted as part of application 180527) to overcome the concerns identified at that point.

RECOMMENDATION:

Grant

The development is not considered harmful to the character or appearance of the site or its surroundings and is not considered to have a detrimental impact on the original building or neighbouring properties. As such the proposal is 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 (2012) and the Councils Supplementary Planning Guidance “A Design Guide to House Extensions” (2003).