

DELEGATED APPLICATION REPORT

Address: 18 Dawlish Road

Application No: 190545/HOU

Proposal: Proposed single storey side and rear extension following demolition of existing detached garage and rear extension

Applicant: Mr D Szymborski

Date received (valid from): 01/04/2019

Target Decision date: 27/05/2019

Agreed Extension of Time: 30/07/19

Case officer: Tom French

1. Site description and Surrounding Area

The property is a semi-detached house in a residential area with a detached garage, set well back in the plot. There is a slight splay to the boundary with no. 20 Dawlish Road, which has an existing single storey structure in the garden adjacent to and with a similar front building line to the application site's garage, but smaller than it.

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

2. The Proposal

Householder planning permission is sought for a single storey side and rear extension. It is proposed to demolish the existing detached garage and rear conservatory/extension to facilitate the construction of a side and rear extension that would project 4.8m from the original rear elevation (1.1m beyond the rear of the existing extension) and 2m beyond the existing side elevation.

3. Consultation

Neighbours consultation:

No.s 16 & 18 Dawlish Road, 11 Chudleigh Gardens and 19 Kingsbridge 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.:

- 01 - Existing Floor Plan
- 02 - Existing Elevations
- 03 - Existing Block Plan
- 04 - Proposed Ground Floor Plans and Roof Plan
- 05 - Proposed Elevations
- 06 - Proposed Block Plan

- Site Location Plan

As received: 01/04/2019

5. Relevant Planning History

890710 - FUL - Erection of new front entrance porch - Application Permitted

910925 - FUL - Erection of a conservatory - Application Permitted

180490 - HOU - Demolition of existing detached garage and erection of new single storey detached building for office/gym and bathroom (amended) - Application Permitted

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 extension would be to the side of the application property and as such would be visible from the street scene along Dawlish Road. Given the relatively modest scale of the proposed extension (being single storey, projecting 2m from the existing side elevation with a height of 3.1m), the bulk/massing of the existing detached garage and the scale of the application property (which reads from the street scene as part of the wider terrace); it is considered that the proposed side extension would not be significantly harmful to the character of the host dwelling and is respectful of the surrounding area in terms of scale. Whilst the proposed extension would not be set back from the original front elevation of the application property, it would be set back from the existing porch. As such, when viewed from the street scene along Dawlish Road, the proposed extension would appear subservient to, and in proportion with, the host dwelling.

The proposed extension would respect the character of the host dwelling and surrounding area in terms of scale, would be finished with materials to match the existing and with a flat roof is considered to integrate satisfactorily with the character of the 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 most affected by the proposed development are 16 Dawlish Road and 20 Dawlish Road, located to the north and south of the application site respectively.

With regards to no.16, the proposed extension would abut the common boundary with a height of 3.3m and would project 4.8m from the original rear elevation of the application property. This is greater than the 4m stated in the Supplementary Planning Guidance - A Design Guide to House Extensions (2003). However, the proposal would project a relatively modest 1.1m beyond the existing rear extension, would be single storey, would not breach

the 45 degree line taken from the centre of the nearest habitable window at no.16 and would project a modest 1.1m beyond the existing rear extension at no.16. It is therefore concluded that, whilst visible from the neighbouring property, the proposal would not have a significant detrimental impact upon the living environment of the occupiers of no.16 in terms of loss of light or overbearing or any other DM4 consideration.

With respect to no.20, due to the orientation of the application property in the plot, the proposed extension would be angled away from the boundary. The proposed extension would not project along the boundary as far as the existing garage and as such, in terms of loss of light and overbearing effects, the proposal would represent an improvement on the existing situation. Further, the garage permitted application 180490 (which is currently not implemented) would abut the common boundary for its entire length and would project further to the rear of the property than the current proposal.

The proposed extension would be single storey and whilst a window is proposed in the south side elevation, it would be at ground floor level and would not be sited beyond the rear elevation of no.20. As such, subject to a condition preventing the flat roof being used as a terrace, there would not be any significant detrimental impacts in terms of overlooking or privacy.

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. 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.:

- 04 - Proposed Ground Floor Plans and Roof Plan
- 05 - Proposed Elevations
- 06 - Proposed Block Plan
- Site Location Plan

As received: 01/04/2019

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 agreed time period.