

DELEGATED APPLICATION REPORT

Target Date: 13/2/19

Application No: 182201

Address: 62 South View Avenue, Caversham, RG4 5AJ

Proposal: Single storey rear extension following demolition of existing conservatory.

Case officer: Anthony Scholes

Site Description and Surrounding Area

The site is located on the southern side of South View Avenue. The site is generally flat, and contains a site area of approximately 245m². The site is located within flood zone 3 (1 in 100), and is within the air quality management zone. The southern side of South View Avenue contains predominantly terraced dwellings, while the surrounding area contains a range of terraced and semi-detached residential dwellings. To the rear, the site contains an existing half width conservatory. The site is also benefited from shared access to the rear via a private driveway, which services a detached garage on the site.

Proposal

The proposed development includes the removal of an existing conservatory and to the rear of the dwelling, and replacement with a full width (5.75m), 5.0m long kitchen/dining/living room extension. The proposed extension will be joined to the main dwelling by a flat roof, with a maximum height of 2.8m.

Plans Considered

The agent supplied the following, received on 17 December 2018:

Drawing No: Hewitt-TD-18-265-P1 Rev 1 - Location and site plan

Drawing No: Hewitt-TD-18-265-E1 Rev 1 - Existing ground floor

Drawing No: Hewitt-TD-18-265-E2 Rev 1 - Existing elevations

Drawing No: Hewitt-TD-18-265-P2 Rev 1a - Proposed ground floor

Drawing No: Hewitt-TD-18-265-P3 Rev 1a - Proposed elevations

Drawing No: Hewitt-TD-18-265-P4 Rev 1a - Section 1

Drawing No: Hewitt-TD-18-265-P5 Rev 1a - Section 2

Drawing No: Hewitt-TD-18-265-P6 Rev 1a - Proposed roof plan

Flood Risk Assessment for 62 Southview Avenue Caversham Reading RG4 5AJ, as received 2 January 2019

Relevant Planning History

None applicable at the application site.

60 South View Avenue

180748 - Single storey rear extension. Certificate of Lawfulness granted 6/6/18.

62a South View Avenue

181922 - Rear extension measuring 5m in depth, with a maximum height of 3.6m, and 3m in height to eaves level. Notification of the construction of an extension under class A Part 1 of Schedule 2 of the Town and Country Planning (General

Permitted Development) (England) Order 2015. Prior Approval not required 17/12/18.

Consultation Responses

A site notice was displayed on the site (on 05/01/19, expiring on 26/01/19), and letters were sent to adjoining properties.

No responses were received.

Summary of discussions with applicant

As the property lies within a mapped flood zone, a flood risk assessment (FRA) was required to be submitted. The agent was advised to prepare a suitable FRA. The agent responded with a flood risk assessment on 2 January 2019.

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

The following local and national planning policy and guidance is relevant to this application:

Reading Borough Local Development Framework Core Strategy (2008)
CS7 (Design and the Public Realm)
CS35 (Flooding)

Sites and Detailed Policies Document (Oct 2012)
DM4: Safeguarding Amenity
DM9: House Extensions and Ancillary Accommodation

Supplementary Planning Guidance - A Design Guide to House Extensions (2003)

Appraisal Checklist

DM9 states: An extension to a house will be acceptable where it:

- A. Respects the character of the house in terms of scale, location, materials and design;

To assess this, the following has been considered - would the proposal:

- detract from the appearance of the original building through the use of ill-matching materials and by not fitting in with the design, scale and proportions of the original building; **NO, the materials have been chosen to match the existing.**

- reduce the amount of usable amenity space for the property to an unacceptable degree; **NO**.
- require the loss of trees in the garden or put significant trees at risk; **NO**.

Although at 5m in depth it is longer than rear extensions usually considered appropriate on terraced properties, the context of the neighbouring approvals at both adjacent properties in the past year (see relevant history above) and the extent of the existing conservatory count in favour of the proposal, on balance, and in this specific instance.

- B. Respects the character and pattern of neighbouring properties and the street as a whole in terms of scale, location, materials and design, and any important existing building line; Respects neighbour's amenities and does not present a large blank façade to public areas.

To assess this, the following has been considered - would the proposal:

- significantly reduce the amount of daylight and sunlight enjoyed by neighbouring properties; **NO**.
- invade the privacy of neighbouring properties through overlooking from windows or balconies; **NO**
- detract from the character of neighbouring properties through siting, excessive bulk, ill-matching materials or inconsistent design; **NO**
- detract from the appearance of the street or area by using ill-matched materials, glazing and detailing; **NO**

DM4: Safeguarding Amenity states an extension to a house will be acceptable where it will not cause a significant detrimental impact to the living environment of existing or new residential properties.

To assess this, the following has been considered - would the proposal cause a significant detrimental impact to the living environment of existing or new residential properties in terms of:

- Privacy and overlooking; **NO, subject to a condition preventing the use of the flat roof as a terrace (unless permission is secured for this)**
- Access to sunlight and daylight; **NO**
- Visual dominance and overbearing effects of a development; **NO**
- Noise and disturbance; **NO, subject to a condition preventing the use of the flat roof as a terrace (unless permission is secured for this)**
- Artificial lighting; **NO**
- Vibration; **NO**
- Dust and fumes; **NO**
- Smell; **NO**
- Crime and safety; **NO**

Flooding

Proposed extension is within a flood zone and a householder FRA has been submitted to comply with Policy CS35. The submitted information is considered

appropriate and a compliance condition is recommended for the development to be carried out in accordance with the FRA.

**RECOMMENDATION
GRANT**

Subject to the following conditions:

1. Time limit
2. Materials as proposed
3. Approved plans
4. Build as per FRA
5. No use of flat roof as terrace

Informatives relating to:

1. Terms and conditions
2. Building regulations
3. Demolition and construction
4. Encroachment and Party Wall
5. Positive and proactive