

DELEGATED APPLICATION REPORT

Address: 34 Grosvenor Road

Application No: 190553/HOU

Proposal: Erection of 2-storey side and rear extensions and single storey front porch extension

Applicant: MS J Parker

Date received (valid from): 03/04/2019

Target Decision date: 29/05/2019 | EOT agreed until 20/09/2019

Case officer: Tom French

1. Site description and Surrounding Area

The application site contains a two storey detached dwelling on the east side of Grosvenor Road. The property has an existing rear conservatory and a rear amenity area approximately 32m deep and 15m wide.

The surrounding area is predominantly residential and is characterised by large detached dwellings of varying design and style.

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

2. The Proposal

Householder planning permission is sought for a part two storey part single storey rear extension, a first floor side extension and a single storey porch extension to the front of the property. The existing conservatory would be demolished and a two storey rear extension projecting 3.6m from the original rear elevation would be erected. A single storey flat roof extension is proposed that would project 3.6m beyond the rear of the proposed two storey extension (or existing conservatory).

A first floor side extension is proposed above the garage that would be set down from the main ridgeline of the roof and set back from the existing front elevation by 0.8m.

A front porch extension is also proposed that would project forward of the existing front elevation by 1.4m.

3. Consultation

Neighbours consultation:

No.s 32 & 36 Grosvenor Road have been notified of the application and a site notice has also been displayed at the site.

No responses have been received.

Transport consultation:

There are no transport objections to the proposal.

4. Plans and Documents Considered

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

Drawing No.:

- GRC/18/1B - Proposals

As received: 03/04/2019

5. Relevant Planning History

991531 - FUL - Erect a single storey rear conservatory - 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 first floor side and front porch extensions would be visible from the street scene along Grosvenor Road.

The proposed side extension would be set back from the existing front elevation by 0.8m and would have a tiled hipped with pitch to match the existing. The ridge of the proposed side extension would be set down from the main roof by 0.3m and would be sited above the existing garage. The result would be a side extension that appears subservient to the host dwelling and as is considered to respect the character of the house in terms of scale and design. The proposed side extension would not increase the existing footprint of the application property, nor would it alter the existing gap to the boundary with no.36. As such the proposed side extension would not be significantly harmful to the character of the surrounding area or wider street scene and would not appear unduly cramped.

The proposed porch would project 1.3m from the existing front elevation and would have a width of 4m. There are a number of examples of projecting front porches in the vicinity including neighbouring no.32 and nearby no.s 30a & 30b. As such there is no objection to the principle of a porch in this location. Given the scale of the host dwelling and the space around the building; it is considered that the proposed porch would not be significantly out of character with the host dwelling or surrounding area in terms of scale or design.

A part two storey part single storey rear extension is proposed. The two storey element of the proposed rear extension would not project beyond the extent of the existing conservatory. It would have a hipped m-shaped roof form with tiles and pitch to match the existing roof. A flat roof single storey rear extension is also proposed that would project 3.6m beyond the existing rear elevation of the conservatory.

Whilst substantial, given the scale of the host dwelling and surrounding dwellings, the proposal is not considered to be significantly harmful to the character of the host dwelling or surrounding area in terms of scale, design or materials.

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 32 Grosvenor Road and 36 Grosvenor Road, located to the north and south of the application dwelling respectively.

With respect to no.32, the two storey element of the proposed rear extension would not project beyond the rear elevation no.32. The single storey element would project a relatively modest 3.6m beyond the rear elevation of no.32. Considering the existing gap to the common boundary would be retained and the location of the detached garage to the rear of no.32; it is considered that the proposed extension would not be significantly overbearing or would result in an undue loss of light for the current or future occupiers of no.32.

Regarding no.36, the proposed two storey side and rear extension would not project beyond the rear elevation of no.36 and would retain the existing gap to the common boundary. Combining this with the significant separation distance of no.36 to the common boundary and it is considered that there would not be any significant adverse effects or detrimental impacts of the proposed development in terms of loss of light or overbearing.

First floor side facing windows are proposed in both the north and south side elevations. However, these would serve bathrooms and as such it is considered reasonable to apply a condition requiring that they be obscure glazed and non-opening. As such, it is considered that the proposed development would not have a significant detrimental impact in terms of privacy or overlooking.

To protect the future amenity of the neighbouring properties, it is considered necessary to include a condition preventing additional first floor side facing windows being installed without the grant of a separate planning permission. As a flat roof is proposed it is considered necessary to include a condition stating that it must not be used as a terrace in order to prevent overlooking, disturbance or loss of privacy.

Subject to conditions, the proposal accords with Policy DM4.

Other Issues

Community Infrastructure Levy

The proposal would be liable for the Community Infrastructure Levy (CIL). The estimated increase in floorspace that would result from the proposed extension is 101.36m² (as calculated by the officer based on the plans submitted). The CIL residential rate is £148.29/m². As such the applicant would be liable to pay £15,030.67. It is recognised that the applicant may be eligible for a self-build residential extension exemption that may result in an exemption to this CIL liability (which will be progressed separately). The standard CIL informative will be included on the decision notice.

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.:

- GRC/18/1B - Proposals

As received: 03/04/2019

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 first floor side facing windows 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 rooms, 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 north or south elevations at first floor level 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 flat 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 extended time period.
5. The Council introduced the Community Infrastructure Levy (CIL) on 1st April 2015. CIL is a way of securing financial contributions towards infrastructure from new development, and partially replaces the Section 106 planning obligation regime. It is a set charge per sq m of floorspace for different uses, and, unlike Section 106, it is non-negotiable. It applies to developments which result in at least one dwelling; where the space has not been in lawful use for 6 months within the last 3 years or 100 sq m of new floorspace. For this approved development the CIL status is CHARGEABLE. If chargeable you will be sent a CIL Liability Notice with the calculated amount soon. CIL becomes payable on commencement of the development or by instalments. For more information go to:
http://www.reading.gov.uk/media/2791/Community-Infrastructure-Levy-Advice-to-Applicants/pdf/CIL_Advice_to_Applicants.pdf