

DELEGATED APPLICATION REPORT

Address: 5 Queensborough Drive

Application No: 191090/HOU

Proposal: Single storey side extension

Applicant: Mr & Mrs Hillman

Target Decision date: 29/08/19

Case officer: Connie Davis

1. Site description and Surrounding Area

The application site contains a two storey detached dwelling on the east side of Queensborough Drive with a flat roof single storey garage that projects to the front and side. The application site has a rear amenity area approximately 9m deep and 12m wide.

The surrounding area is predominantly residential, characterised by large detached properties of similar scale to the application property.

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

2. The Proposal

A householder planning permission is sought for a single storey side extension. The proposal would extend two storey side extension. The proposal would infill behind the existing garage and would measure a depth of 2.7m, width of 2.8m, eaves height of 2.2m and maximum height of 3.8m. It would have a hipped roof to match the existing property. A side and rear window is proposed, along with a rear door.

Materials are proposed to match the existing property.

3. Consultation

Internal consultation:

No internal consultees were consulted on this application.

External Consultation:

The following addresses were formally consulted via letter on 16/07/19:

3 and 7 Queensborough Drive
35 and 35A Conisboro Avenue

In addition, a site notice was sent to the agent on 16/07/19.

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.:

PL-01 - Location Plan
PL-02 - Block Plan
PL-03 - Proposed Site Plan
PL-04 - Existing Floor Plans
PL-05 - Existing Elevations
PL-06 - Proposed Floor Plans
PL-07 - Proposed Elevations
PL-08 - Proposed 3D Views
PL-09 - Existing Roof
PL-10 - Proposed Roof

Received 5th July 2019.

5. Relevant Planning History

180834 - Two storey side extension - 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') 2012 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;

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

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**
- 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**

- 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, the proposal is not considered to conflict with any windows of neighbouring properties.**
- invade the privacy of neighbouring properties through overlooking from windows or balconies; **NO, although a side window is proposed on the northern elevation, this will face the garage wall of no. 3 Queensborough Drive and therefore would not invade the privacy of this property. The extension would also not conflict with no. 7 Queensborough Drive located to the south of the site.**
- detract from the character of neighbouring properties through siting, excessive bulk, ill-matching materials or inconsistent design; **NO, the hipped roof of the extension would be visible from the street, above the existing garage. However the roof form is in keeping with the host property and surrounding properties so is considered an acceptable addition to the street scene.**

- detract from the appearance of the street or area by using ill-matched materials, glazing and detailing; **NO, materials are to match the existing property.**

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, see above comments.**
- Access to sunlight and daylight; **NO, see above comments.**
- Visual dominance and overbearing effects of a development; **NO**
- Noise and disturbance; **NO**
- Artificial lighting; **NO**
- Vibration; **NO**
- Dust and fumes; **NO**
- Smell; **NO**
- Crime and safety; **NO**

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.:

- PL-01 - Location Plan
- PL-02 - Block Plan
- PL-03 - Proposed Site Plan

- PL-06 - Proposed Floor Plans
- PL-07 - Proposed Elevations
- PL-10 - Proposed Roof

Received 5th July 2019

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

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.

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