

DELEGATED APPLICATION REPORT

Address: 19 Clarendon Road

Application No: 190677/HOU

Proposal: Proposed single storey rear extension

Applicant: Mr Bernard O'Shea

Date received (valid from): 29/04/2019

Target Decision date: 24/06/2019

Case officer: Tom French

1. Site description and Surrounding Area

The application site contains a two storey mid-terrace dwelling on the north side of Clarendon Road. The application property includes a two storey out-rigger to the rear and a single storey rear extension beyond this. The application site includes a rear amenity area approximately 8m deep and 4m wide.

The surrounding area is predominantly residential with terrace dwellings, many of which have been extended to the rear.

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 flat roof rear extension projecting 3m from the rear of the existing single storey extension.

3. Consultation

Neighbours consultation:

No.s 17 & 19 Clarendon Road and 22 Auckland Road have been notified of the application and a site notice has also been displayed.

One response has been received objecting to the proposal for the following reasons (*officer response in italics*):

- The extension will go beyond any of the existing property extensions amongst the string of houses - *see 'Design, impact on the host dwelling, character of the area and street scene' section below*
- The extension will remove the privacy of the adjacent gardens - *see 'Impact on neighbouring amenity' section below*
- The extension could lead to potential further developments of the house - *this application must be assessed on its own merits against all relevant material considerations and policies; similarly any future application(s) would also be judged on its own merits too.*
- As the extension would go past the existing property extension lines of other homes it is a much larger undertaking and will cause a much longer disruption to the surrounding area - *potential impact/disruption resulting from the construction of*

the proposal is not a material planning consideration and as such cannot influence the outcome of this application

4. Plans and Documents Considered

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

Drawing No.:

- CR19:101 - Site & Block Plans
- CR19:102 - Site Location Plan
- CR19:103 Rev. P1 - Existing & Proposed Floor Plans
- CR19:005 - Existing Elevations
- CR19:106 - Proposed Elevations

As received: 25/04/2019

5. Relevant Planning History

181525 - CLP - Proposed single storey rear extension and proposed loft conversion with dormer extensions - Application Permitted

190568 - CLP - Revised proposals for single storey rear extension - Application Withdrawn

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

As the proposed extension is to the rear of the property the proposal would not be visible from the street scene along the terrace of Clarendon Road. The proposed extension would retain the existing 1m gap to the common boundary with no.17 and would project a relatively modest 0.7m beyond the existing rear extension at no.21. As such it is considered that the proposal would not appear unduly cramped or out of proportion with nearby extension. There are numerous examples of rear extensions along Clarendon Road, and it is not considered that there is a significant rear building line. As such, whilst the proposal does project beyond the existing neighbouring rear extension, this is not considered to be significantly harmful to the character of the area in this specific instance.

The proposed extension would be made with materials to match the existing and a flat roof to match the existing. As such it is considered that the proposal would 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 affected by the proposed development are 17 Clarendon Road and 21 Clarendon Road, located to the west and east of the application site respectively.

With respect to no.17, the proposed extension would project 5.6m beyond the existing rear elevation with a height of 2.5m with a 1m set off the common boundary. It is considered, given the relatively modest height of the proposal and the 1m gap to the common boundary, that the proposed development would not appear significantly overbearing or result in a material loss of light.

With regards to no.21, the proposed extension would be single storey and project a modest 0.7m beyond the rear elevation of the existing extension at no.21. As such it is considered that there would not be any significant adverse effects in terms of loss of light or overbearing.

Further, whilst a side facing window is proposed, it would be at ground floor level and would serve a shower room. As such it is considered that there would not be a significant loss of privacy resulting from the proposed window and that the extension would not have an undue impact in terms of overlooking.

There are not considered to be any significantly harmful impacts on any other nearby occupiers either, for example for occupiers of properties fronting Auckland Road.

The proposal accords with Policies DM4 and DM9.

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.:

- CR19:101 - Site & Block Plans
- CR19:103 Rev. P1 - Existing & Proposed Floor Plans
- CR19:106 - Proposed Elevations

As received: 25/04/2019

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.