

DELEGATED APPLICATION REPORT

Address: 29 Lyndhurst Road

Application No: 190452 / HOU

Proposal: Proposed ground floor rear extension

Applicant: Mr K Ball

Date received (valid from): 19/03/2019

Target Decision date: 14/05/2019

Case officer: Tom French

1. Site description and Surrounding Area

The application site contains a two storey semi-detached dwelling on the west side of Lyndhurst Road. The application site includes a rear amenity area approximately 22m deep and 7m wide. Off road parking for two cars is provided to the front of the property.

The surrounding area is predominantly residential with semi-detached and terrace dwellings of a similar scale to the application property.

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 rear extension. The proposed extension would project 4m from the existing rear elevation and would be the full width of the property. The extension would have a lean-to style mono-pitch roof with an eaves height of 2.5m and a maximum height of 3.7m. The proposed extension would be finished with materials to match the host dwelling.

3. Consultation

Neighbours consultation:

No.s 27 & 31 Lyndhurst Road and 207 & 209 Thirlmere Avenue 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.:

- 2099.G.1 (Existing)
- 2099.G.2 (Proposed)
- 2099.G.3 (Site & Location Plan)

As received: 19/03/2019

5. Relevant Planning History

None

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

Due to the orientation of the neighbouring semi-detached pair (no.s 25 & 27) the proposed rear extension would be partly visible from the street scene along Lyndhurst Road. Given the scale of the proposed extension in relation to the host dwelling and that it would be sited to the rear of the property; it is considered that the proposal would not appear significantly out of character with the host dwelling or surrounding area.

The proposed extension would project 4m from the existing rear elevation (in line with the SPG - A Design Guide to House Extensions 2003) and would have a width equal to that of the host dwelling. Given the semi-detached nature of the application property, the close relationship to the boundary with the adjoining neighbour (no.31) is considered appropriate in this instance.

The proposed extension would be finished with materials to match the host dwelling and with a lean-to concrete tiled 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 affected by the proposed development are 27 Lyndhurst Road and 31 Lyndhurst Road, located to the south and north of the application site respectively.

With respect to no.27, the proposed extension would retain the existing gap to the common boundary and as a result would be sited approximately 5m from the side elevation of no.27. Further, the orientation of no.27 relative to the application property increase the separation distance between the proposed extension and any windows serving habitable rooms. As such, the proposed development would not have a significant detrimental impact in terms of loss of light or overbearing effects.

With regards to the adjoined neighbour, no.31, the proposed extension would abut the common boundary. Whilst visible from no.31, it is considered that due to the proposal being single storey, projecting 4m from the existing rear extension and having an eaves height of 2.5m; the proposed extension would not appear significantly overbearing or result in an undue loss of light so as to warrant the refusal of this application.

It is also noted that an extension with a depth of 3m could be erected utilising permitted development rights without planning permission and that the depth of the proposal accords with the SPG - A Design Guide to House Extensions (2003).

Further, the proposed extension would be single storey with no side facing windows. As such it is considered that there would not be any adverse effects in terms of privacy or overlooking.

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.:

- 2099.G.2 (Proposed)
- 2099.G.3 (Site & Location Plan)

As received: 19/03/2019

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.