

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Peppard
App Ref: 191522
Address: 19 Buckingham Drive, Reading, RG4 8RY
Proposal: Two storey side extension.
Case Officer: Mr James Schofield
Applicant: Mr Jamal Bhatti
Date received (valid from): 20 September 2019
Target Decision date: 6 December 2019

1. SITE DESCRIPTION

The development site is a two-storey semi-detached residential dwelling located to the northern side of Buckingham Drive. The dwelling forms a corner site resulting in two relevant intersecting building lines. The site is adjacent to and fronts onto a roundabout. The majority of the site is within a designated Green Link.

2. PROPOSED DEVELOPMENT

The application relates to an application for a two-storey side extension.

Plans considered:

Drawing Number B.D - 320 Existing Plans

Drawing Number B.D - 321 Existing Elevations

Drawing Number B.D - 322 Proposed Plans

Drawing Number B.D - 323 Proposed Elevations

Drawing Number B.D - 324 Site & Location Plans

As received 20 September 2019

Drawing Number B.D - 322 Rev. A Proposed Plans

Drawing Number B.D - 323 Rev. A Proposed Elevations

Drawing Number B.D - 324 Rev. A Site & Location Plans

As received 25 November 2019

Drawing Number B.D - 322 Rev. B Proposed Plans - Nesting box added

Drawing Number B.D - 324 Rev. B Site & Location Plans - Hedgerow added

As received 26 November 2019

Drawing Number B.D - 324 Rev. B Site & Location Plans - Vision splay added

As received 3 December 2019

3. RELEVANT PLANNING HISTORY

None.

4. CONSULTATIONS

Neighbours

All adjoining neighbours were consulted by letter and no responses were received.

Transport

The transport officer has not objected to the proposed development.

5. 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.

6. LEGAL AND PLANNING POLICY CONTEXT

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. Material considerations include relevant policies in the National Planning Policy framework (NPPF) - among them the 'presumption in favour of sustainable development'. The following local and national planning policy and guidance is relevant to this application:

National Planning Policy

National Planning Policy Framework (2019)

National Planning Practice Guidance

Reading Borough Local Plan (adopted 2019)

CC7: Design and the Public Realm

CC8: Safeguarding Amenity

H9: House Extensions and Ancillary Accommodation

EN12: Biodiversity and the Green Network

TR3: Access, Traffic and Highway-Related Matters

SPG/SPD

A Design Guide to House Extensions SPG

7. APPRAISAL

7.1 Principle of development

The application seeks permission for a two storey side extension to an existing residential dwelling. Such domestic works are supported in principle by Policy H9 (House Extensions and Ancillary Accommodation) of the Local Plan (2019) subject to a number of criteria ensuring the effects of such extensions and alterations respect its context and are not harmful. These considerations will be examined in more detail in the following sections.

7.2 Character and scale

Policy CC7 of the Local Plan states that, development must be of a high design quality that maintains and enhances the character and appearance of the area in Reading in which it is located. Policy H9 states that an extension will be acceptable where it: respects the character of the house, the pattern of neighbouring properties and building lines.

The two storey side extension was initially proposed to be flush with the original dwelling's ridge height and depth. The proposal was not subservient to the original dwelling and failed to respect the building line of Buckingham Drive. Subsequent consultation with the agent resulted in

amended plans which have set the extension back and down ensuring subservience. While a corner of the extension protrudes further forwards than the building line of Buckingham Drive, this is not considered to cause any harm and therefore warrant withholding planning permission. The development is not considered to cause any harm to the character or appearance of either the dwelling or the wider area, and therefore the proposal accords with the aims of Policy CC7 and the design considerations of Policy H9.

7.3 Amenity

Policy CC8 requires development to refrain from causing a detrimental impact on the living environment of existing residential properties or to result in unacceptable living conditions for residents. And Policy H9 compliments these aims by indicating that acceptable development will not present an overbearing impact on neighbours or public areas.

The proposal does introduce a new first floor rear window which could have the potential to look into both the dwelling and rear garden amenity of 21 Buckingham Drive. However, the proposal indicates this window is to serve a bathroom which suggests a condition for the window to include obscure-glazing and window opening restrictions would have a minimal impact on residents and ensure no harm to neighbouring privacy results. The scale and siting of the side extension ensures the proposal does not result in any overbearing impact on neighbours or public areas. Consequently, the development is considered to accord with Policy CC8 and concerns relating to overbearingness in Policy H9.

7.4 Biodiversity and sustainability

Part 'a' of Policy EN12 indicates the Green Network, as identified on the Proposals Map, shall be: maintained, protected, consolidated, extended and enhanced. Consequently, that permission will not be granted for development considered to negatively affect identified sites in terms of either identified biodiversity or biodiversity potential. Part 'b' of Policy EN12 indicates that development should not result in a net loss of biodiversity or geodiversity and should provide a net gain for biodiversity wherever possible through new tree planting, wildlife friendly landscaping and other ecological enhancements. These aims are supported by Policy H9 which states that an extension will only be acceptable where it does not result in the loss of biodiversity within gardens.

The majority of the site is within the Green Link and the rear garden is considered to offer an opportunity for its enhancement. The site does not currently benefit from any protected trees or other observable contributions to the biodiversity of the Borough. The original proposal did not include any proposed biodiversity enhancements; however through consultation with the agent new hedgerow planting and a nesting box have been included in the proposal. It is considered that these amount to a proportionate contribution to biodiversity relative to the scale and intensity of the development. A condition requiring these elements be implemented and adequately maintained is also deemed prudent. Subsequently, the proposed development is considered to comply with Policy EN12.

7.5 Highway safety

Policy TR3 indicates proposed development will accord with the most up-to-date objectives of the Local Transport Plan, comply with the adopted standards of the Transport Authority and refrain from having a material detrimental impact on the function of the transport network.

The transport officer noted the two parking spaces illustrated on 'B.D - 322 Rev B Proposed Plans - Nesting box added' and the dropped kerb/visibility splays on 'B.D - 324 Rev B Site & Location Plans - Visibility splays added' were adequate and demonstrate the proposal complies with Policy TR3 of the Local Plan (2019).

8. CONCLUSION

In light of the above assessment the proposal is considered to accord with the requirements of the development plan. As such, the proposed development is recommended for approval subject to conditions.

9. RECOMMENDATION

GRANT

10. CONDITIONS

1. AP1 Approved Plans
2. TL1 Time Limit (Standard)
3. M1 Materials to match
4. L10 Habitat Enhancement Scheme (as approved)
5. PD3 Obscure Glazing

11. INFORMATIVES

1. IF5 Terms
2. IF3 Highways
3. IF6 Building Control
4. IF7 Complaints about construction
5. IF8 Encroachment
6. IF1 Positive and Proactive Working

APPENDIX

Site Photos

Photographs taken in the course of a site visit conducted on the 20th of November 2019.



