

DELEGATED APPLICATION REPORT

Address: 149 Mayfield Drive

Application No: 190151 / HOU

Proposal: Demolish conservatory and adjacent glass lean-to, replace with a single storey rear extension and tiled lean-to.

Applicant: Mrs Danuta Maker

Date received (valid from): 31/01/2019

Target Decision date: 28/03/2019

Case officer: Tom French

1. Site description and Surrounding Area

The application site contains a two storey semi-detached dwelling on the east side of Mayfield Drive. The application property has an existing rear conservatory and a single storey side and rear extension to the north that forms a garage. There is also an existing side dormer extension that facilitates a loft conversion. The application site includes a rear amenity area approximately 22m deep and 10m wide.

The surrounding area is predominantly residential and characterised by semi-detached properties of equivalent 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 to demolish the existing rear conservatory and erect a single storey rear extension.

The proposed extension would project 5.8m from the original rear elevation of the dwelling, have a width of 3.7m and a pitched tiled roof with a maximum height of 3.3m and an eaves height of 2.3m.

3. Consultation

Neighbours consultation:

No.s 147 & 151 Mayfield Drive and 11 & 13 All Hallows Road 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.:

- P.01 - Location & Block Plans
- P.02 - Existing Ground & Roof Plans

- P.03 - Existing Elevations
- P.11 - Proposed Location & Block Plans
- P.12 - Proposed Ground & Roof Plans
- P.13 - Proposed Elevations

As received: 31/01/2019

5. Relevant Planning History

980639 - FUL - Loft conversion and side dormer - Application Permitted

990610 - FUL - Single storey rear extension to provide 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') 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

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 Mayfield Drive. The existing conservatory would be demolished and the proposed extension would be erected in its place, however the proposed extension would project 0.8m further than the existing conservatory. As such the proposal would only result in a modest increase in built form and would not appear unduly cramped.

The proposed extension would project 5.8m from the original rear elevation. Whilst this is further than the 4m noted in the Supplementary Planning Guidance - A Design Guide to House Extensions (2003), given the extent of the existing extension (which would be demolished to facilitate the proposal), the minimum height on the boundary and sloping roof away from the neighbour, and the size of the rear garden; a larger extension is considered appropriate in this specific instance.

The extension would project a modest 0.8m beyond the existing extension with a pitched tiled roof and finished with materials to match the existing, 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 147 and 151 Mayfield Drive, located to the north and south of the application property respectively.

The proposed extension would not project beyond the existing single storey rear and side extension and as such would not affect the amenity of the occupiers of no.147.

With respect to no.151, the proposed extension would abut the common boundary and project 5.8m from the original rear elevation. However, the proposal would project a relatively modest 0.8m beyond the existing conservatory and with an eaves height of 2.3m and being hipped away from the common boundary; it is not considered to have a significant detrimental impact in terms of overbearing or loss of light (within the context of the existing boundary treatment too).

The proposal is for a single storey rear extension with no windows in the south side elevation. As such it is considered that there would not be any adverse effect in terms of privacy or overlooking.

The proposed development 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.:

- P.11 - Proposed Location & Block Plans
- P.12 - Proposed Ground & Roof Plans
- P.13 - Proposed Elevations

As received: 31/01/2019

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.