

DELEGATED APPLICATION REPORT

Address: 43 Conisboro Avenue

Application No: 181688 / HOU

Proposal: Single storey front and rear extensions. Two storey side extension and internal alterations.

Applicant: Mr & Mr Paul Harrison

Date received (valid from): 25/09/2018

Target decision date: 20/11/2018

Agreed extension of time: 17/12/2018

Case officer: Tom French

1. Site description and Surrounding Area

The application site contains a two storey detached dwelling on the west side of Conisboro Avenue. The application property has an unusual jerkinhead and gambrel fusion roof form with a single storey, flat roof, semi-circular garden room projecting 3.1m from the south side elevation.

The surrounding area is predominantly residential with a mix of large detached dwellings and semi-detached properties, all of varying design and scale.

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

2. The Proposal

A householder planning permission is sought for a two storey side extension and single storey rear extension and single storey front extension. It is proposed to demolish the existing semi-circular garden room and erect a two storey side extension to the south of the property that would project 4.5m beyond the existing side elevation of the living room.

A single storey rear extension 7.3m wide is also proposed that would project 3.9m from the existing rear elevation of the garage with a high pitched roof. The rear extension would have a maximum height of 5.1m and an eaves height of 2.5m. The original proposal also sought a covered patio and family area coming out by a further 5 metres. Officers advised against this addition as it resulted in an overly large, almost 9m deep, extension rising to 5.1 metres in height.

The proposed front extension would infill the area in front of the garage and alongside the existing kitchen. It would project 2.9m from the existing front elevation and have a width of 4.9m. It would have a flat roof 3m high.

3. Consultation

Neighbours consultation:

No.s 41, 45, 98 and 100a Conisboro Avenue and no.s 35, 37, 39 and 41 Carlton Road have been notified of the application and a site notice has also been displayed at the site from the 18th October 2018.

No representations have been received.

Natural environment:

The RBC Natural Environment Officer provided a consultation response stating that subject to the submission of an appropriate Arboricultural Method Statement (AMS) there would not be any tree/landscaping objections to this application. The AMS was received by the LPA 10/12/2018 and the Natural Environment Officer has confirmed that it is sufficient to satisfy the landscaping concerns, subject to a condition stating that all development hereby approved must be undertaken in accordance with the approved AMS.

Transport:

Site plans indicate that the existing “In & Out” access is to be retained.

The site plan and aerial images confirm that there is adequate of road parking available on the front drive, which conforms to the Councils current standards.

There are no Transport objections to this application as there are no changes to the existing parking or access arrangements.

IF3 Highways

i) The attention of the applicant is drawn to Section 59 of the Highways Act 1980, which enables the Highway Authority to recover expenses due to damage caused by extraordinary traffic.

ii) Any works affecting the Highway shall be in accordance with Reading Borough’s Council’s document “Guidance Notes for Activities on the Public Highway within the Borough of Reading”. The applicant should note that compliance with this document is mandatory and licences to work on the Highway will only be issued if the requirements contained within it are met. A copy can be obtained from the Council’s website.

4. Plans and Documents Considered

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

Drawing No.:

- 01 Rev. A - Existing Plans and Elevations
- 02 Rev. B - Proposed Plans and Elevations
- 1083-KC-XX-YTREE-TPP01Rev0 - Tree Protection Plan
- 1083-KC-XX-YTREE-TCP01Rev0 - Tree Constraints Plan
- 2963 - Topographic Survey
- Site Plan
- Location Plan

As received: 25/09/2018

- 1083-KC-XX-YTREE-Method Statement-Rev0 - Arboricultural Method Statement

As received: 10/12/2018

- 02 Rev. C - Proposed Plans and Elevations

As received: 08/02/2019

- Site Plan Rev. A - 01.03.19

As received: 01/03/2019

5. Relevant Planning History

180533 - HOU - Proposed single storey front and rear extensions. Two storey side extension. Internal alterations and detached double garage - Application Refused

181478 - CLP - Erection of outbuilding in rear garden - Permitted Development

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;

RBC Local Development Framework

Core Strategy 2008 (Altered 2015)

CS7 Design and the Public Realm
CS38 Trees, Hedges and Woodland

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

Considering the existing scale and massing of the host building and single storey garden room, the proposed two storey side extension is not considered to be significantly out of character with the host dwelling. The side extension would be set off the southern boundary with no.41 by 8.8m and as such the open and spacious character of this application site would be retained. The proposed side extension would be less than half the width of the existing dwelling and would match the existing roof form. As such the proposal is considered to respect the host dwelling in terms of scale and design.

The proposed single storey front extension would be visible from the street. Whilst the front extension would protrude 2.9m forward of the existing garage it would not project beyond the existing front elevation of the main house. The proposed front extension is not considered to be significantly out of character with the host dwelling or surrounding area.

The proposed rear extension would be single storey and, as amended, project 3.9m from the existing rear elevation of the garage. Given the scale of the existing house and size of the rear garden; the depth of the proposed rear extension is not considered sufficiently harmful to the character of the host dwelling or surrounding area to warrant the refusal of this application. The pitched roof proposed is considered to acceptably integrate with the roof of the main house and the extension would retain the existing 1.4m distance to the common boundary with no.45.

The proposed development would be completed with external materials to match the existing and is considered to satisfactorily integrate 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. However, as the proposed development would cover a significant portion of the rear amenity area and given the reasons for the proposal being amended it is considered necessary to include a condition to prevent the erection of additional outbuildings without the grant of a separate planning permission.

The proposal would accord with Policies CS7, DM9 and DM10.

Impact on neighbouring amenity

The neighbouring properties potentially affected by the proposed development are 41 Conisboro Avenue and 45 Conisboro Avenue, located to the south and north of the application site respectively.

With respect to no.41, the proposed development would be set off the common boundary by 8.8m. This distance is considered sufficient to mitigate any potential adverse effects in terms of loss of light, overbearing impact, overlooking or reduction in privacy.

With regards to no.45, the proposed front extension would be set off the common boundary by 1.4m and would not project beyond either the front or rear elevations of no.45. Further it would be relatively modest in scale, projecting 2.9m from the existing front elevation of the garage a maximum height of 3m. As such it is considered that the proposed front extension would not have a significant detrimental impact upon the amenity of the occupiers of no.45.

The proposed rear extension would be visible from the rear of no.45. However, the proposed rear extension would be single storey and whilst it would have a maximum height of 5.1m, it would only be 2.5m at the eaves. Further, the proposal would be set off the common boundary by 1.4m and given that no.45 is set off the boundary by a greater distance, it is not considered that the proposal would have significant detrimental impacts in terms of loss of light or overbearing effects.

One additional window is proposed in the north side elevation (facing no.45). This would be at ground floor level and would serve a utility room. As such it is not considered that the proposed development would have any significant detrimental impacts 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).

Trees

There are several TPO trees across the front of the application site. Further to the consultation response from the RBC Natural Environment Officer (see above), there are no objections to this application in terms of landscaping or trees, subject to a condition that the approved works shall be undertaken in accordance with the approved arboricultural method statement.

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.:

- 1083-KC-XX-YTREE-TPP01Rev0 - Tree Protection Plan
- 1083-KC-XX-YTREE-TCP01Rev0 - Tree Constraints Plan
- 2963 - Topographic Survey
- Location Plan

As received: 25/09/2018

- 1083-KC-XX-YTREE-Method Statement-Rev0 - Arboricultural Method Statement

As received: 10/12/2018

- 21803-2 Rev. C - Proposed Plans and Elevations

As received: 08/02/2019

- Site Plan Rev. A - 01.03.19

As received: 01/03/2019

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

4. The development hereby approved shall not be carried out other than in accordance with the approved Arboricultural Method Statement and Tree Protection Plan.

Reason: to ensure that appropriate protection is given to trees of amenity value within and adjacent to the site in accordance with Policy CS38.

5. Notwithstanding the provisions of Part 1, Schedule 2, Article 3, of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking or re-enacting that Order with or without modification), no development within Class E (building or enclosure, swimming or other pool required for a purpose incidental to the enjoyment of the dwellinghouse) shall be carried out within the curtilage of the dwelling without express planning permission from the Local Planning Authority.

Reason: Due to the constrained nature of the site and as unrestricted development could harm the amenities of neighbouring properties through overlooking or being overbearing and harm the appearance of the main house and the area in general and should therefore be controlled in accordance with Policies CS7 and DM4 and DM9 and DM10.

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.