

DELEGATED APPLICATION REPORT

Address: 16 Alandale Close

Application No: 190657/HOU

Proposal: First floor side extension

Applicant: Mrs K Hartley

Date received (valid from): 18/04/2019

Target Decision date: 13/06/2019

Case officer: Tom French

1. Site description and Surrounding Area

The application site contains a two storey semi-detached dwelling on the north side of Alandale Close with a linked garage (already in use for habitable accommodation). There is a change of levels along the road with neighbouring 17 Alandale Close being visibly higher than the application property.

The surrounding area is predominantly residential with semi-detached dwellings of varying style and design.

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

2. The Proposal

Householder planning permission is sought for a first floor side extension. The proposed extension would be sited above the existing garage. The proposed plan also details a rooflight on the rear roofslope, which it has been assumed would fall under permitted development.

3. Consultation

Neighbours consultation:

No.s 15 & 17 Alandale Close and 145 Foxhays Road have been notified of the application and a site notice has also been displayed at the site.

No responses have been received.

Transport consultation:

No objection subject to condition and informative

4. Plans and Documents Considered

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

Drawing No.:

- 841/01 - Existing
- 841/04 - Proposed
- Location Plan

As received: 18/04/2019

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)

9. Appraisal

Design, impact on the host dwelling, character of the area and street scene

Being to the side of the application property the proposed extension would be visible from the street scene along Alandale Close. The proposed extension would be sited above the existing (former) garage and entirely within the footprint of the existing dwelling. It is also proposed that the extension would be set back from the existing front elevation by 0.3m and the ridge would be set down from the main ridge line by 0.2m. The result would be an extension that appears subservient to the host dwelling and in proportion with scale of the main house.

It is noted that there have been a number of first floor side extensions granted at nearby properties (180789 - 11 Alandale Close, 152101 - 12 Alandale Close and 170068 - 19 Alandale Close); it is therefore considered that the principle of the proposal would not be significantly out of character with the surrounding area or wider street scene.

The proposed extension would be finished with materials to match the existing and with a pitched 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 15 Alandale Close and 17 Alandale Close, located to the west and east of the application site respectively.

With relation to no.15, the proposed development is to the east of the application property and as such would not affect the amenity of the occupiers of no.15.

With regards to no.17, the proposed extension would not project beyond the existing front or rear elevations of no.17. Further, due to the location of the garage at no.17 the proposal would be sited 2.5m from the side elevation of no.17. Whilst there is a first floor west side facing window at no.17 it does not serve a habitable room. Given the above, coupled with the change of levels along Alandale Close (with no.17 being higher than the application property) it is considered, on balance, that there would not be a significant detrimental impact to the living environment of the occupiers of no.17 in terms of loss of light or overbearing effects.

Further, no side windows are proposed in the east side elevation of the extension and as such it is considered that the proposal would represent an improvement to the existing situation in terms of privacy and overlooking. It is considered necessary to include a condition preventing the addition of first floor side facing windows without the grant of a separate planning permission.

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.:

- 841/04 - Proposed
- Location Plan

As received: 18/04/2019

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

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and/or re-enacting that Order) no windows, other than those shown on the approved plans shall at any time be placed in the east side elevation of the extension hereby permitted without the grant of a separate planning permission from the Local Planning Authority.

Reason: To safeguard the amenities of the adjoining premises from overlooking and loss of privacy in accordance with Policy DM4

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.