

DELEGATED HOUSEHOLDER APPLICATION REPORT

Application No: 182145/HOU

Address: 33 Brooklyn Drive

Applicant: MF Page & Mr Waters

Proposal: Erection of a single storey rear orangery and alterations to roof

Case officer: Connie Davis

Site Description and Surrounding Area:

The application site is an extended (see planning history) detached property on the western side of Brooklyn Drive. The property is located in a large plot and is surrounded by residential dwellings.

The application site is not listed, nor in a conservation area.

Proposal:

The proposal consists of two elements:

Single storey rear orangery

The orangery would project 3.9m from the rear of the property and would have a maximum height of 3.6m. A roof lantern, bi-folding doors and four new windows are proposed (two projecting to the rear of the site and two on the south elevation).

Roof alterations

The proposal also seeks to replace the existing lean to style UPVC roof with a flat roof (with roof lantern), which is of similar style to that proposed for the orangery.

Plans Considered:

Location and Site Plan

Existing Plans

Existing Elevations

Proposed Elevations

Proposed Plans

Proposed Sketches

Received 6th December 2018.

Relevant Planning History:

051161 - Erection of a two storey rear extension, front, side and rear single storey extensions and erection of a detached double garage - Application Permitted

Consultation Responses:

Internal Consultees

None.

The following addresses were also formally consulted via letter on 12/12/18:

31 Brooklyn Drive
35 Brooklyn Drive

A site notice was also sent to the agent on 12/12/18. No responses have been received.

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.

Relevant Planning Policy and 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. 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

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)

Supplementary Planning Guidance - A Design Guide to House Extensions (2003)

Appraisal Checklist

DM9 states: An extension to a house will be acceptable where it:

- A. Respects the character of the house in terms of scale, location, materials and design;

To assess this, the following has been considered - would the proposal:

- detract from the appearance of the original building through the use of ill-matching materials and by not fitting in with the design, scale and proportions of the original building; **NO, materials are to match the existing property, with the exception of the grey roof membrane. The proposed extension and roof alterations are not considered harmful to the existing property and are in keeping with the overall proportions and design of the main house.**
- reduce the amount of usable amenity space for the property to an unacceptable degree; **NO**
- require the loss of trees in the garden or put significant trees at risk; **NO**

- B. Respects the character and pattern of neighbouring properties and the street as a whole in terms of scale, location, materials and design, and any important existing building line; Respects neighbour's amenities and does not present a large blank façade to public areas.

To assess this, the following has been considered - would the proposal:

- significantly reduce the amount of daylight and sunlight enjoyed by neighbouring properties; **NO**
- invade the privacy of neighbouring properties through overlooking from windows or balconies; **NO, a condition is also attached that prevents the flat roofs being used as balconies.**
- detract from the character of neighbouring properties through siting, excessive bulk, ill-matching materials or inconsistent design; **NO**
- detract from the appearance of the street or area by using ill-matched materials, glazing and detailing; **NO, the proposal will not be visible from the street**

DM4: Safeguarding Amenity

Policy DM4: Safeguarding Amenity states an extension to a house will be acceptable where it will not cause a significant detrimental impact to the living environment of existing or new residential properties. This has been assessed and it is considered the proposal would not cause a significant detrimental impact to the living environment of any existing or new occupiers or neighbours.

CONCLUSION

The proposed development would not be harmful to the character or appearance of the site or its surroundings and would not have a detrimental impact on the original building or neighbouring properties. As such the

proposed works are considered to be in accordance with CS7 (Design and the Public Realm) of the Reading Borough Local Development Framework Core Strategy (2008), DM4: Safeguarding Amenity and DM9: House Extensions and Ancillary Accommodation of the Sites and Detailed Policies Document (Oct 2012) and the Councils Supplementary Planning Guidance A Design Guide to House Extensions (2003).

RECOMMENDATION: GRANT PERMISSION

Conditions

1. The development hereby permitted shall be carried out in accordance with the following approved plans:

Location and Site Plan
Proposed Elevations
Proposed Plans

Received 6th December 2018.

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

2. The materials to be used in the construction of the external surfaces of this development shall be:

Brick and pebbledash to match existing
Grey GRP roof membrane
Powder coated white aluminum windows
Powder coated white aluminum doors

as shown on the approved plans or documents.

The development shall be completed using the approved materials and details before the building is occupied.

Reason: in the interests of ensuring that the new development appears in keeping with the existing building or surrounding area in accordance with Policy CS7 and DM9.

3. Neither the roof area of the extension hereby permitted nor the flat roof proposed above the kitchen/ dining area on the west/ north elevation shall be used as a balcony, roof garden or similar amenity area without the grant of further specific 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.

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