

DELEGATED APPLICATION REPORT

Address: 9 Corinne Close

Application No: 190658/HOU

Proposal: Single storey front extension with flat roof and new raised flat roof to existing converted garage

Applicant: Mr & Mrs Goswell

Date received (valid from): 23/04/2019

Target Decision date: 18/06/2019

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 Corinne Close. The application building (and attached neighbour) is sited on the corner of Corrine Close and is set back from the main building lines along the road. There is an irregularly shaped amenity area to the rear that is approximately 12m deep and 17m wide.

The surrounding area is predominantly residential with semi-detached and terrace properties of a similar scale and design 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 for a single storey front porch extension. The proposed extension would project 2.3m from the original front elevation with a width of 2m. In addition, a new flat roof to the existing converted garage is also proposed, which is slightly higher than existing (and merges with the proposed extension).

3. Consultation

Neighbours consultation:

No.s 7, 11 & 15 Corinne Close and 479 & 481 Basingstoke Road and 62 Chagford 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.:

- CORINNE-01 - Existing Ground Floor Plan
- CORINNE-02 - Existing First Floor Plan
- CORINNE-03 - Existing Roof Plan
- CORINNE-04 - Proposed Ground Floor Plan
- CORINNE-05 - Proposed First Floor Plan

- CORINNE-06 - Proposed Roof Plan
- CORINNE-07 - Existing and Proposed Elevations
- CORINNE-SK1 - Site Location Plan
- CORINNE-SK2 - Block Plan

As received: 23/04/2019

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)

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

The proposed extension would be to the front of the property and as such would be visible from the street scene along Corinne Close. Given the orientation of the application property relative to the main building lines along Corinne Close, the host dwelling is not a prominent feature in the street scene. The proposed extension would have a width of 2m and would project 2.3m from the existing front elevation of the property. Further, the extension would not project beyond the existing front elevation of the already converted garage (the garage had been converted at the time of the officer site visit although there is no record of planning permission having been granted for the garage conversion). Given the above, it is considered that whilst visible the proposed front extension would not be significantly out of character with the host dwelling in terms of bulk, scale or massing.

The extension would be relatively modest in scale and would not project beyond the existing front elevation of the former garage. Further, with materials to match existing and flat 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 most affected by the proposed development are 7 Corinne Close and 11 Corinne Close, located to the south and east of the application property respectively.

With regards to the adjoined neighbouring no.11, the proposed development would not project beyond the existing garage conversion and as such would not have an impact upon the living environment or amenity of the occupiers of no.11.

With respect to no.7, given the relatively modest scale of the proposal, the orientation of no.7 relative to the application property and the significant separation distance between

the proposed front extension and no.7; it is considered that the extension would not have a significant detrimental impact upon the amenity of no.7.

There are not considered to be any significantly harmful impacts to any other nearby occupiers. The proposal 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.:

- CORINNE-04 - Proposed Ground Floor Plan
- CORINNE-05 - Proposed First Floor Plan
- CORINNE-06 - Proposed Roof Plan
- CORINNE-07 - Existing and Proposed Elevations
- CORINNE-SK2 - Block Plan

As received: 23/04/2019

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.