

DELEGATED APPLICATION REPORT

Address: 14 Whitby Green

Application No: 190652 / HOU

Proposal: Single storey rear extension to replace existing.

Applicant: Mrs Kaye de Croos

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 at the west end of Whitby Green, a cul-de-sac within Caversham Park Village. The application property has an existing rear conservatory and a rear amenity area approximately 6m deep and 8m wide.

The surrounding area is predominantly residential and characterised by semi-detached dwelling 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 to demolish the existing rear projection and erect a single storey lean-to extension projection 2.2m with a width of 3.3m.

3. Consultation

Neighbours consultation:

No.s 12, 16 & 18 Whitby Green 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.:

- DE CROOS-0419-01 - Proposed Ground Floor Plan
- DE CROOS-0419-02 - Proposed Elevations
- DE CROOS-0419-03 - Existing Plan & Elevations
- DE CROOS-0419-04 - Section A-A
- DE CROOS-0419-05 - Block & Location Plans

As received: 18/04/2019

5. Relevant Planning History

880283 - FUL - Erection of a two storey side extension for lounge and living room with bedroom and ensuite bathroom over - Application Permitted

050038 - FUL - Ground floor single storey conservatory to the rear of the property - 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') 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

Whilst to the rear of the property the proposed extension would be visible from the footpath that runs north/south behind the property. It is considered that the proposed extension would be relatively modest in scale, project just 2.2m from the original rear elevation and 0.9m beyond the existing rear projection, and would be set off the southern boundary by 1.5m and the existing conservatory by 1.8m; as such it would retain the existing spaciousness and would not appear unduly cramped.

The extension would project a modest 0.9m beyond the existing extension and with materials to match existing and lean-to 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 property potentially affected by the proposed development is 16 Whitby Green located to the south of the application property.

The proposed extension would be relatively modest in scale (projecting 0.9m beyond the existing with an eaves height of 2.3m and a maximum height of 3.5m). It would also be set off the common boundary by 1.5m and as such it is considered that it would not have a significant detrimental impact in terms of loss of light or overbearing effect.

Further, the proposal is for a single storey extension with no side facing windows. As such it would not have an adverse effect on neighbouring amenity in terms of overlooking or privacy.

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.:

- DE CROOS-0419-01 - Proposed Ground Floor Plan
- DE CROOS-0419-02 - Proposed Elevations
- DE CROOS-0419-03 - Existing Plan & Elevations
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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.