

DELEGATED HOUSEHOLDER APPLICATION REPORT

Application No: 182221/HOU

Address: 6 Argyle Road

Applicant: Ms Jennette King

Proposal: Single storey side and rear extension and first floor dormer window extensions

Case officer: Connie Davis

Site Description and Surrounding Area:

The application site is a two storey detached dwelling situated on a corner plot between Argyle Road and Lorne Street.

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

Proposal:

The proposal consists of two elements:

Single storey side and rear extension

First floor dormer extensions

Plans Considered:

Relevant Planning History:

182057 - Two storey rear and side extension. Velux Windows - Application Withdrawn

180751 - Two storey rear and side extension with dormer. Resubmission of 180257 - Application Withdrawn

Consultation Responses:

Internal Consultees

Transport

Argyle Road is included in Reading Councils Residents Parking Permit Scheme and therefore this property is subject to the rules and regulations of the scheme. Our records indicate that there is one valid permit associated with this property.

Submitted plans do not illustrate off road parking provision for two vehicles which would be in accordance with the Councils current standards. Parking has not been illustrated on submitted plans, however aerial images show that parking is available on an area of hardstanding accessed via a dropped kerb from Lorne Street. The proposed changes would not change the current parking provision.

Google images show a dropped kerb from Argyle road providing access to the rear of the property which does not appear to be used. If this access is not required it should be reinstated and realigned with the footway.

Transport does not have any objections to this application:

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.

External Consultation

The following addresses were also formally consulted via letter on 17/01/19:

53 Argyle Street
40 Lorne Street

A site notice was also sent to the agent on 17/01/19. 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)

DM12 (Access Traffic and Highway Related Matters)

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;
- 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, the proposed extension is to be situated 1.4m from the boundary with 40 Lorne Street at its narrowest and 1.6m at its widest. The side elevation of this neighbouring property has two windows which the agent confirmed both serve the kitchen. These windows also experience a loss of light due to the original positioning of the main house. However, a third kitchen window is also situated at the rear of the neighbouring property which is considered to be the primary window for light.**

No representations were made by 40 Lorne Street.

- invade the privacy of neighbouring properties through overlooking from windows or balconies; **NO, two side windows are proposed on the northern elevation which will serve the utility room and kitchen. These windows will**
- 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, all materials are to match the existing property. As the site is located on a corner plot, the proposed extension will be visible from both Lorne Street and Argyle Road. From Lorne Street, the proposed dormer extension will be visible along with the eastern elevation of the side extension, which has a width of It is not considered to**

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:

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

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