

DELEGATED APPLICATION REPORT

Address: 9 Ammanford

Application No: 190556/HOU

Proposal: Single storey side extension

Applicant: Mr R Cripps

Date received (valid from): 03/04/2019

Target Decision date: 29/05/2019

Case officer: Tom French

1. Site description and Surrounding Area

The application site contains a detached dwelling on the west side of Ammanford road. To the south of the red-line application site is a detached double garage outbuilding, while the site itself includes a rear amenity area approximately 25m wide and 9m deep.

The surrounding area is predominantly residential with detached dwellings of varying scale and design. There are significant topographical changes in the vicinity of the site.

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 side extension. The proposed extension would be single storey with a lean-to roof. It would project 2m from the existing side elevation and would be set back from the front elevation of the property by 2.3m.

3. Consultation

Neighbours consultation:

No.s 7, 8 & 10 Ammanford and 210, 212, 214, 216 & 218 Kidmore Road have been notified of the application and a site notice has also been displayed from 19/04/19.

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.:

- 09819-01 - Existing Ground Floor Plan
- 09819-02 - Existing Elevations
- 09819-03 - Proposed Ground Floor Plan
- 09819-04 - Proposed Elevations
- 09819-05 - Block and Location Plans

As received: 03/04/2019

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 sited to the side of the host dwelling and as such would be visible from the street scene along Ammanford. Given the modest scale of the proposed extension, the significant set back from the front elevation (2.3m) and the significant natural screening; the proposed development is not considered to be significantly out of character with the host dwelling or surrounding area.

The extension would project a relatively modest 2m from the existing side elevation and with materials to match existing and mono-pitched 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 proposed extension would be to the south of the host dwelling and as such would not affect the amenity of the occupiers of no.10.

With respect to no.8, the proposed extension would be single storey and sited approximately 15m away from the dwelling at no.8. Further, there is extensive natural screening and the existing outbuildings for both no.8 and the application site are located between the proposal and any habitable rooms. As such there would not be any detrimental impact upon the amenity or living environment of the occupiers of no.8.

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.:

- 09819-03 - Proposed Ground Floor Plan
- 09819-04 - Proposed Elevations
- 09819-05 - Block and Location Plans

As received: 03/04/2019

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.