

DELEGATED APPLICATION REPORT

Address: 19 Peppard Road

Application No: 190461

Proposal: Two storey side and single storey rear extension

Applicant: Mr James Gallagher

Date received (valid from): 27/03/2019

Target Decision date: 22/05/2019

Case officer: Tom French

1. Site description and Surrounding Area

The application relates to a two storey detached dwelling on the west side of Peppard Road, a residential cul de sac (set back from the main Peppard Road at this point) in Caversham. The host dwelling incorporates a white render finish and hipped roof. There is an existing single storey extension to the rear of the property.

The Peppard Road street-scene contains properties of mixed character.

The application building is not listed, nor is it located within a conservation area.

2. The Proposal

Householder planning permission is sought for a part two storey part single storey side and rear extension. The proposed side extension would be two storey and project 3.4m from the existing side elevation. To the rear the proposal would join the existing single storey rear extension.

3. Consultation

Neighbours consultation:

No.s 17 & 21 Peppard Road and 9 & 10 Berrylands Road have been notified of the application and a site notice has also been displayed at the site.

No responses have been received.

Ecology consultation:

The RBC Ecology Consultants were consulted on this application. No objections have been received.

Transport consultation:

The RBC Transport Development Control Officer provided the following consultation response.

According to the Councils Revised Parking Standards and Design SPD, the site falls on the periphery of Zone 2, Primarily Core Area where the parking requirement for a 4 bedroom dwelling is 2 parking spaces.

In order to determine whether the property provides an acceptable level of parking, the applicant is requested to submit a parking layout demonstrating that 2no. vehicles can be

parked on the site frontage. The plans should also illustrate the location of the existing dropped kerb and any modifications proposed to the dropped kerb to facilitate 2 no. parking spaces. For information, parking spaces are recommended to be designed at 4.8 metres long by 2.4m wide.

4. Plans and Documents Considered

The Council, in reaching its recommendation, has taken into consideration the following plans & documents:

Drawing No.:

- 235-01 - Proposed
- 235-02 - Existing
- 235-03 - Block Plan
- Location Plan

As received: 20/03/2019

- 235-01 Rev. A - Proposed

As received: 04/06/2019

5. Relevant Planning History

At application site:

150929 - HOU - Proposed single storey rear extension to existing house - Application Permitted

At neighbouring 17 Peppard Road:

130757 - HOU - Two storey rear extension and first floor side extension - Application Refuse - Allowed at appeal (Appeal Ref.: APP/E0345/D/13/2207743)

172000 - HOU - Two storey side and rear extension - 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

Being a side extension the proposal would be visible from the street scene along Peppard Road. It is considered that given the scale of the existing building, and the local context (including the significant two storey extension permitted at neighbouring no.17), that the proposal would not appear significantly out of character with the host dwelling or surrounding area in terms of scale, bulk or massing. A hipped tiled roof to match the existing is proposed which would be set down from the existing ridgeline by 0.4m. The proposed extension would also be set back from the existing front elevation by 0.6m. The result of the set down from the main ridge and set back from the existing front elevation is an extension that appears subservient to, and in proportion with, the existing dwelling.

The proposed extension would have a hipped tiled roof with pitch to match the existing and would be finished with materials to match the existing. As such it is considered that the proposed development would 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 are 17 Peppard Road and 21 Peppard Road located to the south and north of the application site respectively.

The proposed development would be to the south of the application property and as such would not affect the amenity of no.21.

With respect to no.17, the proposed extension would not project beyond the existing rear elevation of no.17 and as such is not considered to have any significant detrimental impacts in terms of loss of light or overbearing effects.

One additional side facing window is proposed to the south side elevation. This would be at ground floor level, would serve a play room and would not be sited alongside the side elevation of no.17. As such, subject to a condition restricting the addition of first floor side facing windows to the south elevation, it is considered that there would not be a significant detrimental impact in terms of privacy or overlooking.

The proposals are considered to be too distant from any other nearby property (e.g. Berrylands Road) to be significantly impacted.

The proposal accords with Policy DM4.

Other Issues

Community Infrastructure Levy

The proposed development would not be liable for the Community Infrastructure Levy (CIL).

Transport

Further to the consultation response provided by the Transport Development Control Advisor and the Case Officer's site visit, it is considered that whilst not explicitly shown on the submitted plans, there is more than sufficient space to the front of the property for two off road parking spaces. As such there are not any transport related objections to this application.

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.:

- 235-03 - Block Plan

As received: 20/03/2019

- 235-01 Rev. A - Proposed

As received: 04/06/2019

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

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and/or re-enacting that Order) no windows, other than those shown on the approved plans shall at any time be placed in the first floor south side elevation of the extension hereby permitted without the grant of a separate 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

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 agreed extended time period.