

DELEGATED APPLICATION REPORT

Address: 3 Hemdean Rise

Application No: 190350 / HOU

Proposal: Proposed ground floor rear extension

Applicant: Mr & Mrs Sayer

Date received (valid from): 27/02/2019

Target Decision date: 24/04/2019

Case officer: Tom French

1. Site description and Surrounding Area

The application site contains a two storey terrace dwelling, with loft conversion, on the west side of Hemdean Rise. There is a change of levels along Hemdean Rise as it slopes upwards to the north. The application site includes a rear amenity area approximately 24m deep and 5m wide. There is an existing single storey lean-to rear extension that projects 1m from the rear of the original house.

The surrounding area is predominantly residential with a mix of terrace, semi-detached and detached dwellings.

2. The Proposal

Householder planning permission is sought for a single storey flat roof rear extension that would project 4m from the rear of the original rear elevation (3m beyond the existing lean-to rear extension). The existing rear extension would be demolished in part to facilitate the construction of the proposal.

3. Consultation

Neighbours consultation:

No.s 1 & 5 Hemdean Rise and 38c Priest Hill 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.:

- 01 - Existing & Proposed Elevations
- 02 - Existing & Proposed Elevations
- 03 - Existing Floor Plans
- 04 - Proposed Floor Plans
- 05 - Proposed Section
- 06 - Proposed Ground Floor Plan
- BLOCK/SITE PLAN

- SITE LOCATION PLAN

As received: 27/02/2019

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') 2019 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

As the proposed extension is to the rear of the property the proposal would not be visible to from the street scene along Hemdean Rise. The proposed extension would be full width of the plot and abut the boundaries with both the northern and southern neighbours. As the property is mid-terrace this is considered to be in keeping with the character of the application property and appropriate to the local context. The extension would project 4m beyond the original rear elevation (3m beyond the existing lean-to rear extension); this accords with the 4m noted in the Supplementary Planning Guidance - A Design Guide to House Extensions (2003).

The proposed extension would have a flat roof 3m high and would project a modest 0.7m beyond the existing rear extensions at the neighbouring properties. The proposal would be finished with materials to match the existing house and as such 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 affected by the proposed development are 1 Hemdean Rise and 5 Hemdean Rise located to the south and north of the application site respectively.

Whilst the proposal would abut the common boundary with both neighbouring properties, it would be single storey and project a modest 0.7m beyond the existing rear extensions at no.s 1 and 5. As such the proposal is not considered to result in any significant adverse impacts in terms of loss of light or overbearing effects.

The proposal is for a single storey extension with no side facing windows. Combining this with the existing extensions of both the neighbouring properties and it is considered that it would not have a detrimental impact in terms of privacy or overlooking. As a flat roof is

proposed, it is considered necessary to include a condition specifying that this shall not be used as a terrace (to protect neighbouring amenity).

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.:

- 01 - Existing & Proposed Elevations
- 02 - Existing & Proposed Elevations
- 04 - Proposed Floor Plans
- 05 - Proposed Section
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Reason: because permission is granted in respect of the development as detailed in the approved plans only.

4. The roof area of the extension hereby permitted shall not be used as a balcony, roof garden or similar amenity area without the grant of further specific 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 statutory time period.