

DELEGATED HOUSEHOLDER APPLICATION REPORT

Application No: 182159/HOU

Address: 10 Woodcote Road

Applicant: Mrs H Lambert

Proposal: Single storey side/ rear extension

Target date: 03/02/19

Case officer: Connie Davis

Site Description and Surrounding Area:

The application site is a semi-detached property on the northern side of Woodcote Road. The surrounding area is residential. The property is not listed, nor in a conservation area. However it is located within an air quality management zone.

Proposal:

The proposal comprises of a single storey side and rear extension. The depth of the side extension measures around 9.75m and will be around 1.1m in width. It will also have a pitched roof.

The extension is to level off the presently stepped side elevation (which consequently results in a small extension to the rear elevation). Two sets of bi-folding doors, along with an additional door, window and two velux windows are to be located on the eastern side elevation.

The pitched roof is also to extend round to the rear of the property and replace the current flat roof. Two new velux windows are to also be installed on the rear elevation.

All materials are to match the existing property.

Plans Considered:

Drawing No.

10WCR/05 - Site Location Plans

10WCR/01 A - Existing Plans

10WCR/02 A - Existing Elevations

10WCR/03 - Proposed Plans

Received 9th December 2018.

10WCR/04 A - Proposed Elevations

Received 2nd January 2019.

Relevant Planning History:

041174 - Conversion of existing dwelling into two flats - Application Permitted

Consultation Responses:

Internal Consultees

No internal consultees were consulted on this application.

The following addresses were formally consulted via letter on 18/12/18:

8 Woodcote Road
12 Woodcote Road
1a Darrell Road
3a Darrell Road

A site notice was also displayed at the property until 12th January 2019. 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)

DM19 (Air Quality)

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; **NO, materials are to match the**

existing. In terms of scale, although the proposed rear pitched roof extends to the window sill of the first floor window directly above, it is not considered harmful to the appearance of the main dwelling, nor to the outlook of the adjoining neighbour (no. 12 Woodcote Road).

- 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**
- invade the privacy of neighbouring properties through overlooking from windows or balconies; **NO**, although there are a number of windows and doors proposed on the eastern side elevation which will face no. 8 Woodcote Road, the distance between property (with the proposed extension) will still be set around 5m away from the boundary. Additionally, due to the application property also being set slightly further back in to the rear plot than no. 8, it results in the windows of the two properties not directly facing each other for the most part.

For these reasons, it is not considered that the proposal would invade the privacy of no. 8.

The proposal does not extend beyond the existing footprint of the existing house in terms of its depth in to the rear garden. Therefore there is also not considered to be any impact on the adjoining neighbour, no. 12.

- 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**, the proposal will not be visible from the street.

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:

Conditions

1. The development hereby permitted shall be carried out in accordance with the following approved plans:

Drawing No.

10WCR/05 - Site Location Plans

10WCR/03 - Proposed Plans

Received 9th December 2018.

10WCR/04 A - Proposed Elevations

Received 2nd January 2019.

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

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