

DELEGATED APPLICATION REPORT

Address: 64 Woodcote Road

Application No: 182253 / HOU

Proposal: Proposed single storey side and rear extension

Applicant: Mr Eric Pollock

Date received (valid from): 08/01/2019

Target Decision date: 05/03/2019

Case officer: Tom French

1. Site description and Surrounding Area

The application site contains a two storey semi-detached dwelling on the east side of Woodcote Road. Off road parking is provided to the front of the property and the site includes a rear amenity area approximately 25m deep and 7m wide.

The surrounding area is predominantly residential with detached and semi-detached dwellings of varying scale, design and architectural styling.

The application building is not listed, nor is it located in a conservation area. The site is located within an Air Quality Management Area (AQMA).

2. The Proposal

Householder planning permission is sought for a single storey rear and side extension. The proposed extension would project alongside the existing two storey rear projection and would have a flat roof 3m high, a length of 8.3m, project 2.1m from the existing side elevation and be set off the common boundary with no.44 by 0.9m.

3. Consultation

Neighbours consultation:

No.s 44 & 48 Woodcote Road have been notified of the application and a site notice has also been displayed at the site.

One response has been received raising concerns regarding the potential impact of any groundworks associated with the development and how they might impact/damage/disrupt the public sewer and associated pipes that are located within the application site.

Officer response: The location of sewage pipes and potential impact upon the sewage system/network is not a material planning consideration and as such cannot be taken into account in determining this application.

4. Plans and Documents Considered

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

Drawing No.:

- 18024-01 - Existing Ground Floor Plan
- 18024-02 - Proposed Ground Floor Plan
- 18024-02 - Proposed Ground Floor Plan (Draft 1 & Draft 2)
- 18024-04 - Location Plan & Block Plan

As received: 03/01/2019

- 18024-03 - Existing and Proposed Elevations

As received: 08/01/2019

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') 2012 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 development is to the rear of the application property and therefore would not be visible from the street scene along Woodcote Road. The extension would also retain the existing 0.9m gap to the common boundary and as such would appear unduly cramped.

The proposal would be single storey and (whilst it would project 8.3m beyond the existing rear elevation of the sitting room; greater than the 4m suggested in the SPG - A Design Guide to House Extensions) would not project beyond the existing rear elevation of the kitchen or beyond the existing side elevation of the sitting room. Made with materials to match existing and a flat roof, the proposed extension is considered to respect 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 44 and 48 Woodcote Road, located to the south and north of the application site respectively.

The proposed development is to the south of the property and therefore would not affect the amenity of no.48.

With respect to no.44, the proposed extension would be single storey (with a height of 3m) and set off the common boundary by 0.9m. Further, the application site is also located to the north of no.44. As such there is not considered to be any significant

detrimental impact upon the living environment of the occupiers of no.44 in terms of loss of light, over shadowing, overbearing or visual dominance.

The proposal is for a single storey extension and whilst two side facing windows are proposed, these would be at ground floor level and would not serve habitable rooms. As such it is considered that the proposal would not result in any undue adverse effects 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 prevent detrimental impacts upon 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).

Public Consultation Response

See '3. Consultation'.

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.:

- 18024-02 - Proposed Ground Floor Plan
- 18024-04 - Location Plan & Block Plan

As received: 03/01/2019

- 18024-03 - Existing and Proposed Elevations

As received: 08/01/2019

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.