

DELEGATED APPLICATION REPORT

Address: 174 Whitley Wood Road

Application No: 190401 / HOU

Proposal: Proposed single and part 2 storey rear extension and summer house / garden store

Applicant: Mr Kris Navaratnam

Date received (valid from): 11/03/2019

Target Decision date: 06/05/2019

Agreed Extension of Time: 31/05/19

Case officer: Tom French

1. Site description and Surrounding Area

The application site contains a two storey semi-detached dwelling on the north side Whitley Wood Road. The site includes a driveway providing off road parking to the front the property and a rear amenity area approximately 37m deep and 7m wide.

The surrounding area is predominantly residential with flats to the east of the site and semi-detached dwelling to the west and south 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 part single storey part two storey rear extension. A single storey 'summerhouse'/outbuilding is also proposed at the end of the garden. The proposed rear extension would protrude 4m at ground floor level, have a width of 5.3m and a flat roof 3m high. The first floor element would project 3m, have a width of 3.3m and would have a hipped roof to match the existing.

The proposed outbuilding would have a pitched roof with a maximum height of 3.8m and an eaves height of 2.3m, width of 5m and depth of 5.1m (plus a covered roof area 1.5m in length).

3. Consultation

Neighbours consultation:

No.s 172 & 176 Whitley Wood Road and Flats 1, 2, 3 & 4 Sherborne Court have been notified of the application and a site notice has also been displayed at the site.

One comment in support of the proposal has been received from a Sherbourne Court occupier.

4. Plans and Documents Considered

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

Drawing No.:

- 19/004/01 - Block Plan
- 19/004/02 - Proposed Rear Extension & Garden Room
- 19/004/03 - Proposed Rear Extension & Garden Room
- Location Map

As received: 11/03/2019

- 19/004/03 Rev. A - Proposed Rear Extension & Garden Room

As received: 28/05/1019

- 09/004/002 Rev. A - Proposed Rear Extension & Garden Room

As received: 04/06/2019

5. Relevant Planning History

At the site:

None

176 Whitley Wood Road:

151721 - HOU - Single storey rear extension with a tiled roof - Application Permitted

182 Whitley Wood Road:

160345 - HOU - Retrospective application for the construction of a single storey attached rear extension and the addition of a single storey outbuilding rear garden - 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

The proposed development is to the rear of the property and as such would not be readily visible from the street scene along Whitley Wood Road. The proposed rear extension would project 4m from the existing rear elevation at ground floor level and at the full width of the property. This is in accordance with the SPG - A Design Guide to House Extensions (2003) and is considered to be appropriate in terms of scale for this location. The first floor element of the proposed extension would be located entirely within the footprint of the ground floor extension and would project 3m from the existing rear elevation with a width of 3.3m. The first floor extension would be set down from the main ridge by 1.3m and set off the common boundary with the adjoining neighbour by 2m. As such the proposed first floor extension is considered to be subservient to the host dwelling and would not appear unduly cramped.

The proposed extension would respect the character of the host dwelling and surrounding area in terms of scale. With materials and roof form to match the existing (as secured via a compliance condition), the extension is considered to integrate satisfactorily with the character of the host dwelling and visual amenity of the surrounding area.

The proposed outbuilding would be sited to the rear of the garden and would have a pitched roof 3.8m high with an eaves height of 2.3m. As existing there are numerous examples of outbuilding located in the rear gardens of properties along this part of Whitley Wood Road. Notably there are wooden sheds in the rear gardens of both neighbouring properties and a large brick built out building was approved at nearby 182 Whitley Wood Road (application number 160345). It is also recognised that an outbuilding of this scale could be erected (albeit in a slightly different location) in the rear garden without formal planning permission (instead via permitted development rights). For these reasons the proposed outbuilding, on balance, is considered acceptable in this instance. In order to comply with Policy DM9, it is considered necessary to include a condition requiring the outbuilding to remain in a use that is ancillary to the main dwelling.

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 by the proposed development are 172 Whitley Wood Road and 176 Whitley Wood Road, located to the east and west of the application site respectively, and Sherbourne Court to the north.

Rear extension:

With respect to the adjoining neighbour, No.172, the proposed rear extension would abut the boundary at ground floor level and project 4m from the existing rear elevation of the host dwelling. As existing there is a 1.5m lean-to rear projection that spans the boundary between the No.172 and the application property. The proposed extension would project a relatively modest 2.5m beyond the existing lean-to rear projection. With respect to the first floor element the extension would project 3m from the existing rear elevation and would be set off the common boundary by 2m. As such it is considered that the proposed rear extension would not have a significant detrimental impact on the amenity of No.172 in terms of loss of light or overbearing effects such as to warrant the refusal of this application. Further, as no side facing windows are proposed it is considered that there would not be any undue impacts in terms of overlooking or privacy. A compliance condition will necessitate an application for planning permission should the applicant wish to introduce a window in this side elevation at first floor level. Furthermore, an area of flat roof would be created as a result of the part single/part two-storey nature of the proposed extension. Therefore it is considered necessary to include a condition preventing the use of this flat roof area as a terrace (to protect nearby amenity), unless separate permission is sought/granted.

Regarding No.176, the proposed extension would be set off the common boundary by 2m and given the extent of the existing rear extension at No.176 is not considered to have a

significant detrimental impact upon No.176 in terms of loss of light or overbearing. A side facing window is proposed at first floor level; as this serves a bathroom, and in the interests of protecting neighbouring amenity, a condition is recommended to ensure that this be retained as obscure glazed and non-opening and no further side facing windows are included without planning permission first being granted. Subject to condition, there is no detriment impact in terms of privacy or overlooking.

Outbuilding:

The proposed outbuilding would be located to the rear of the application site and as such would not affect the amenity of the neighbouring properties. There would be a 10m separation between the outbuilding and Sherborne Court Flats which, given that the proposed outbuilding would be single storey and relatively modest in scale, is considered sufficient to mitigate any potential detrimental impacts upon amenity.

In overall terms the proposal accords with Policy DM4 and the residential amenity of the above named properties, and all others in the vicinity of the site, would not be significantly harmed.

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.:

- 19/004/01 - Block Plan

As received: 11/03/2019

- 19/004/03 Rev. A - Proposed Rear Extension & Garden Room

As received: 28/05/1019

- 09/004/002 Rev. A - Proposed Rear Extension & Garden Room

As received: 04/06/2019

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

4. The garden room building hereby permitted shall not be occupied at any time other than for purposes ancillary to the use of the principal dwelling, 174 Whitley Wood Road, as a dwellinghouse.

Reason: To accord with the terms of the application, and to ensure that separate occupation of the garden room building would not detract from the amenities or living conditions of neighbouring residential properties (or the character of the locality) in accordance with Policies DM9 and DM4.

5. 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) the proposed first floor west side facing window shall be *non-opening and glazed with obscure glass* on parts below 1.7m as a minimum when measured from the floor level of the respective rooms, before occupation of that room, and shall be permanently maintained thereafter as non-opening and obscure glazed.

Reason: To safeguard the amenities of the adjoining premises from overlooking and loss of privacy in accordance with Policy DM4 and DM11.

6. 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 east and west side elevations of the first floor level 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.

7. The roof area of the ground floor level 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 agreed extended time period.