

DELEGATED APPLICATION REPORT

Target Date: 04/02/19; EOT Agreed until 15/2/19

Application No: 182164

Address: 9 Wolsey Road, Caversham, RG4 8BY

Proposal: Single storey rear extension following demolition of existing extension.

Case officer: Anthony Scholes

Site Description and Surrounding Area

The site is located on the western side of Wolsey Road. The site is generally flat, and contains a site area of approximately 203m². The site is located within flood zone 2 (1 in 1000), and is within the air quality management zone. The western side of Wolsey Road contains predominantly semi-detached dwellings, while the surrounding area contains a range of detached, and attached residential dwellings, further down Wolsey Road is a row of attached commercial/light industrial uses. To the rear, the site contains an existing lean-to 'sunroom' extension measuring 3.0m long. The site also contains a shed to the rear of the property.

Proposal

The proposed development includes the removal of the existing 'sunroom' and to the rear of the dwelling, and replacement with a nearly full width (5.4m), 3.5m long extension. The proposed extension will be joined to the main dwelling by a flat roof containing a central 2m x 1m roof light to a maximum height of 3.4m with an eaves height of 3m. The applicant has chosen materials to match the existing dwelling.

Plans Considered

The agent supplied the following, received on 10 December 2018:

Drawing No: Dance-1218-05 - Block and location plan

Drawing No: Dance-1218-03 - Existing plan and elevations

Drawing No: Dance-1218-01 - Proposed ground floor plan

Drawing No: Dance-1218-04 - Section A-A

Drawing No: Dance-1218-02 - Proposed elevations

The agent supplied the following amended plans on 1 February 2019, including the floor level heights:

Drawing No: Dance-1218-03 Revision A - Existing plan and elevations

Flood risk assessment by WtFR Ltd dated 29/01/19, ref WTFR-FRA-2019/01/Q08

Relevant Planning History

None applicable

Consultation Responses

A site notice was displayed on the site, and letters were sent to adjoining properties.

No responses were received.

Summary of discussions with applicant

As the property lies within a mapped flood zone, a flood risk assessment (FRA) was required to be submitted. The agent was advised to prepare a suitable FRA. The agent responded with a flood risk assessment on 1 February 2019.

The original determination date for the application was 4 February, 2019, the applicant agreed to an extension of time to 15 February 2019.

The applicant originally proposed materials to match the existing, through the application process, the applicant chose to amend the proposed finished to be smooth render (email 13/2/19).

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

The following local and national planning policy and guidance is relevant to this application:

Reading Borough Local Development Framework Core Strategy (2008)
CS7 (Design and the Public Realm)
CS35 (Flooding)

Sites and Detailed Policies Document (Oct 2012)
DM4: Safeguarding Amenity
DM9: House Extensions and Ancillary Accommodation

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; **Although the applicant is not proposing to match the materials of the extension with the existing house, it is felt that the materials proposed would be different enough to be perceived to compliment the original dwelling rather than jar with it. It is considered that the rear extension would be a subservient addition**

to the existing dwelling that would not detract from its overall design and appearance (in the context of the existing extension). The development would sufficiently preserve the special character of the conservation area.

- 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**
- 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**

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.

To assess this, the following has been considered - would the proposal cause a significant detrimental impact to the living environment of existing or new residential properties in terms of:

- Privacy and overlooking; **NO, subject to a condition preventing the use of the flat roof as a terrace (unless permission is secured for this)**
- Access to sunlight and daylight; **NO**
- Visual dominance and overbearing effects of a development; **NO**
- Noise and disturbance; **NO, subject to a condition preventing the use of the flat roof as a terrace (unless permission is secured for this)**
- Artificial lighting; **NO**
- Vibration; **NO**
- Dust and fumes; **NO**
- Smell; **NO**
- Crime and safety; **NO**

Flooding

Proposed extension is within a flood zone and a householder FRA has been submitted to comply with Policy CS35. The submitted information is considered appropriate and a compliance condition is recommended for the development to be carried out in accordance with the FRA.

RECOMMENDATION GRANT

Subject to the following conditions:

1. Time limit
2. Materials as proposed
3. Approved plans
4. Build as per FRA
5. No use of flat roof as terrace

Informatives relating to:

1. Terms and conditions
2. Building regulations
3. Demolition and construction
4. Encroachment and Party Wall
5. Positive and proactive