

DELEGATED HOUSEHOLDER APPLICATION REPORT

Application No: 181635

Address: 12 Farleigh Mews

Applicant: Mr & Mrs M Frost

Proposal: Single storey side extension to form new utility and WC

Target date: 01/02/19

EOT: 27/02/19

Case officer: Connie Davis

Site Description and Surrounding Area:

The application site is a semi-detached, end property located on the southern side of Farleigh Mews. The property is attached to 10 Farleigh Mews to the west and Caversham Park Road runs alongside the site to the east. The surrounding area is residential and the properties are all of similar architectural style.

The site is located in Caversham Park Village, a medium density residential area characterised by a planned layout with small groups of streets and cul-de-sacs of similarly designed properties.

Proposal:

The proposal is for the erection of a single storey side extension measuring 2m in width and 4m in depth to facilitate a new utility room and WC. The extension will have a side gable. The existing side gate is to be removed and reinstated to the east of the proposed extension but will be reduced in width.

All materials are to match the existing property.

Plans Considered:

BA 0135 01 A - Existing Plans & Elevations

Received 15th January 2019

BA 0135 03 A - Proposed Plans & Elevations

Received 11th January 2019

Relevant Planning History:

None.

Consultation Responses:

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

1 Farleigh Mews

3 Farleigh Mews

5 Farleigh Mews

10 Farleigh Mews

A site notice was displayed until 18th February 2019. No responses were received.

Internal Consultees

No internal consultees were consulted on this application.

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)

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**
- 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;

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, materials are to match the existing property**

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:

BA 0135 03 A - Proposed Plans & Elevations

Received 11th January 2019

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

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