

DELEGATED APPLICATION REPORT

Address: 40 South View Avenue

Application No: 182209 / HOU

Proposal: Single storey side and rear extension

Applicant: Mr & Mrs Goodall

Date received (valid from): 03/01/2019

Target Decision date: 28/02/2019

Case officer: Tom French

1. Site description and Surrounding Area

The application site contains a two storey end of terrace property on the south side of South View Avenue. The application site also includes a rear amenity area approximately 25m deep, 7m wide and with a large outbuilding to the rear.

The surrounding area is predominantly residential with a mix of short terrace rows and semi-detached properties. The surrounding properties range in scale and display a variety of architectural styles, designs and features.

The application building is not listed, nor is it within a conservation area. The application site is located within Flood Zone 3 and an Air Quality Management Area (AQMA).

2. The Proposal

Householder planning permission is sought for a single storey side and rear extension. The extension would have a wraparound form and would project 2.9m from the existing rear elevation. To the side, the extension would project 1.1m from the existing side elevation and would retain a 0.6m gap off the common boundary.

The proposed extension would have a hipped roof with three roof lights to the rear.

3. Consultation

Neighbours consultation:

No.s 38, 42, 67 & 69 South View Avenue and 19 Hardy Close have been notified of the application and a site notice has also been displayed at the site.

No responses have been received.

4. Plans and Documents Considered

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

Drawing No.:

- 235-A2-01 - Existing

As received: 17/12/2018

- 237-A1-04C - Proposals

As received: 03/01/2019

- Flood Risk Assessment for Rear and Side extension to 40 South View Avenue, Reading, RG4 5AG

As received: 28/02/2019

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

CS35 Flooding

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

As the proposed development includes a side extension, it would be visible from the street scene along South View Avenue. The proposed side extension would be single storey, project a relatively modest 1.1m from the existing side elevation and would be set off the boundary by 0.6m. As such the side element of the proposal is considered to be a subservient addition that would not have any significant detrimental impact on the character of the host dwelling or surrounding area. It is acknowledged that the proposal only includes a minor (0.2m) set back from the existing front elevation; however the roof is hipped away from the front of the property, giving the impression (when viewed from the street scene) of a greater set back.

Given the relatively modest scale of the proposed side extension, having an eaves height of 2.5m and a maximum height of 2.9m, and combined with the significant set off the boundary of neighbouring no.38 and the proposed 0.6m from the extension to the common boundary; the proposal is not considered to have a significantly harmful impact on the street scene in terms of gapping or visual terracing.

The proposed rear extension would project a relatively modest 2.9m from the existing rear elevation of the application property. Given that the proposal would be single storey and would project less than the 4m suggested in the SPG - A Design Guide to House Extensions (2003), it is not considered that the proposed development would be significantly out of character with the host dwelling or surrounding properties.

The proposed extension would be finished with materials to match existing, and with a hipped roof is considered to integrate satisfactorily with 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 are 38 and 42 South View Avenue, located to the west and east of the application property respectively.

With regards to no.42, the attached neighbour, whilst the proposed rear extension would abut the common boundary, it would project a relatively modest 2.9m beyond the existing rear elevation, at single storey and with a maximum height of 3.4m. As such it is not considered to have any significant detrimental impacts in terms of loss of light or overbearing.

Further, no east side facing windows are proposed so the development would not have any adverse effects in terms of privacy or overlooking.

To the west, no.38 is set off the common boundary by approximately 5m. Combining this with the relatively modest scale of the proposed extension and it is considered that there would not be any significant detrimental impacts in terms of loss of light or overbearing.

Two east side facing windows are proposed, however these would be at ground floor level and would not serve habitable rooms. In addition, the plans state that the rear most side facing window would be obscure glazed. As such it is considered that there would not be any significant detrimental impact in terms of privacy or overlooking.

The proposal accords with Policy DM4.

Other Issues

Flooding

The site is located within Flood Zone 3. The plans submitted as part of the application indicate that the floor levels of the proposed development would be set at the height of the existing property. Further flood proofing measures are described in the flood risk assessment (FRA) that was submitted alongside this application. It is not considered that the proposal would result in a significantly increased risk of flooding and complies with Policy CS35. A condition is recommended that states that development shall only be undertaken in accord with the FRA as received by the LPA on 28/02/2019.

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.:

- 237-A1-04C - Proposals

As received: 03/01/2019

- Flood Risk Assessment for Rear and Side extension to 40 South View Avenue, Reading, RG4 5AG

As received: 28/02/2019

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

4. The development hereby approved shall only be undertaken in accordance with the document, 'Flood Risk Assessment for Rear and Side extension to 40 South View Avenue, Reading, RG4 5AG', which was received by the Local Planning Authority on 28th February 2019.

Reason: in order to comply with good practice building for flood resilience/safety in the flood zone. Policies: CS35

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.