

DELEGATED APPLICATION REPORT

Address: 35 Grosvenor Road

Application No: 180590 / HOU

Proposal: Single storey rear extension, alterations to single storey roof area on south side elevation, front entrance gates, rear garden greenhouse and associated works.
Resubmission of 171073.

Applicant: Mr & Mrs E & KM Donegan

Date received (valid from): 06/04/2018

Target Decision date: 01/06/2018

Agreed Extension of Time: 23/07/18

Case officer: Tom French

1. Site description and Surrounding Area

The application site contains a large detached two storey dwelling on the west side of Grosvenor Road. The application property has a single storey attached garage to the south and off road parking is provided on the front driveway. The site includes a rear amenity space approximately 30m deep and 15m wide that contains a single storey detached outbuilding.

The surrounding area is predominantly residential consisting of detached properties of varying scale and design that are generally set back from the highway with off road parking to front.

The application building is not listed, nor is it within a conservation area.

2. The Proposal

Householder planning permission is sought for a single storey rear extension with an asymmetrical pitched roof and projecting gable. It is also proposed to increase the height of the asymmetrically pitched garage roof from a maximum height of 2.7m to a maximum height of 3.3m and replace the glazed doors in the front elevation with a window to facilitate the conversion of the garage to a study.

The proposed rear extension would project 4m from the existing rear elevation and have a width of 5m. The proposed extension would have a maximum height of 3.7m and an eaves height of 2.3m with a large window in the rear elevation and glazed double door in the south side elevation.

The proposals also indicate the provision of front entrance gates and a rear garden greenhouse.

3. Consultation

Neighbours consultation:

No.s 33 and 37 Grosvenor Road, 19 Moss Close and 25 Lady Jane Court have been notified of the application and a site notice has also been displayed at the site from the 13th April 2018.

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.:

- PALM-W603-01 Rev A - Site Plan & Proposals
- PALM-W603-02 Rev A - Location Plan
- PALM-W603-04 Rev A - Proposed Plans (Phase 1)
- PALM-W603-06 Rev A - Proposed Garden Changes
- PALM-W603-07 Rev A - Entrance to Garden North

As received: 06/04/2018

- PALM-W603-14 Rev. B - Additional Sections

As received: 13/06/2018

- PALM-W603-03 Rev. B - Existing Elevations (Phase 1)
- PALM-W603-05 Rev. B - Proposed Elevations (Phase 1)

As received: 16/07/2018

5. Relevant Planning History

171073 - Two storey rear extension including balcony, amendment to rear sunroom roof, retain rear pergola, extension to existing detached garage, new green house and entrance gate. Withdrawn 12/4/18.

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 extension would be to the rear of the property and therefore would not be visible from the street scene along Grosvenor Road and set back 4.2m from the side boundary with no.33, and 6.8m from the side boundary with no.37, the extension would retain the existing spaciousness to the boundary and would not appear unduly cramped.

The extension would project 4m from the rear elevation of the existing dwelling and made with materials to match existing and asymmetrically pitched roof is considered to integrate satisfactorily with the existing roof form, 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 proposed alterations to the existing garage, consisting of increasing the roof height and replacing the doors in the front elevation with a window, would be visible from the street scene along Grosvenor Road. However the relatively modest nature of the proposed alterations combined with the extent of the existing built form, and the proposal is not considered to be significantly to the detriment of the character of the existing dwelling or the wider street scene. A similar conclusion is reached in relation to the front gates and rear greenhouse.

The proposal accords with Policy CS7 and Policy DM9.

Impact on neighbouring amenity

The proposed rear extension would be single storey and would not project beyond the existing extension at no.33. The existing 4.2m gap to the common boundary would also be retained. As such, the extension is not considered to have an undue adverse impact upon no.33 with regards to overbearing, visual dominance or loss of light. With respect to no.37, the extension would be set off the common boundary by 6.8m. Coupling the significant set off the boundary and that the extension would be single storey, and the proposal is not considered to have a significant detrimental impact in terms of loss of light or overbearing.

The proposed garage conversion, and associated works, would be to the south of the application property and therefore would not affect the amenity of no.33. Whilst the garage abuts the boundary with no.37, the proposed increase in roof height is not considered to be of a scale that would significantly impact the living environment of the existing or future residents of no.37 in terms of overbearing or loss of light.

Further, the proposed developments are single storey and whilst a pair of glazed doors are proposed in the south side elevation of the rear extension, they are at ground floor level and have a 6.8m separation distance to the common boundary with no.37 as such the proposal is not considered to have a detrimental impact in terms of privacy or overlooking and is in accord with Policy DM4 and Policy DM9.

Other Issues

Community Infrastructure Levy

The proposal would not be liable for the Community Infrastructure Levy.

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 unless where otherwise stated.

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:

PALM-W603-01 Rev A - Site Plan & Proposals
PALM-W603-02 Rev A - Location Plan
PALM-W603-04 Rev A - Proposed Plans (Phase 1)
PALM-W603-06 Rev A - Proposed Garden Changes
PALM-W603-07 Rev A - Entrance to Garden North
As received: 06/04/2018

PALM-W603-14 Rev. B - Additional Sections
As received: 13/06/2018

PALM-W603-05 Rev. B - Proposed Elevations (Phase 1)
As received: 16/07/2018

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

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 time period.
5. During the course of construction, the developer should take care to ensure that no part of this development (foundations, eaves, guttering, etc.) would encroach on, under or across the boundary line with the adjoining property, as the requisite Notice has not been served on the owner of that property. This permission does not confer any right of access onto land that is not under the developer's control. The developer should also be mindful of the obligations and requirements of the Party Wall Act (1996) details of which can be found at: www.communities.gov.uk/publications/planningandbuilding/partywall