

DELEGATED APPLICATION REPORT

Address: 352 Hemdean Road

Application No: 181335 / HOU

Proposal: Single storey side and rear extension

Applicant: Mrs D Campana

Date received (valid from): 31/07/2018

Target Decision date: 25/09/2018

Case officer: Tom French

1. Site description and Surrounding Area

The application site contains a two storey semi-detached dwelling on the west side of Hemdean Road. The application property has a prominent two storey bay window to the front elevation and a single storey attached garage to the south side elevation. The application site includes a rear amenity space approximately 17m deep and 8.5m wide.

The surrounding area is predominantly residential and characterised by semi-detached and terrace properties of varying scale and design.

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

2. The Proposal

A householder planning permission is sought to for a single storey side and rear extension. A side extension is proposed to infill the area to the rear of the existing garage, alongside the main house, and a full width single storey rear extension is also proposed. The extension would have a lean-to roof form and project 3m from the existing rear elevation of the main house. A projecting gabled extension is proposed to the south of the property that would project 4.5m from the rear of the main house.

3. Consultation

Neighbours consultation:

No.s 350 & 354 Hemdean Road and 1 Woodberry Close have been notified of the application and a site notice has also been displayed at the site from the 15th August 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.:

- 21918-01 - Existing Ground Floor Plan
- 21918-02 - Existing Elevations
- 21918-03 - Proposed Ground Floor Plan
- 21918-05 - Block and Location Plans

As received: 31/07/2018

- 21918-04 Rev. A - Proposed Elevations
- 21918-06 - Existing and Proposed Roof Plans

As received: 21/09/2018

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)

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 extension is to the rear of the property, only the gabled roof of the proposed side and rear extension would be visible from the street scene along Hemdean Road. Given the existing built form of the garage, that only the single storey gable end would be visible and that the proposed extension would be set back 4.5m from the existing front elevation of the application property (5.4m from the front of the bay windows); it is considered that the proposed development would not be significantly out of character with the street scene along Hemdean Road or the surrounding area.

The proposed extension would project a maximum of 4.5m from the existing rear elevation. Whilst this is greater than the 4m recommended in the SGP - A Design Guide to House Extensions, it is considered that the size of the rear garden and overall scale of the application property are such that a rear extension of this scale is not significantly out of character. The extension would be made with materials to match the existing and with the pitched roof forms 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 by the proposed development are 350 and 354 located to the south and north of the application site respectively.

With regards to the adjoined neighbour, no.354, towards the north of the application site the extension would project 3m from the existing rear elevation. Whilst the proposed development would abut the common boundary, it would not protrude beyond the existing single storey rear extension at no.354. As such the proposal is not considered to have any detrimental impacts in terms of overbearing or loss of light.

With respect to no.350, the proposed extension would abut the common boundary, breach the 45 degree line from the nearest habitable window and would project 5.5m beyond the

rear existing elevation of no.350. However, the proposed extension would be single storey with an eaves height of 2.4m, would be sited to the north of no.350 and the garage at no.350 is between the application site and habitable room at no.350. As such it is considered, on balance, that the proposal would not have significant adverse effects upon the amenity of no.350 in terms of loss of light or overbearing.

Further, the proposal is for a single storey extension with no side facing windows. Whilst two south facing roof lights are proposed in the pitched roof element, given the high level nature of roof lights the proposed development is not considered to have any adverse effects in terms of privacy or overlooking.

The proposal accords with Policy DM4.

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.:

- 21918-03 - Proposed Ground Floor Plan
- 21918-05 - Block and Location Plans

As received: 31/07/2018

- 21918-04 Rev. A - Proposed Elevations
- 21918-06 - Existing and Proposed Roof Plans

As received: 21/09/2018

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 statutory time period.