

DELEGATED HOUSEHOLDER REPORT

Application No: 181601

Address: 20 All Hallows Road, Caversham

Applicant: Mr & Mrs Laverick

Proposal: Single storey side and single storey rear extensions

Case officer: Connie Davis

Target Date: 06/11/18

Site Description and Surrounding Area:

The application site is an already extended (see relevant history section below) two storey detached dwelling on the north eastern side of All Hallows Road. The surrounding area is residential in character and the majority of the surrounding dwellings are detached properties of mixed character.

Proposal: The proposal comprises of both a single storey rear and side extension:

Single storey rear extension:

The rear extension is proposed to enhance the kitchen, dining and living area. It measures 6m in width and projects 3.8m from the rear of the property. The roof of the rear extension will be hipped with a flat top. A roof light is also proposed. The roof height measures 3.4m and the eaves height 2.4m.

Single storey side extension:

The single storey side extension is proposed to provide a utility room. When viewing the side extension from the highway, it will project 2m from the right-hand side of the property and will have a pitch roof with a rooflight. It would be set back from the front building line by 8.25m. The existing side gate will be narrowed but sufficient access will still be retained to access the rear garden.

During the course of the application the overall height of the rear extension has been reduced following officer feedback.

Plans Considered:

248-A1-01 As Existing

Received 11th September 2018

A1-04 Rev. A Proposal No. 3A

Received 11th October 2018

Relevant Planning History:

100605 - Proposed rear extension and loft conversion- Application Refused.
Dismissed at appeal (APP/E0345/D/10/2132207) on 26/08/10 owing to proposed side dormer resulting in harmful overlooking to the neighbouring building/garden.

101888 - Two storey rear extension and loft conversion (re-submission of 10/00207/FUL) - Application Permitted

Consultation Responses:

Neighbouring occupiers were formally consulted via letter on 19/09/18. The agent confirmed that the site notice had been sent to the applicant on 25th September 2018. No responses from the public have been received.

Internal consultation responses:
Natural Environment

The RBC Natural Environment was consulted and raised no concerns over the Yew tree located in the rear garden, which will be in close proximity to the proposed rear extension. As the extension is going no further than the existing patio, it is considered far enough away from the tree not to be a concern. However, an informative was provided should a new patio be laid beyond the proposed rear extension:

‘You are advised that any new patio laid adjacent to the approved rear extension has the potential to impact on the roots of the Yew tree hence should be undertaken with due care’.

Ecology

There were no objections raised on ecological grounds.

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
CS38 Trees, Hedges and Woodlands

Sites and Detailed Policies Document 2012 (Altered 2015)

DM4 (Safeguarding Amenity)

DM9 (House Extensions and Ancillary Accommodation)

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, all materials are to match the existing. The roof height of the proposed rear extension has been reduced from 3.6m to 3.4m to avoid the flat roof being at the same level as the upper floor windowsills. Therefore the proposal is considered more in proportion with the original building**
- 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, there are no windows to be installed on the side elevations of the extensions. A condition is placed on the application to prevent the flat roof of the rear extension being utilised as a balcony (unless further planning permission is granted for this to occur). This is to ensure the privacy of neighbours is retained.**
- 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

Policy DM4: Safeguarding Amenity states an extension to a house will be acceptable when it will not cause a significant detrimental impact to the living environment of existing or new residential properties. The neighbours that have been identified as being potentially impacted by the proposal are nos. 18 and 22 All Hallows Road.

As the side extension is set 0.79m from the boundary with no. 18, it is not considered that this element of the proposal would cause any substantial harm to neighbouring amenity. In terms of no. 22, the rear extension is not considered to significantly impact neighbouring amenity due to the hipped roof which will still allow a sufficient amount of sunlight to reach the property. Overall, the proposal is considered acceptable and will not cause 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 Council's Supplementary Planning Guidance: A Design Guide to House Extensions (2003).

RECCOMENDATION: Application Permitted

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:

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

4. The roof area of the extension hereby permitted shall not be used as a balcony, roof garden or similar amenity area without the grant of further specific planning permission from the Local Planning Authority.

Reason: To safeguard the amenities of the adjoining premises from overlooking and loss of privacy in accordance with Policy DM4.

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 is advised that any new patio laid adjacent to the approved rear extension has the potential to impact on the roots of the Yew tree located in the rear garden, and hence should be undertaken with due care.
3. The applicant's attention is drawn to Building Regulations requirements. Please contact Building Control on 0118 937 2449 for advice.
4. 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>
5. 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.