

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Redlands

App Ref: 182128/HOU

Address: 1 Newcastle Road, RG2 7TN

Proposals: Two storey side extension

Case Officer: Mr James Overall

Applicant: Dr Lakshmi Kanthan

Date received (valid from): 5 December 2018

Target Decision date: 30 January 2019

1. INTRODUCTION

The proposal relates to a detached two storey property which is seeking planning permission for the erection of a two storey side extension.

The site is located on the northern side of Newcastle Road, close to the junction with Northumberland Avenue.

2. PROPOSAL AND SUPPORTING INFORMATION

The proposed two storey side extension will protrude 2.84 metres further than the existing side elevation and will be set back from the front and rear elevations by 0.525 metres, as well as the ridge by 0.31 metres. The eaves height will remain the same as existing.

The proposed extension will be visible from the front of the property.

The extension proposes two window on the front elevation, one at ground floor level and the other at first floor level. There will also be a pair of double doors on the ground floor rear elevation.

The proposed materials will match the existing property.

Plans considered:

Plan Type	Description	Drawing Number	Received
Location Plan		N/A	5 Dec-18
Block Plan	Proposed	P.000	5 Dec-18
Ground Floor Plan	Existing	S.001	5 Dec-18
First Floor Plan	Existing	S.001	5 Dec-18
Roof Plan	Existing	S.003	5 Dec-18
Street Scene	Existing	S.004	5 Dec-18
Rear Elevation	Existing	S.005	5 Dec-18
Side Elevation	Existing East to West	S.006	5 Dec-18
Side Elevation	Existing West to East	S.007	5 Dec-18
Ground Floor Plan	Proposed	P.001	5 Dec-18
First Floor Plan	Proposed	P.002	5 Dec-18
Roof Plan	Proposed	P.003	5 Dec-18

Street Scene	Proposed	P.004	5 Dec-18
Rear Elevation	Proposed	P.005	5 Dec-18
Side Elevation	Proposed East to West	P.006	5 Dec-18

3. RELEVANT PLANNING HISTORY

The property was granted planning permission on 25th July 2016 under planning application 152275 submitted by 69 Northumberland Avenue.

There is no other relevant planning history.

4. CONSULTATIONS

4.1 The following addresses were consulted by letter:

3 Newcastle Road, Reading, RG2 7TN
67 Northumberland Avenue, Reading, RG2 7PS
69 Northumberland Avenue, Reading, RG2 7PS

4.2 No letters of representation were received.

4.3 Internal Consultations

The Transport Development Control Department were consulted on 11th December 2018. Their comments received on 20th December 2018 had no objections subject to an informative.

The Ecology Department were consulted on 11th December 2018. Their comments received on 4th January 2019 stated:

“As the building has been built in the last few years it is very unlikely that there are features present potentially suitable for use by roosting bats and therefore a bat survey for these proposals will not be required. As such, there are no objections to this application on ecological grounds”.

Equality Act

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.

5. LEGAL AND PLANNING POLICY CONTEXT

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 Policy

National Planning Policy Framework

National Planning Practice Guidance

Reading Borough Local Development Framework Core Strategy (2008)

CS7 (Design and the Public Realm)

Sites and Detailed Policies Document (2012)

DM4 (Safeguarding Amenity)

DM9 (House Extensions and Ancillary Accommodation)

DM10 (Private and Communal Outdoor Space)

SPG/SPD

- A Design Guide to House Extensions SPG

6. APPRAISAL

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; YES - The extension will increase the footprint of the property, significantly reducing the amount of private amenity space the property can utilise.
The property has a strip of land with a width of 2 metres to the rear of the property, and the proposed extension will limit the existing private amenity space at the side to a width of 1.9 metres.
These strips of land are not considered to be appropriate for amenity purposes.
Whilst the property does have front a garden - this is not private.
- 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; however the **outlook** of the neighbouring property (No.3 Newcastle Road) will be impacted significantly from the first floor side window. This window is unobscured, and the proposed side extension will be 3.275 metres away from it. It is noted on the plans that the windows in the flank elevation at No.3 Newcastle Road are associated with double aspect rooms. It was not possible to obtain access to the neighbouring property when the site visit was conducted, although a small mirror could be seen through the window, so it is assumed to be a bathroom or a bedroom. Whether this assumption is right or wrong, even if the room this window serves is a non-habitable room and has a second window serving it; the proposed side extension at No.1 is considered to be too close and will have a detrimental impact upon the property at No.3 due to significantly affecting their outlook.
- 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 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.

7. CONCLUSION

The proposed development would be harmful to the amenity of the occupiers of the dwellinghouse in terms of limited utilisable private amenity space; as well as having an impact upon the outlook of the neighbouring property. As such the proposed works are not considered to be in accordance with the above relevant policies and permission should be refused.

8.0 RECOMMENDATION

Application Refused