

## DELEGATED HOUSEHOLDER APPLICATION REPORT

**Ward:** Thames

**App Ref:** 190158/HOU

**Address:** 9 Buxton Avenue, Caversham, Reading, RG4 7BT

**Proposals:** Two storey side and rear extension, single storey rear extension, alterations to the front porch, and new mono-pitch front porch

**Case Officer:** Mr Anthony Scholes

**Applicant:** Mr Nick Cima

**Date received (valid from):** 21 January 2019

**Target Decision date:** 26 March 2019 extension of time to 2 April 2019

### 1. INTRODUCTION

The development site is a detached residential dwelling located on the Northern side of Buxton Avenue, with an attached single garage. The street does not have a particularly uniform design, with properties adjacent to and further along the street having been extended in recent years.

### 2. PROPOSAL AND SUPPORTING INFORMATION

The proposed development is for a two storey side and rear extension, single storey rear extension, alterations to the front porch, and new mono-pitch front porch

Plans considered

Dwg No. CIMA-0119-07 - Block and location plan

Dwg No. CIMA-0119-06 - Section A-A

Dwg No. CIMA-0119-05 - Existing elevations

Dwg No. CIMA-0119-04 - Existing floor plans

Dwg No. CIMA-0119-03 - Proposed elevations

Dwg No. CIMA-0119-02 - Proposed first floor plan

Dwg No. CIMA-0119-01 - Proposed ground floor plan

As received 30 January 2019

Dwg No. CIMA-0119-07 Rev A - Block and location plan

As received 25 February 2019

### 3. RELEVANT PLANNING HISTORY

None

### 4. CONSULTATIONS

#### 4.1 *The following addresses were consulted by letter.*

7 Buxton Avenue

11 Buxton Avenue

St Andrews House

St Andrews Church Hall

One objection was received from no.11 Buxton Avenue. The objection was in relation to a window facing this property.

## 4.2 Transport

No objections subject to conditions.

## 5. 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.

## 6. 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)

### SPG/SPD

- A Design Guide to House Extensions SPG

## 7. APPRAISAL

### 7.1 Scale, appearance and design

The proposed development includes a two-storey side extension which includes a continuation of the gabled roof form of the existing dwelling. The SPD 'a design guide to house extensions' states that "two storey side extensions should normally be designed to be smaller in scale than the main house". A number of design elements are considered appropriate, including setting back the front elevation, maintaining the gap between neighbours, and bring the upper floor away from the side boundary. The proposal is of a similar width to that of the existing dwelling, and has a roof line that is the same height of the existing roof.

Although not generally an acceptable scale of two-storey extension, in this particular instance, the host dwelling is constructed with a forward projecting gable, and due to the size of the plot, and the rhythm and spacing of adjoining properties and those within the street, the plot is able to accommodate such a large extension whilst retaining an appropriate gap between adjoining properties, and maintaining and respecting the character and appearance of the area. The proposed extension also incorporates a bay window at ground level, and proposed gable a predominantly gabled roof form to match the existing features. Therefore, the proposed two-storey extension is acceptable in this instance due to the specific circumstances as mentioned above.

The proposed single storey rear extension is proposed to be 4m in length, and is acceptable in accordance with the SPD (a design guide to house extensions). The proposal also includes alterations to the existing entrance to orientate the front door toward the street, and includes a full length mono-pitch front porch supported by timber posts. This relatively modern addition would continue the features of the existing dwelling, rationalise the existing situation, and tie the whole dwelling together.

*7.2 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, the scale of the proposal, although large, has been designed to incorporate features to compliment the original dwelling.**
- reduce the amount of usable amenity space for the property to an unacceptable degree; **NO, although a substantial addition, the proposal predominantly extends to the side and retains the majority of the private amenity space to the rear of the property.**
- 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, although a narrow window is proposed on the first floor side elevation (South-East) serving the upstairs hallway of the host dwelling. Whilst a condition could be included that requires this window to be obscure glazed, the window would face opposite the neighbours hallway/staircase window. As both windows do not serve bedrooms or habitable rooms in which the occupants would spend any considerable time, any such condition is not necessary nor reasonable in the circumstances, as the privacy of both sets of occupiers would not be compromised.**
- 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, the materials are proposed to match that of the existing dwelling, and a condition will ensure this.**

**7.3 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.**

To assess this, the following has been considered - would the proposal cause a significant detrimental impact to the living environment of existing or new residential properties in terms of:

- Privacy and overlooking; **NO**, as described above the proposal includes a landing window opposite the neighbours existing stairs/landing window.. The primary purpose of both these windows is to allow natural light into hallways, stairs and landing areas rather than providing any views or outlook of high amenity. Incidentally, this side to side arrangement with opposing landing windows would not allow any views into habitable rooms or prejudice the right of either occupier to hang blinds, netting or curtains should they so wish.
- Access to sunlight and daylight; **NO**
- Visual dominance and overbearing effects of a development; **NO**, the proposed development maintains a gap between the adjoining property and is considered acceptable.
- Noise and disturbance; **NO**
- Artificial lighting; **NO**
- Vibration; **NO**
- Dust and fumes; **NO**
- Smell; **NO**
- Crime and safety. **NO**

**8. CONCLUSION**

The proposed development has been assessed and the proposed works are considered to be in accordance with the above relevant policies and planning permission can be granted.

**9. RECOMMENDATION**

**GRANT**