

DELEGATED APPLICATION REPORT

Address: 9 Westfield
Application No: 180856 / HOU
Proposal: Two storey side extension
Applicant: Mr & Mrs Cox
Date received (valid from): 31/05/2018
Target Decision date: 24/07/2018
Case officer: Tom French

1. Site description and Surrounding Area

The application site contains a two storey end of terrace property on the east side of Westfield Road. The application property has a prominent front gable and a two storey mono-pitch rear projection.

The surrounding area is predominantly residential with terrace housing of a similar scale to the application property.

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

2. The Proposal

A householder planning permission is sought for a two storey side and rear extension. The proposed extension would be sited alongside the existing rear projection and would have an asymmetrically pitched roof with a maximum height of 8.8m and an eaves height of 4.7m. The proposal would not project beyond the rear elevation of existing rear projection and would project 0.7m beyond the existing side elevation of the dining room.

3. Consultation

Neighbours consultation:

No.s 7, 11 and 64 Westfield Road have been notified of the application and a site notice has also been displayed at the site from the 1st June 2018.

One response has been received raising concerns that the proposed extension might increase the flow of rain water onto the neighbouring roof.

Officer response: The plans illustrate that a 0.2m parapet would be sited adjacent the boundary that would prevent an increase of rain water discharge across the neighbouring roof.

4. Plans and Documents Considered

The Council, in reaching its recommendation, has taken into consideration the following plans & documents:

Drawing Ref.:

- 2018.06.PL.102 - Existing Plans
- 2018.06.PL.103 - Existing Elevations
- 2018.06.PL.112 - Proposed Plans
- 2018.06.PL.100 - Location Plan

As received: 24/05/2018

- 2018.06.PL.113.A - Proposed Elevations

As received: 16/07/2018

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)

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

Whilst visible from the street scene along Westfield Road, given the existing built form, that the proposal would protrude a modest 0.7m beyond the side elevation of the main house and that the extension would be set back 8.1m from the existing front elevation, it is not considered that the proposal would be significantly out of character with the host dwelling or wider street scene. The proposal would not project beyond the existing rear elevation or beyond the side elevation of the existing hall. As such the extension would retain spaciousness and not appear unduly cramped.

The extension would project a modest 0.7m beyond the side elevation of the existing dining room and with materials to match existing and pitched roof, 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 proposal are no.s 7 and 11 located to the south and north of the application site respectively.

Regarding no.7, the proposal would retain a 1.3m gap to the boundary and would not project beyond the existing rear extension. Whilst the existing rear extension at no.7 is single storey and the proposal would be two storeys, it is noted that the application site is to the north of no.7 and there are no windows in the north side elevation of No. 7. With this in mind it is considered that, on balance, the extension would not result in an unacceptable loss of light or overbearing impact.

Further, the proposal would include the addition of a side facing window at ground floor level. As the proposed window is at ground floor level and the extension would not project beyond the existing extension at no.7, it is not considered that the proposal would result in any detrimental impacts relating to loss of privacy or overlooking.

With respect to no.11, the proposal would abut the common boundary. Considering that, as existing, the two storey rear projection abuts the boundary and that the proposal would not include an increase in the depth of build form along the boundary, the proposal would not result in any adverse impacts in terms of loss of light or overbearing.

The proposal would not change the existing relationship between the application property and no.11 with regards to privacy or overlooking.

As such the proposal is in accordance 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 Ref.:

- 2018.06.PL.112 - Proposed Plans
- 2018.06.PL.100 - Location Plan

As received: 24/05/2018

- 2018.06.PL.113.A - Proposed Elevations

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 statutory 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