

DELEGATED APPLICATION REPORT - Application No:181969

Address: 42 Goldsmid Road, Reading RG1 7YB

Proposal: Demolition of existing single storey rear extension, and replacement with new single storey rear extension.

Case officer: Anthony Scholes

Site Description and Surrounding Area:

The site contains a circa 1950 two-storey terraced house constructed of brick, with slate roof tiles and an arched front door. The site is to the Western side of Goldsmid Road, and is located within the Russell Street/ Castle Hill Conservation area, which contains primarily residential uses.

Proposal:

The proposal is for the demolition of a later rear addition to the original dwelling, and replacement with full width rear extension. The proposal would extend 4m from the rear of the original dwelling and be a maximum height of 3.3m with a flat roof. The proposal included two roof lights and a three pane sliding door/ windows. The applicant proposes to construct the extension of brick and clad it externally with off-white render and rubber roofing.

Plans Considered

The agent supplied the following, received on 9 November 2018:

Drawing No: PD18027 - 02 - Proposed ground floor plan and elevations

Drawing No: PD18027 - PB - Proposed block plan

Drawing No: PD18027 - EB - Existing block plan

Drawing No: PD18027 - Existing ground floor plan and elevations

On 4 December 2018 the agent supplied the following further information:

Drawing No: PD18027 - 02 REV A Proposed ground floor plan and elevations

Drawing No: PD18027 - 03 - Rendered rear elevation

PD18072 - Heritage Statement

Relevant Planning History

070744/CLP (07-00872-CLP) - Conversion of the existing roofspace to form habitable accommodation at second floor level, with the insertion of three number velux rooflights (one number at the front, two number at the back.)

Consultation Responses

A site notice was displayed on the property and letters were sent to the owners/occupiers of the adjoining properties:

40 Goldsmid Road;

44 Goldsmid Road;

Flats 1-6 4 Prospect Mews;

No responses were received.

The proposal is located within a conservation area (Russell Street/ Castle Hill), as such the Conservation Area Advice Committee (CAAC) was consulted. A response was received objecting to the front roof light. However, the front facing roof light does not form part of this application, as it was constructed as part of a previous application (070744).

Summary of discussions with applicant/agent

The applicant was requested to provide an additional elevation showing the relationship between the existing building and the proposed building materials. A response was

received on 4 December with an additional elevation to show the proposal more clearly. The applicant's agent confirmed by e-mail on 18 December 2018, that the applicant was agreeable to an extension of time to 18 January 2019.

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:

Reading Borough Local Development Framework Core Strategy (2008) (Altered 2015)
CS1 (Sustainable Construction and Design)
CS7 (Design and the Public Realm),
CS33 (Protection and Enhancement of the Historic Environment)

Sites and Detailed Policies Document (Oct 2012) (Altered 2015)
DM4: Safeguarding Amenity
DM9: House Extensions and Ancillary Accommodation
DM10: Private and communal outdoor space

Supplementary Planning Guidance - A Design Guide to House Extensions (2003)

Russell Street/ Castle Hill Conservation Area Appraisal April 2004

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;
Although the applicant is not proposing to match the materials of the extension with the existing house, it is felt that the materials proposed would be different enough to be perceived to compliment the original dwelling rather than jar with it. It is considered that the rear extension would be a subservient addition to the existing dwelling that would not detract from its

overall design and appearance (in the context of the existing extension). The development would sufficiently preserve the special character of the conservation area.

- 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 (within the context of the existing extension).
- invade the privacy of neighbouring properties through overlooking from windows or balconies;
No (within the context of the existing extension).
- 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.

It is also considered that the proposal would be in line with policies CS7 and CS33.

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.
- Access to sunlight and daylight;
No.
- Visual dominance and overbearing effects of a development;
Due to the presence of an existing rear extension at No. 44 is it not considered that the extension would appear visually dominant or overbearing to the neighbouring properties.

- Noise and disturbance;
No.
- Artificial lighting;
No.
- Vibration;
No.
- Dust and fumes;
No.
- Smell;
No.
- Crime and safety;
No.

RECOMMENDATION

GRANT

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), CS1 (Sustainable Construction and Design), and CS33 (Protection and Enhancement of the Historic Environment) of the Reading Borough Local Development Framework Core Strategy (2008, Altered 2015), DM4: Safeguarding Amenity, and DM9: House Extensions and Ancillary Accommodation of the draft Sites and Detailed Policies Document (2012, Altered 2015) and the Councils Supplementary Planning Guidance A Design Guide to House Extensions (2003).

Recommended conditions:

TL1 - The standard time limit

AP1 - Approved Plans Condition

M1 - Material as proposed

Informatives relating to:

IF1 - Positive and proactive working - approval

IF3 - Highways

IF5 - Terms

IF6 - Building Control

IF7 - Complaints about construction

IF8 - Encroachment