

DELEGATED APPLICATION REPORT

Target Date: 10/10/2018

Application No: 181446/HOU

Address: 73 Waverley Road, Reading

Proposal: Single storey rear extension

Case officer: Ethne Humphreys

Site Description and Surrounding Area:

The application property is a two storey semi-detached dwelling located on the north east side of Waverley Road. There is a Ginko tree in the rear garden, close to the common boundary with No.71 Waverley Road and the property has a long rear garden that slopes downwards. The surrounding area is residential in character with similar sized plots and dwellings of varying design, many of which have been extended.

Proposal:

This is an application for proposed single storey rear extension following demolition of existing rear addition. It would have a depth of approximately 5.9m and width of approximately 3.2m. The roof would be flat and the materials would match those of the host property.

Plans Considered:

Drawing No: Location and Site Plans 01

Drawing No: Site Plan 09

Received 15th August

Drawing No: Plan and Elevations as Proposed 05 Rev A

Drawing No: Plan and Sections as Proposed 07 Rev A

Received 26th September 2018

Relevant Planning History:

920376 Replacement of timber garage with new brick built garage. Permitted

Consultation Responses:

Natural Environment: No objection subject to informative.

No's 71 and 75 Waverley Road and No's 69 and 71 Westbourne Terrace were consulted and a site notice was put up. No neighbour letters of objection received.

Summary of discussions with applicant/agent:

The agent was advised that due to the position and height of the proposed extension it was considered to result in an unneighbourly impact to the occupiers of No.71 Waverley Road. Revised plans were received reducing the overall height.

No formal pre-application advice was sought for this specific scheme prior to the submission of this application.

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 (amended 2015)

CS7: Design and the Public Realm

CS38: Trees, Hedges and Woodlands

Sites and Detailed Policies Document, Oct 2012 (amended 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)

Appraisal

The main issues are considered to be:

- Design, impact on the host dwelling, character of the conservation area and street scene
- Impact on neighbouring amenity
- Impact on natural environment

Design, impact on the host dwelling, character of the conservation area and street scene

The proposals would utilise the footprint of the existing rear addition to be demolished, and, as such, the overall increase in the actual footprint of the dwelling would not be unduly excessive. There would be a distance of 2m to the common side boundary and, and a significant amount of rear amenity space would remain. It is considered that this specific plot can suitably accommodate the extension without giving a feeling of overdevelopment.

In terms of its detailed design, flat roof additions generally fail to improve the appearance of a dwelling. However, there is an existing flat roof dormer window at the rear of the property and as such it would not be out of character with the host dwelling - and the materials would match which is appropriate. The extension would remain a subservient addition to the main dwelling and, given its position at the rear of the property it would not be readily visible from the public domain.

In accordance with Policy DM9 of the Sites and Detailed Policies Document 2012 (altered 2015) and Policy CS7 of the Core Strategy 2008 (altered 2015).

Impact on neighbouring amenity

The neighbouring properties potentially affected by the proposals are No's 75 and 71 Waverley Road located to the north west and south east of the site respectively. In relation to No.75, albeit not shown on the block plan, this property has the benefit of a rear extension located close to the common boundary (approved under application 140685) which itself would minimise the impact. The extension would be no closer to the common boundary than the existing two storey gable and, whilst visible, given the distance of approximately 2.5m to the common boundary and that the roof would be flat to minimise the impact, it is not considered to result in any material loss of light or overbearing impact to the occupiers of this property. Similarly, given the aforementioned distance and that there are no windows on the flank elevation of the extension to No.74, it is not considered to result in any significant material loss of privacy.

In relation to the adjoining semi No.71, this property also has a single storey rear outshoot adjacent the common boundary. The extension has originally proposed, was, due to its height, considered to result in any unneighbourly impact to the occupiers of this property. Revised plans show a significant reduction in the height and, whilst visible, given that it would not project past the rear elevation of No.71, combined with its position to the north west and that the increase in height would be relatively marginal in the context, it is not considered to result in any significant material loss of light or overbearing impact to the occupiers of this property such to warrant a refusal on this basis.

Notwithstanding the above, owing to the large flat roof nature of the rear extension proposed, it is considered necessary to include a condition stipulating that the flat roof area shall not be used as a roof terrace, and any access out onto this area shall be for maintenance/means of escape purposes only. This is in order to prevent any detrimental impacts of overlooking and/or noise and disturbance of the neighbouring premises, in accordance with the requirement of Policy DM4 of the Sites and Detailed Policies Document 2012 (altered 2015).

Impact on natural environment

The proposed extension is within the potential root protection area of the existing tree situated immediately rear of the existing rear elevation. It appears to have been managed previously, containing its size and creating an unnatural shape (which would not need to be removed in order to implement the proposal). The applicant should consider whether roots of the tree may be affected and an informative will be attached in this respect.

CIL

The floorspace involved in the proposed works is below 100sqm and the proposals do not involve the creation of a new dwelling. Accordingly, the proposals are not CIL liable.

Conclusion

Having regard to the material considerations and all matters raised, the Local Planning Authority considers that the balance of considerations therefore weigh in favour of granting planning permission subject to conditions.

Recommendation - GRANT subject to conditions