

DELEGATED HOUSEHOLDER APPLICATION REPORT

Application No: 182121/HOU

Address: 3 Banbury Gardens

Applicant: Mr Scott Northway

Proposal: Single storey rear extension

Target Date: 29/01/19

Case officer: Connie Davis

Site Description and Surrounding Area:

The property is a semi-detached, two storey property on the southern side of Banbury Gardens which is a cul-de-sac. The application property (and its adjoining neighbour, no. 4), are set back from the road further than that of no. 2 Banbury Gardens. The surrounding area is residential.

The application site is not listed, nor in a conservation area, however it is located within an air quality management area.

Proposal:

The proposal is for an extension to the existing kitchen area. The extension will protrude 2m from the existing rear kitchen wall and expand the width of the existing kitchen (6.5m). Two velux windows are to be installed along with a rear facing window and patio doors.

The proposal also involves an existing side window (east facing) to be bricked up and The side elevations will then be painted render to match the existing house. However, cladding is proposed on the rear elevation which will then be painted black.

Plans Considered:

Drawing No.

Northway-1118-05 - Block & Location Plans

Northway-1118-03 - Existing Plan & Elevations

Northway-1118-02 - Proposed Elevations

Northway-1118-01 - Proposed Ground Floor Plan

Northway-1118-04 - Section AA

Received 6th December 2018.

Relevant Planning History:

None.

Consultation Responses:

The following addresses were consulted via letter on 7/12/18

2, 4 Banbury Gardens
7, 9, 11 Chiltern Road

A site notice was displayed at the property until 3rd January 2019.

No responses have been received.

Internal Consultees

None.

Discussions with agent/ applicant

Further clarification was required regarding the proposed materials of the extension (proposed 'black cladding'). It was confirmed that the proposed cladding is to be painted black as opposed to being bought in a pre-set colour. The applicant gave an initial indication of the timber cladding and paint that would be used, however this was not confirmed as definite.

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:

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)

DM19 (Air Quality)

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

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; **NO, although it is noted that the proposed timber cladding will not match the existing property, as the proposal is to the rear of the dwelling it is not considered significantly harmful to the overall appearance of the property, nor the surrounding area. The applicant confirmed that the cladding is to be painted black as opposed to being bought in this pre- set colour. As the use of black paint is a decorative choice by the applicant, along with the cladding only to be used on the rear elevation, this is considered acceptable.**
- 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**
- invade the privacy of neighbouring properties through overlooking from windows or balconies; **NO**
- 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, although the cladding will not match the host property, it will not be visible from the street.**

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.

CONCLUSION

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) of the Reading Borough Local Development Framework Core Strategy (2008), RC5 (Design in the centre) of the Reading Central Area Action Plan 2009, DM4: Safeguarding Amenity and DM9: House Extensions and Ancillary

Accommodation of the Sites and Detailed Policies Document (Oct 2012) and the Councils Supplementary Planning Guidance A Design Guide to House Extensions (2003).

RECOMMENDATION:

Conditions

1. The development hereby permitted shall be carried out in accordance with the following approved plans:

Drawing No.

Northway-1118-05 - Block & Location Plans

Northway-1118-02 - Proposed Elevations

Northway-1118-01 - Proposed Ground Floor Plan

Northway-1118-04 - Section AA

Received 6th December 2018.

Reason: because permission is granted in respect of the development as detailed in the approved plans only.

2. The materials to be used in the construction of the external surfaces of this development shall be:

Black painted timber cladding

White painted render to match existing

Roof tiles to match existing

Windows to match existing

as shown on the approved plans or documents.

The development shall be completed using the approved materials and details before the building is occupied.

Reason: in the interests of ensuring that the new development appears in keeping with the existing building or surrounding area in accordance with Policy CS7 and DM9.