

DELEGATED APPLICATION REPORT

Address: 29 Shepherds Lane

Application No: 182063 / HOU

Proposal: Removal of conservatory and replacement with single storey extension to side.
Small extension to front of dining room and garage

Applicant: Mr David Lovewell

Date received (valid from): 23/11/2018

Target Decision date: 18/01/2019

Case officer: Tom French

1. Site description and Surrounding Area

The application site contains a large detached dwelling on the south side of Shepherds Lane. The property includes an attached garage to the front and has a conservatory to the east side elevation. The application site includes a rear amenity area approximately 16m deep and 15m wide.

The surrounding area is predominantly residential with large detached dwellings of various scale, styles and design.

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

2. The Proposal

Householder planning permission is sought to demolish the existing garage and conservatory and erect a single storey side extension with cat slide roof. A single storey front extension is also proposed to the west side of the property. This would project a maximum of 2.5m from the existing front elevation.

3. Consultation

Neighbours consultation:

No.s 31 & 33 Shepherds Lane and 27, 29 & 31 Silverthorne Drive have been notified of the application and a site notice has also been displayed at the site.

No responses have been received.

Transport consultation:

The RBC Transport Development Control Advisor provided comments raising no objection subject to Informatives.

4. Plans and Documents Considered

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

Drawing No.:

- 1 - Location and Block Plan
- 2 - Existing Ground Floor Plan
- 3 - Existing rear and side elevations
- 4 - Existing front and side elevations
- 5 - Proposed Ground Floor Plan
- 6 - Proposed front and side elevations

- 7 - Proposed rear and side elevations

As received: 23/11/2018

5. Relevant Planning History

021323 - FUL - Erection of a single storey uPVC conservatory to side of property - Application Permitted

120137 - FUL - First floor extension and dormer window to existing bedroom at front of property - Application Permitted

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)

9. Appraisal

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

Being to the front and side of the application property the proposed development would be highly visible from the street scene along Shepherds Lane. The proposed front extension would project a relatively modest 2.5m from the existing front elevation of the sitting room. The extension would be single storey and would not project beyond the existing kitchen / dining room. The pitched roof proposed (whilst of a different pitch than the main roof) is considered appropriate in this location. As such the proposed front extension is considered acceptable in terms of scale and design.

It is proposed to demolish the existing garage and conservatory and erect a full length side extension. The proposed side extension would not project beyond the existing garage and conservatory (in terms of width) and would have a pitched roof that joins into the main roof to form a cat slide feature. As such the existing spaciousness to the boundary would be retained and the proposal would not appear unduly cramped.

The proposed side extension would not project beyond the existing garage and conservatory and the proposed front extension would not project beyond the kitchen / dining room. As discussed above both extensions would have roof forms that are sympathetic to the main house and made with materials to match existing the proposal 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 proposed development are 27 and 31 Shepherds Lane, located to the east and west of the application property respectively.

With regards to no.27, the proposed front extension is to the west of the application property and would not affect no.27. The side extension proposed would project towards the common boundary with no.27; however it would not project beyond the existing garage or conservatory. Further the proposal would be single storey and would form a cat slide roof with an eaves height 2.2m high. Combining this with the 1.8m set off the common boundary and it is considered that the proposal would not have any significant adverse effects in terms of loss of light or overbearing.

The proposed side extension would be single storey with no side facing windows. It would also replace the existing conservatory. As such it is considered that in terms of privacy and overlooking, the proposal would represent an improvement to the existing situation.

In respect to no.31, the proposed side extension would be to the east of the application property and therefore would not affect the amenity of no.31. The proposed front extension would be single storey and set off the common boundary by 1.3m. Combining this with the large separation between the boundary and habitable rooms at no.31 and it is considered that the proposal would not have any significant detrimental impacts in terms of loss of light or overbearing effects.

Further, the proposed extension would be single storey with no side facing windows. As such there would not be any undue adverse effects of the development in terms of privacy or overlooking.

Other Issues

Transport

The proposed development would result in the loss of the garage and as such one off road parking space. Further to the transport consultation response received, the area of hardstanding to the front of the property is considered to provide adequate off road parking provision for a property of this type in this location. As such, subject to the Informatives recommended by the RBC Transport Development Control Advisor, there is no transport objection to this application.

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 No.:

- 1 - Location and Block Plan
- 5 - Proposed Ground Floor Plan
- 6 - Proposed front and side elevations
- 7 - Proposed rear and side elevations

As received: 23/11/2018

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. i) The attention of the applicant is drawn to Section 59 of the Highways Act 1980, which enables the Highway Authority to recover expenses due to damage caused by extraordinary traffic.
ii) Any works affecting the Highway shall be in accordance with Reading Borough's Council's document "Guidance Notes for Activities on the Public Highway within the Borough of Reading". The applicant should note that compliance with this document is mandatory and licences to work on the Highway will only be issued if the requirements contained within it are met. A copy can be obtained from the Council's website
5. You are advised to avoid the use of the grass verges for development related activity, e.g. storage of materials, due to the resulting potential harm to important street trees.
6. 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.