

DELEGATED APPLICATION REPORT

Address: 50 Chiltern Road

Application No: 181557 / HOU

Proposal: Single storey rear extension to replace existing

Applicant: Ms Heather Steward

Date received (valid from): 03/09/2018

Target Decision date: 29/10/2018

Case officer: Tom French

1. Site description and Surrounding Area

The application site contains a two storey semi-detached dwelling on the east side of Chiltern Road. The application property has an existing single storey extension and outbuilding to the rear. There is provision for off road parking to the front of the property and the application site includes an amenity area approximately 20m deep and 8m wide.

The surrounding area is predominantly residential and characterised by semi-detached properties of varying style and design.

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

2. The Proposal

A householder planning permission is sought to demolish the existing single storey rear extension and erect a single storey rear extension. The existing extension projects 2.6m from the original rear elevation of the host dwelling with a mono-pitched lean-to style roof that has an eaves height of 2.4m and a maximum height of 3.7m. The proposed extension would project 3.3m from the rear elevation of the original dwelling and would be full width. It would have a lean-to style tiled roof with an eaves height of 2.4m and a maximum height of 3.8m.

3. Consultation

Neighbours consultation:

No.s 48 & 52 Chiltern Road and 17 & 19 Valentine Crescent have been notified of the application and a site notice has also been displayed at the site.

No responses have been received.

4. Plans and Documents Considered

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

Drawing No.:

- STEWARD-0818-01 - Proposed Ground Floor Plan
- STEWARD-0818-02 - Proposed Elevations
- STEWARD-0818-03 - Existing Plan & Elevations
- STEWARD-0818-04 - Section A-A
- STEWARD-0818-05 - Block & Location Plans

As received: 03/09/2018

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

The proposed development would be to the rear of the property and therefore would not be visible from the street scene along Chiltern Road. Given the extent of the existing

extension, the relatively modest size of the proposal (projecting 3.3m from the original rear elevation) and the existing predominance of single storey rear extensions in the surrounding area; the proposal is not considered to be significantly out of character with the visual amenity of the surrounding area.

The proposed extension would project a modest 0.7m beyond the existing extension, albeit at full width (6.7m) rather than the 5m width of the existing. The proposal would be finished with pebbledash walls and tiled roof to match the original dwelling. The lean-to form of the proposed roof would match the roof of the existing extension. As such the proposal is considered to respect the character of the host dwelling in terms of scale, location, materials and design.

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 48 and 52 Chiltern Road, located to the south and north of the application site respectively.

With regards to no.52, the adjoining neighbour, the proposal would be set off the common boundary by 0.2m. However, given the modest scale of the proposed extension - projecting just 0.7m beyond the rear elevation of the existing extension and 3.3m beyond the original rear elevation; that the proposed extension would be single storey with a lean-to roof with an eaves height of 2.2m and a maximum height of 3.6m; it is considered that the proposed extension would not have any significant adverse effects in terms of loss of light or overbearing.

In respect to no.48, the proposed development would be set off the common boundary by 1.5m with the property at no.48 also being set off the boundary by a similar distance. Combining this separation distance with the modest scale of the proposal and that the application site is to the north of no.48, and it is considered that there would not be any significant detrimental impacts of the development in terms of loss of light or overbearing.

Whilst a side south side facing window is proposed, it would be at ground floor level, set off the common boundary by 1.5m and would not be beyond the rear elevation of the existing rear extension at no.48. As such it is not considered that the proposal would have any significant adverse effect in terms of privacy or overlooking.

Other Issues

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.:

- STEWARD-0818-01 - Proposed Ground Floor Plan
- STEWARD-0818-02 - Proposed Elevations
- STEWARD-0818-04 - Section A-A
- STEWARD-0818-05 - Block & Location Plans

As received: 03/09/2018

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.