

DELEGATED APPLICATION REPORT

Address: 23 Mayfield Drive

Application No: 180669

Proposal: Single storey rear extension.

Applicant: Ms Gemma Williams

Date received (valid from): 19/04/2018

Target Decision date: 14/06/2018

Case officer: Tom French

1. Site description and Surrounding Area

The application site contains a two storey semi-detached dwelling on the west side of Mayfield Drive. The application site has a front drive that provides off road parking, has a rear amenity space approximately 14m deep and 8m wide and has an existing rear conservatory.

The surrounding area is predominantly residential and consists of semi-detached dwellings of a similar scale and design to the application property.

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

2. The Proposal

This application is a resubmission of 170680 that was granted 07/07/2017 (see Relevant Planning History section below).

A householder planning permission is sought for a single storey rear extension. The existing rear conservatory would be removed and the proposal built in its place. The proposed extension would be 3.3m deep, 6.7m wide, have an eaves height of 2.6m and a maximum height of 3.5m.

The proposed extension would have a lean-to single pitch roof that includes three roof lights. The proposal would be set 1.6m off the boundary with no.25 Mayfield Drive and would be built to the boundary with no. 21 Mayfield drive.

3. Consultation

Neighbours consultation:

No.s 21 and 25 Mayfield Drive and No.s 10, 11 and 12 Pembroke Place have been notified of the application and a site notice has also been displayed at the site from the 26th April 2018.

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.:

- 098 - Block Plan
- 099 - Site Location Plan
- 100 - Existing Floor Plans

- 101 - Existing Elevations
- 102 - Proposed Floor Plans
- 103 - Proposed Elevations

As received: 19/04/2018

5. Relevant Planning History

170680 - HOU - Single storey rear extension - 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)

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

As the proposal is to the rear of the property, it would not be visible from the street scene along Mayfield Drive. The proposal would be single storey and project 3.3m from the rear elevation. The existing 1.6m gap to the boundary with no.25 would be retained and proposal would extend to the boundary with no.21. Considering the application property and no.21 are two halves of a semi-detached pair, the extension being built to the common boundary is considered in keeping with the character and pattern of the surrounding area and street as a whole.

The proposed extension would project a modest 0.8m beyond the existing conservatory, with materials to match the original house and mono-pitch roof form; 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 proposed extension would not project beyond the rear elevation of the existing two storey rear extension at no.25 (application number: 151674, granted 19/11/15). As such the proposal would not appear overbearing to no.25 or result in any loss of light. With respect to no.21, the proposal would be single storey with an eaves height of 2.6m and project 0.8m beyond the rear elevation of the existing rear extension at no.21. As a result it is considered that there would be no significant adverse effect in terms of loss of light or overbearing.

Further, the proposal is for a single storey extension with no windows in the side elevation. Combining this with the existing boundary treatment and the existing rear extensions at both no.21 and no.25, and it is considered that the proposal would not have a significant detrimental impact in terms of privacy or overlooking and is in accord with Policies Dm4 and DM9.

Other Issues

Community Infrastructure Levy (CIL)

The proposal would not be liable for the Community Infrastructure Levy.

Application Number 170680

The application is a resubmission of application 170680 that was granted 07/07/2017. This proposal (the resubmission) and the original proposal (170680) are very similar in terms of scale, location, design, materials and impact. Whilst all planning applications are assessed on their own merits, previous planning decisions are a material consideration in determining an application. As such due consideration has been given to the outcome of

the previous application at this site (170680) in reaching the recommendation stated below.

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.:

- 098 - Block Plan
- 099 - Site Location Plan
- 102 - Proposed Floor Plans
- 103 - Proposed Elevations

As received: 19/04/2018

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.
5. During the course of construction, the developer should take care to ensure that no part of this development (foundations, eaves, guttering, etc.) would encroach on, under or across the boundary line with the adjoining property, as the requisite Notice has not been served on the owner of that property. This permission does not confer any right of access onto land that is not under the developer's control. The developer should also be mindful of the obligations and requirements of the Party Wall Act (1996) details of which can be found at: www.communities.gov.uk/publications/planningandbuilding/partywall