

DELEGATED APPLICATION REPORT

Address: 6 Courtenay Drive

Application No: 181048 / HOU

Proposal: Part single storey part two storey side and rear extension.

Applicant: Mr & Mrs D Spooner

Date received (valid from): 14/06/2018

Target Decision date: 09/08/2018

Agreed Extension of Time: 21/08/2018

Case officer: Tom French

1. Site description and Surrounding Area

The application site contains a two storey detached dwelling on the north side of Courtenay Drive. The application property has an existing covered carport to the east side that joins onto a gabled brick outbuilding to the rear of the property.

The surrounding area is predominantly residential with detached and semi-detached properties of varying scale and design. The building line along this section of Courtenay Drive is staggered with the application site being set back from no.4 and no.8 being set back from the application site.

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

2. The Proposal

A householder planning permission is sought for a part two storey part single storey side and rear extension. The development would include the demolition of the existing carport and outbuilding.

In place of the existing car port an attached single storey garage is proposed that would project 2.5m from the side elevation and have a depth of 5m.

The proposed rear extension would project 2.2m at first floor level and 4.8m at ground floor level. The first floor element would have a hipped tiled roof with an eaves height of 4.8m and the ground floor element would have a flat roof 2.9m high.

It is also proposed to insert a roof light in the front roof slope.

3. Consultation

Neighbours consultation:

No.s 4 & 8 Courtenay Drive and 76 Rosehill Park have been notified of the application and a site notice has also been displayed at the site from the 2nd June 2018.

No responses have been received.

Transport consultation:

The RBC Transport Development Control Advisor provided the following comments:

The proposal seeks to extend the existing 4 bedroom property with a part single and double storey extension, including a replacement garage at the side of the property.

The dimensions of the proposed garage do not conform to the Councils current standards where it is recommended that the internal dimensions of a single garage are 7m long x 3m wide; however as plans also illustrate additional off road parking at the front of the property utilising the existing access point, the proposed provision would be deemed acceptable.

Ecology consultation:

Following the submission of a bat survey the RBC Ecology consultant provided the following comments:

The bat survey report (Urban Tree Experts, July 2018) has been undertaken to an appropriate standard and concludes that it is unlikely that the proposals will affect bats. As such, there are no objections to this application on ecological grounds.

4. Plans and Documents Considered

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

Drawing No.:

- 267-105 Rev. A - Block Plan
- 367-101 Rev. A - Existing Floor Plans
- 367-102 Rev. A - Existing Elevation
- 367-103 Rev. A - Proposed Floor Plans
- 367-104 Rev. A - Proposed Elevations
- 367-106 Rev. A - Location Plan

As received: 14/06/2018

- Urban Tree Experts, July 2018 - Preliminary Ecological Appraisal (Bats)

As received: 06/08/2018

5. Relevant Planning History

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 rear extension would be to the rear of the property and therefore would not be visible from the street scene along Courtenay Drive. Given the existing built form and massing to the side of the application property the proposed garage is not considered to be significantly out of character with the host dwelling or surrounding area. The proposal would retain the existing 1m gap to the boundary with no.8 and as it is proposed that the car port and outbuilding would be demolished, the proposal would represent a decrease in built form along the boundary with no.4. As such, when considered in the context of the existing situation, the proposal would reduce built form along the boundary with no.4 and would not appear unduly cramped.

The single storey element of the proposed extension would project 4.8m from the main house. Whilst this is greater than the 4m recommended in the SPG - A Design Guide to House Extensions (2003), the scale of the house and garden are considered sufficient to hold a larger extension. It is also noted that the proposal would project a modest 1m beyond the existing rear elevation of the dining room and would not protrude passed the existing outbuilding that is to be demolished as part of this application. As such the proposal is considered to respect the character of the host dwelling in terms of character.

The roof of the two storey extension would be made with tiles to match existing and the exterior wall would be finished with off-white render to match the existing. The proposed rear windows would have dark grey aluminium frames that would not match the existing windows. However the proposed window frames are not considered so significantly out of character to warrant the refusal of this application. The single storey extension would have a flat roof that is considered in keeping with the existing car port and surrounding extension and garages. As such the proposal is considered to satisfactorily integrate 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 no.s 4 and 8 Courtenay Drive that are located to the east and west respectively.

Regarding no.8, the proposed extension would retain the existing 1m gap to the common boundary and, due to the staggered nature of the building line along this part of Courtenay Drive, the single storey element would not project beyond the rear elevation of the existing single storey extension at no.8. The two storey extension would also not project beyond the rear elevation of the original dwelling at no.8. As such it is not

considered that the proposal would have any significant detrimental impact upon the amenity of no.8 in terms of loss of light or visual dominance.

With respect to no.4, the proposed garage would abut the common boundary. The garage would have a length of 5m and the proposal includes the removal of the existing car port and out building. As existing, the car port is set 0.1m off the boundary and spans from in line with the front elevation of the house to the outbuilding, which is sited 0.4m off the boundary and has a depth of 6.1m. As such the proposed side extension represents a significant reduction in built form along the boundary and is considered to improve the relationship with neighbouring no.4. The proposed rear extension would be set off the boundary with no.4 by 2.1m. The proposal would breach the 45 degree line, taken from the centre of the window of the nearest habitable room. However, the extension is single storey where it crosses the 45 degree line and at that point has a separation distance of 7.7m from the neighbouring window. As such it is considered that the extension, whilst visible from habitable rooms at no.4, would not result in significant adverse effects in terms of loss of light and overbearing.

First floor side facing windows are proposed in both the east and west side elevations. These serve a WC and en-suite and respectively and are marked on the plans as obscure glazed and non-opening below 1.7m of the internal floor level. As such it is considered that the proposed development would not have a detrimental impact in terms of privacy or overlooking. As a flat roof is proposed it is considered necessary to include a condition specifying that this shall not be used as a terrace, to prevent overlooking/noise/disturbance. To protect the future amenity of the neighbouring properties, a further condition is recommended preventing the addition of side facing windows without first obtaining a separate planning permission.

Subject to conditions, the proposal accords with Policy DM4.

Other Issues

Community Infrastructure Levy

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

Transport

The proposal includes the demolition of the existing car port and creation of an attached garage. The proposed garage does not meet the council's current standard to be considered as an off road parking space. However, the block plan shows ample off road parking provision to the front of the application property. As such there is no transport to this application.

Ecology

Following the submission of a bat survey, there are no ecology objections to this application.

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.:

- 267-105 Rev. A - Block Plan
- 367-103 Rev. A - Proposed Floor Plans
- 367-104 Rev. A - Proposed Elevations
- 367-106 Rev. A - Location Plan

As received: 14/06/2018

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

4. The roof area of the extension hereby permitted shall not be used as a balcony, roof garden or similar amenity area without the grant of further specific planning permission from the Local Planning Authority.

Reason: To safeguard the amenities of the adjoining premises from overlooking and loss of privacy in accordance with Policy DM4.

5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and/or re-enacting that Order) the proposed first floor side windows shall be *non-opening and glazed with obscure glass* on parts below 1.7m as a minimum when measured from the floor level of the respective rooms, before occupation of that room, and shall be permanently maintained thereafter as non-opening and obscure glazed.

Reason: To safeguard the amenities of the adjoining premises from overlooking and loss of privacy in accordance with Policy DM4 and DM11.

6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and/or re-enacting that Order) no windows, other than those shown on the approved plans shall at any time be placed in the side elevations of the building/extension hereby permitted without the grant of a separate planning permission from the Local Planning Authority.

Reason: To safeguard the amenities of the adjoining premises from overlooking and loss of privacy in accordance with Policy DM4

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
6. Work on a loft or roof may affect bats. The applicant will need to consider protected species when planning work of this type. A survey may be needed, and if bats are using the building, a licence may be required. To view specific information regarding bats use the following link:
<https://www.gov.uk/wildlife-licences>