

DELEGATED APPLICATION REPORT

Address: 20 Newlands Avenue

Application No: 180390

Proposal: Single storey front extension.

Applicant: Stephen Harlow

Date received (valid from): 05/03/2018

Target Decision date: 30/04/2018

Case officer: Tom French

1. Site description and Surrounding Area

The application site contains detached bungalow on the east side of Newlands Avenue. The site backs onto a public right of way. Newlands Avenue is a residential street of mixed character in Caversham.

2. The Proposal

A householder application for planning permission is sought for the replacement of the existing window with a bay window in the front elevation. The proposed bay would project 0.9m from the front elevation and be 3.7m wide. It would have a hipped tiled roof with an eaves height of 2.6m and a maximum height of 3.1m.

3. Consultation

Neighbours consultation:

No.s 18 and 22 Newlands Avenue have been notified of the application and a site notice has also been displayed at the site from 8th March 2018 (as erected by the applicant). 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.:

- 01 - Rev A - Proposed Plan, Block Plan Location & Elevations
As received: 05/03/2018

5. Relevant Planning History

17/01/2007 - 070597 - FUL - Conservatory to rear - 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

The proposed bay window would protrude a modest 0.9m from the existing front elevation. Made with materials to match existing it is considered that the proposal would integrate satisfactorily with the visual amenity of the host dwelling and surrounding area (a combination of bungalows and semi-detached pairs, a number of which include front bay windows and front porch additions on the front elevation).

The host dwelling would retain sufficient amenity space, 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 proposal would project 0.9m, would be 3.5m from the boundary with 18 Newlands Avenue and 6m from the boundary with 22 Newlands Avenue. Given that the proposed bay windows would be single storey and that no.18 and no.22 Newlands Avenue are set back 0.8m and 1.1m respectively from the boundary with the application site, the proposal would have no adverse effect in terms of loss of light or overbearing.

The large distance to the boundaries, the modest size and the single storey nature of the proposal mean that there would not be any detrimental impact in terms of privacy or overlooking and is in accord with Policies DM4 and DM9.

Other Issues

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

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 plan, Drawing No: 01 - Rev A - Proposed Plan, Block Plan Location & Elevations. As received: 05/03/2018.

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.