

DELEGATED APPLICATION REPORT

Address: 19 Grosvenor Road, Reading

Application No: 181256/HOU

Proposal: Single storey rear extension and associated works.

Applicant: Mr & Mrs Goodwin

Date received (valid from): 17/07/18

Target Decision date: 11/09/18

Case officer: Jonathan Markwell

1. Site Description and Surrounding Area

- i. The proposal relates to a detached, two-storey property, with further accommodation in the roof, which sits to the western side of an unusually wide plot on the south side of Grosvenor Road. The property is set back from the highway with driveway parking and a detached garage located to the eastern side of the plot. The property is constructed mainly from red brick with render and brick detailing to the first floor and render and timber framing to the front gable of the property. The property has unusual roof geometry with a hipped roof to the western elevation and a forward projecting gable to the eastern end with a small gable end to the main roof sitting above the eastern facing roof slope of this gable.

The immediate surrounding area is solely residential. The application site is not listed, nor within a conservation area.

2. The Proposal

- i. Planning permission is sought for the erection of a single storey rear extension and associated works. More specifically, this comprises a single storey timber framed Orangery with glazed roof lantern and fenestration alterations (removal of windows on the east side elevation) to the existing outbuilding (which would be physically linked to the proposed Orangery).
- ii. It is noted that the applicant has described the proposals as alterations to the previously approved single storey rear extension (as granted by 180444 - see relevant history below) and only submitted plans detailing the proposals within the context of the previous approval. Furthermore, an application for the exact same works was submitted as a non-material amendment and this was not agreed on 15/08/18. Nevertheless, the applicant has completed a householder application form, these works relate only to part of the previous approval and 'amendments to' applications are covered by s96a (non-material amendment) or s73 (minor material amendment applications - not a full householder application submitted. On the basis of this being a householder application the description has been altered to merely reflect that this is an application for a single storey rear extension and associated works.

3. Consultation

- i. Neighbour Consultation
Consultation letters were sent to neighbouring occupiers on 20/07/18. No responses have been received.

4. Plans & Documents Considered

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

6539 - 01 Minor Amendment Plan and Elevation, as received 18/07/18
Letter from Westbury Garden Room's, dated 17/07/18, as received 18/07/18
Biodiversity Checklist by Westbury Garden Rooms, as received 18/07/18

5. Relevant Planning History

100453 - Increase width of existing front dormer by 400 mm. Granted 18/05/10.

110688 - Retrospective application for side dormer window. Granted 28/12/11.

162359 - Erection of two storey side (east) extension following demolition of existing garage; single storey rear extension with external terrace above, following demolition of summer/plant room; rear verandah, single storey side (west) extension and associated works Withdrawn 20/12/2016.

180444 - Alterations and extensions to dwelling to include 1 & 1/2 storey side extension, single storey rear extension and detached garage to replace existing garage. Granted 17/05/18

181255 - Non material amendments to planning permission 180444 (Alterations and extensions to dwelling to include 1 & 1/2 storey side extension, single storey rear extension and detached garage to replace existing garage) to alter the size and design of the single storey rear extension - including replacing an approved skylight with a roof lantern - and omission of two windows and one skylight serving the gym/office on the side/rear elevation. Non-material amendments not agreed 15/08/18.

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

- i. 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') 2018 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

- i. The application has been assessed against the following policies:

National

National Planning Policy Framework 2018;
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)

SD1 Presumption in Favour of Sustainable Development

DM4 Safeguarding amenity

DM9 House Extensions and Ancillary Accommodation

9. Appraisal

i. The main issues are considered to be: Design; Amenity; CIL.

ii. Design

The proposed single storey rear extension, although contrasting in design approach to the existing building (as an Orangery with an extensive roof lantern), would in itself constitute a fairly modest and subordinate addition to the property. Although contrasting in design idiom and appearance to that approved at the site earlier in 2018, in itself the proposal is considered to be of suitable design quality in this specific instance and accord with Policies CS7 and DM9. The fenestration alterations to the existing outbuilding raise no design issues.

iii. Amenity

The proposals are considered to improve the quality of accommodation for current and future occupiers, by providing an additional living space. The only potentially impacted neighbour is No. 17a (the distance of the works is too great from the boundary with No. 21 for there to be any impact). Given the context of the existing outbuilding closer to the boundary than the rear extension proposed, it is not considered that No. 17a would be significantly detrimentally impacted in any Policy DM4 regard. A similar conclusion was reached regarding alternative proposals of the same nature under application 180444. The proposals are therefore considered to comply in full with Policy DM4.

iv. CIL

Although the proposals involve an increase in floorspace, this is below 100sqm and hence the proposals are not CIL liable.

10. Conclusion

- i. Having regard to the material considerations and all matters raised, the Local Planning Authority considers that the balance of considerations therefore weigh in favour of granting planning permission subject to conditions.

Recommendation

Grant Planning Permission subject to conditions (1HA)